

TO BE KEPT WITH YOUR CONDOMINIUM DOCUMENTS
THE ORMOND HERITAGE CONDOMINIUM MANAGEMENT ASSOCIATION, INC.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

As of January 2026

1. Q: What are my voting rights in the condominium association?
A: Each Unit shall have one (1) vote. See By-Laws Section 3.5.
2. Q: What restrictions exist in the condominium documents on my right to use my Unit?
A: Restrictions include the following (See Declaration Section 10):
 - a) Units shall be occupied only as single-family dwellings.
 - b) No nuisances shall be allowed on Condominium Property.
 - c) No immoral, improper, or offensive use shall be made of the Condominium Property or any part of it.
 - d) The leasing or renting of a Condominium Unit is prohibited for lease periods less than twelve months.
 - e) No "For Sale" or "For Rent" signs or any other type of signs are allowed in the Units or on common elements.
 - f) Owners of leased property transfer the right to use Common and Limited Common Elements to the tenant.
 - g) Owners, guests or lessees are permitted to have up to 3 pets weighing less than 30 pounds each.
 - h) Owners, guests and lessees shall abide by all of the associations established Rules and Regulations.
3. Q: What restrictions exist in the condominium documents regarding my right to lease my Unit?
A: Leases must be for a period of no less than twelve months. The tenant must abide by-Condominium Documents (Declaration, By-Laws, and House Rules), and all other terms and provisions including enforceability as applied to Unit Owners.
4. Q: What restrictions apply to the patio/balcony which accompanies my Unit?
A: Restrictions include the following:
 - a) All outdoor drying of objects (clothes, towels, rugs) on railings, line, rack or otherwise is prohibited.
 - b) No one may pierce or attach objects to the building exterior (balconies, patios, and/or entrance walls and ceilings)
 - c) Subject and pursuant to Federal law, no television or radio antenna or towers of any nature may be erected by an individual owner without first obtaining approval from the Association. The Association will comply with all applicable State and Federal laws and regulations.
 - d) No cooking shall take place on the balconies and/or patios.
 - e) Do not allow scrub water or debris to fall on a neighboring balcony when cleaning balconies.
5. Q: Are there any restrictions on the type of vehicle I can park in the garage?
A: No trucks (other than pick-up trucks with a capacity of less than or equal to one-half ton), commercial vehicles, boats, house trailers, boat trailers, mobile homes, campers, or trailers of any description shall be parked in any garage parking space.
6. Q: Do I have to be a member in any other association?
A: No
7. 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.
8. Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? See FL Statute 718.504
A: No
9. Q: Does my monthly assessment include insurance coverage for my Unit?
A: No. The monthly assessment provides insurance for the building structure.

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10. Q: What insurance am I as an owner required to provide?

A: The owner is required to obtain and provide proof of property & liability insurance naming the association an additional insured.

a) To provide content insurance (wall furnishings, floors, floor coverings, doors, furniture, appliances, personal belongings, etc.)

b) This shall include “property loss assessment coverage” of no less than \$2,000. See FS 627.714

11. Q: How much are my assessments to the condominium Association for my Unit type and when are they due?

A: Monthly assessments for the 2026 Budget Year are shown in the table below. Also of note, at the 2025 Annual Membership meeting, pursuant to Florida Statute, the membership also approved a change to the Structural Integrity Reserve Study (SIRS) funding method that included future, planned special assessments in 2027, 2028, and 2035 in the amounts of \$500,000.00, \$700,000.00, and \$500,000.00, respectively. These special assessments are based on currently available estimates in the Traditional and SIRS schedules for upcoming reserve expenses and needed funding and are subject to change based on actual need. For additional details concerning these schedules, please consult the adopted 2026 budget and reserve schedules.

Unit Numbers Ending in:	2026 Monthly Fee
1, 3, 19, 21	\$1,313.67
2 & 20	\$1,136.82
4 & 18	\$1,231.37
5, 6, 7, 15, 16,17	\$987.98
8 & 14	\$876.97
114	\$500.08
9 & 13	\$1,444.99
10, 11, 12	\$1,157.83
PH-1	\$2,367.41
PH-2, 7	\$1,709.74
PH-3, 4, 5, 6	\$1,707.64

The Monthly Assessments are due the first of each month

with a late fee charge after the 10th of the month.

See Declaration Section 7 and By-Laws Section 7.2.

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.