



FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

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

A: *The owner of each condominium unit is entitled to cast one (1) vote per unit. In the case of multiple owners, a designated voter must be established and only that owner would be allowed to vote for the unit.*

Q: What restrictions exist in the condominium documents on my right to use the unit?

A:

- *The number of occupants per unit is restricted to no more than four (4) people for a two-bedroom unit or six (6) people for a three-bedroom or penthouse unit.*
- *Only one pet is allowed per unit. Dogs may not exceed 20 lbs. Snakes or other reptiles are not permitted. Only ordinary domesticated birds are acceptable. If you are bringing an animal to Ocean Pines in the capacity of an assistance animal, please see our guidelines.*
- *Most units come with a garage. Owners are allowed to use any of the outside parking spaces that are not marked "Reserved" or "Handicapped". No boats, utility trailers, recreational vehicles, special purpose vehicles, motorhomes, trailers, campers, or watercraft of commercial vehicles can be parked in the outside spaces.*
- *Charging of electric-powered vehicles, hybrid vehicles, electric bikes, or electric scooters is not allowed in garages. Charging of electric bikes and/or scooters is not allowed in the units. The powering of appliances such as refrigerators or freezers is not allowed in the garages. Charging of long-term batteries is allowed with permission from the Board and an agreement to pay estimated monthly charges.*
- *All owners must furnish the Association with a key to their unit. If a new lock is installed the owner has 48 hours to give the Association Secretary a new key.*
- *Installment of any other type of shutters other than the vertical manual bifold style must follow the instructions set out in Section Four (4) of the Declaration including paying for the engineering review.*
- *Renovations must be approved by the Board and follow the guidelines set forth in the Rules and Regulations – Unit Modifications.*



Q: What restrictions exist in the condominium documents on the leasing of my unit?

A:

- *An owner is prohibited from leasing a unit during the first 12 (twelve) months of ownership.*
- *The minimum rental period is three months (90) days with one (1) lessee occupying the unit throughout the rental period.*
- *All leases must be approved by the Board before the tenant takes occupancy of the unit. Submittals consist of three documents; Rental Registration Form, Lease, and Criminal Background Verification Form (for new renters to Ocean Pines only), and should be sent to the Board representative thirty (30) days before the lease starts.*
- *Rental periods cannot be broken up between friends or extended family members.*
- *No tenant can sublease or loan his/her leased unit out to anyone.*

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

A: *The approval of the 2026 Operating Budget established the maintenance fee of \$920.00 per month, due on the first day of each month.*

Q: Do I have to be a member in any other association?

A: *No*

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities?

A: *No*

Q: Is the condominium association involved in any court case in which it may face liability in excess of \$100,000.00? If so, identify each case.

A: *No*

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.

REQUEST FOR ESTOPPEL CERTIFICATES ACCORDING TO FL 718.116 SHOULD BE SUBMITTED TO JENNIFER VO AT OFFICE@CLOVERKEYSERVICES.COM.