

Sixty Vining Court Homeowners Association, Inc.

QUESTION AND ANSWERS

60 Vining Court, Ormond Beach Florida

2025

Q What are my voting rights in the condominium association?

Voting to which an owner is entitled shall be the percentage of the sum of the percentage of ownership interest in the common element assigned to the unit or units' owner by him set forth in the Declaration of Condominium

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

Any unit that is delinquent on its monetary obligation loses the power to vote and cannot be counted as quorum of membership. Please read further on the association documents.

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

No condominium owner may dispose of a unit by sale or lease without approval of the Board of Directors. No condo unit may be leased for a period of less than three 3 months (DOC pg 18.16.1)

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

No.

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

No, all is included in the assessment(s) below.

Q Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability more than \$100,000?

No.

Q What are the association pets' restrictions?

No pets are allowed.

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

Monthly assessment: \$415.00

Special assessment: None at this time.

(The statements contained herein are a summary. A prospective purchaser should refer to exhibits, the sales contract, condominium documents, and filings. Association Documents can be found at) If you have any questions, please use the contact info below:

Community Managers:
Adriana Albanese (386) 846-5098