



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

**OCEAN PARK**  
OWNERS' ASSOCIATION  
333 Taylor Ave  
Cape Canaveral, FL 32920



## FREQUENTLY ASKED QUESTIONS AND ANSWERS

- 1. What are my voting rights in the condominium association?** The owner of each condominium unit shall be entitled to cast one (1) vote. Where more than one (1) person, all owners own a condominium unit thereof shall, in writing, designate an individual who shall be entitled to cast a vote in behalf of the owners of such condominium unit. (Refer to Section IX, of the Declaration of Condominium).
- 2. What restrictions exist in the condominium documents on my right to use of my unit?** Refer to Section 12. Use Restrictions, of the Declaration of Condominium. Additional restrictions are contained in the Rules and Regulations.
- 3. What is the mailing address?** Ocean Park Owners Association, Inc., c/o Clover Key, Inc. 110 Imperial Street, Merritt Island, FL 32952
- 4. How much are my assessments to the condominium association for my unit type and when are they due?** As of January 1, 2024 monthly fees are as follows: Efficiencies Units \$482.00, One (1) Bedroom Units \$511.00, Two (2) Bedroom Units \$567.00, Three (3) Bedroom Units \$630.00.
- 5. What restrictions exist in the condominium's documents on the leasing of my unit?** Yes – New owners may not rent for a period of (1) one year commencing on the date of purchase. After (1) one year of ownership, no unit shall be leased or otherwise rented for a period of less than (3) three months.
- 6. Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?** No.
- 7. 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.** No
- 8. Does the Association allow signs?** No signs, advertisements, or notices of any kind shall be posted on the common property or any unit, including interior or exterior windows and doors. A bulletin board above the mailbox and in the laundry room is provided for posting notices.
- 9. Is smoking permitted in the common and limited common area?** NO SMOKING of cigarettes, vaping, and all smoking materials in any common areas and limited common areas, including the pool, grass, laundry room, hallways, stairwells, stoops, parking lot, balconies and patios. Outdoor smoking is only permitted in the west courtyard adjacent to the picnic tables. All smoking related trash must be disposed of in the receptacle provided in the smoking area.
- 10. Are pets permitted?** No Pets, no visitation rights - hourly, daily, weekly, temporary or permanently for pets. This includes dogs, cats, reptiles, birds, rodents, large aquariums, or domesticated wildlife, i.e.: weasels, rabbits, etc. No feeding of birds or squirrels, no hanging of birdfeeders.

11. **What are the unit occupation restrictions?** No efficiency or one (1) bedroom unit shall be occupied by more than two (2) persons, no two (2) bedroom unit shall be occupied by more than four (4) persons, and no three (3) bedroom unit shall be occupied by more than five (5) persons.
12. **Does the HOA have a Right of First Refusal on sales?** No.
13. **Are there any parking restrictions?** Yes, each unit is assigned (1) one parking spot. All reserve spots are first come first serve basis.
14. **How is the Mail Handled?** 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.
15. **Is cable television and internet provided by the association?** Yes, owners must contact Spectrum Customer Service at 855-236-5115 to receive Spectrum TV Platinum which includes TV Select, Digi Tier 1 and Digi Tier 2 plus 3-1 FREE Spectrum Receiver and 1 FREE Digital Video Recorder (DVR). Spectrum Internet with in-home WiFi equipment includes 1 FREE Modem and Router.
16. **Is this HOA a part of another association?** No.
17. For condominium questionnaires and estoppels please place an order through Homewisedocs at <https://www.homewisedocs.com> and it will be processed.
18. **For insurance certificates please place an order through** [certsmlb@assuredpartners.com](mailto:certsmlb@assuredpartners.com)
19. **Does the association operate under 718 or 720?** The Florida Condominium Act, Chapter 718 of the Florida Statutes, governs condominiums in the state.
20. **How is trash handled?** The trash is picked up by Waste Pro USA. The owner's are responsible to contact Waste Pro USA (321) 837-0055 for special pick-up. Do not place trash in front of dumpsters, Waste Pro will not take out the trash if there is debris or trash in front of the dumpster. Trash must be placed inside the dumpster.

**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 condominium documents.

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