

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
AS OF JANUARY, 2025

Ocean View Manor Condominium Association

Q:> What are my voting rights in the condominium association?

A: One voter per unit by designated voter.

Q:> What restrictions exist on my right to use my unit?

A: Single Family residential use, one medium pet per unit, no cooking on balconies, house rules.

Q:> What restrictions exist on the leasing of my unit?

A: No short term rentals less than 6 months and a day, without city permit. Not less than 7 days with a city license.

Q:> How much are my assessments to the condominium association for my unit type and when are they due?

A: 1-bedroom: \$577.00 per month, 2 bedrooms: \$845.00 per month, 3 bedrooms: \$992.00 per month, Penthouse: \$1,240.00 per month, Large Penthouse: \$1,273.00 per month. The assessments are calculated each year by December 21st of the previous year, charged on Jan. 1st, but payable on the first of each month with a late fee of \$25.00 after the 10th of the month.

Q:> 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?

A: No

Q:> Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No

Q:> Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: No

Q:> How many master keys am I entitled to?

A: Every unit was issued 3 Primus master keys. They must be passed on to new owners or can be purchased with approval, for the fee of \$200.00 per key. There are no exceptions made if you do not get the keys.

Note: The statements contained Herein are only summary in nature. A prospective purchaser should refer to all references, exhibits, the sales contract, and Especially the Condominium Documents. Our website for reference is OVM3600.com.