



CLOVER KEY, Inc.
 Community Association Management.
 110 Imperial Street
 Merritt Island, FL 32952

OCEAN GARDENS
 TOWNHOME OWNERS
 ASSOCIATION, Inc.
 P.O. Box 1238
 Cape Canaveral, FL 32920



Website: www.cloverkeyservices.com
 E-Mail: office@cloverkeyservices.com

FREQUENTLY ASKED QUESTIONS AND ANSWERS

1. **Q: What are my voting rights in the homeowners association?**
 A: The owners of each lot are entitled to one (1) vote in the association for each lot.

2. **Q: What is the mailing address?**
 A: Ocean Gardens Townhome Owners Association, Inc. c/o Clover Key, Inc. 110 Imperial Street, Merritt Island, FL 32952. Office: 321-735-7624

3. **Q: How much are my assessments to the homeowners for my lot and when are they due?**
 A: The current monthly maintenance assessment is \$115.00 per lot as of January 1, 2024. Payment is due on the first of each month and becomes delinquent if not paid by the tenth (10) of the month. A late fee charge of ten (10) dollars will be applied to past due payments.

4. **Q: What restrictions exist in the homeowners documents of the leasing of my unit?**
 A: Lease Minimum of 12 month term Declaration Article VI Section 8.
 No transient rentals..... Declaration Article VI Section 8.

5. **Q: Is the condominium association or other mandatory membership association involved in any court case in which it may face liability in excess of \$100,000.00? If so, identify each such case.**
 A: No

6. **Q: Does the HOA have a Right of First Refusal on sales?**
 A: No

7. **Q: Is this HOA a part of another association?**
 A: No

8. **Q: Where can I order Association Estoppel & Questionnaires?**
 A: All orders must be placed on Homewisedocs (www.homewisedocs.com).

9. **Q: Does the association operate under Chapter 718 or 720?**
 A: 720.

10. **Q: How is the Mail Handed?**
 A: The mailboxes are managed by the US Postal Service. Keys are handed by owners to pass down to residents. If a key is not available, the mailboxes are federally regulated, and residents should take possession of documents (Deed or Lease) to the local post office to handle all rekeying.

- For insurance certificates, please place an order through certsmlb@assuredpartners.com

All Governing Documents and Rules & Regulations can be found on the Associations webpage.

What restrictions exist in the homeowners documents on my right to use my unit?

Alteration and improvements by owners (Architectural Control)	Declaration Article VI Section 3
Compliance with ordinances and laws.....	Declaration Article IV (a)
Destruction by Fire or Other Casualty	Declaration Article VII Section 3
Disputes and Arbitration	Declaration Article VII Section 6
Enforcement.....	Declaration Article IX Section 3
General Restrictive Covenants	Declaration Article VI
Immoral, improper or offensive use	Declaration Article VI Section 5
Leasing of units	Declaration Article VI Section 8.
Nuisance	Declaration Article VI Section 5
No immoral, improper or offensive use/conduct.....	Declaration Article VI Section 5
Occupancy restrictions	Declaration Article VI Section 8
Pets and animals.....	Declaration Article VI Section 10
Sign Restriction	Declaration Article VI Section 7
Yard Debris Pickup Rule	Declaration Article VI Section 9 (d)
Vehicles (and Parking)	Declaration Article VI Section 9

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE HOMEOWNERS ASSOCIATION DOCUMENTS.