

OCEAN VILLAGE VILLAS HOMEOWNERS ASSOCIATION FAQs

SOME QUICK TIPS FOR REFERENCE:

Where can I get exterior touch-up paint?

- Southern Paint and Supply store, 221 S. Yonge St., Ormond Beach, or 239 Segrave St., Daytona Beach.
- You may also request touch-up paint at the OVV office.

What is the paint color scheme?

- Coronado Paint Mission Red (entry door/rear door/wooden posts), and Colonial White (exterior brick/wooden posts.)
- Desert Sand (which replaced the Sandstone color, but Sandstone is still permitted) for the front porch floor.
- Duronodic Bronze paint for glass/screen rooms and windows is also available.

Can you recommend someone to paint?

- No, however, Owners may want to utilize the Community Post feature on Buildium for suggestions.

When do I have to request ARC (Architectural Review Committee) approval?

- Any time you make exterior changes, improvements, or modifications, including roofs, windows, landscaping (except for existing flower beds), entry doors, screen doors, patios, fences, porches, glass/screen room enclosures, pavers, driveways, etc.

If I replace windows or storm/screen doors, can I use any color?

- No, windows and storm/screen doors must be bronze on the exterior.

What is a zoning variance?

- In simple terms, it is a deviation from the Ormond Beach city zoning rules.

Do I have to be concerned about zoning variances?

- Yes, particularly if you want to build a glass room enclosure, permanent addition, screened-in porch, or garage. Be informed – speak with your licensed contractor and the Ormond Beach permit office; request a site plan and survey before you initiate any work or pay your contractor.

When are my HOA dues supposed to be paid?

- Every quarter – January 1, April 1, July 1, October 1.
- HOA dues should be paid in advance of each quarter.
- Payments are considered late after the 15th of the month; and late fees will be assessed (see below).

How should I pay my HOA dues?

- Log onto your Resident account in Buildium.
- Set-up an online automatic pay OR generate a new payment each quarter prior to the due date.
 - If you have more than one property, use a separate payment for each property. Be sure to include the property designation (including Unit number) to ensure prompt payment processing.
 - You may pay, in advance, for more than one quarter at a time.
- Cash payments are not accepted.

What happens if my HOA dues are not paid on time?

- A \$25 late fee is assessed each month the Owner is in arrears.
- A lien may be placed on the property; and foreclosure is possible.

How can I replace a lost pool key?

- Contact the OVV Office.
- Inoperable pool keys should be returned to the OVV Office.
- Pool keys must be returned to the HOA office if you move away from OVV.

How do I access the Clubhouse?

- The pool key allows access to the Clubhouse.

May I reserve the Clubhouse for social events?

- Yes, Owners must complete a reservation form and provide a \$100 deposit which will be refunded if the Clubhouse is left in good order following your event.
- The pool/pool deck cannot be reserved.

Can I rent my home?

- Yes, however, rentals must be long-term (defined as a minimum of 6 months and one day.)
- Owners who rent their property on a long-term basis (i.e., more than 6 months) transfer their association privileges to their renters (i.e., use of pool, tennis courts, clubhouse) -- Owners may not use their OVV privileges if they have tenants.
- Vacation or short-term rentals are strictly prohibited.
- OVV is zoned "residential"; therefore, short-term rentals are code infractions.
- Rentals should not be advertised on vacation rental sites.
- All rentals are subject to the city of Ormond Beach and HOA regulations.

Where can I find the HOA governing documents, including the Rules and Regulations, Articles of Incorporation, Bylaws, Declaration of Covenants, ARC Guidelines, the ARC Improvement Request form, and the Owner/Tenant Registration form?

- On Buildium: Documents>COVENANTS, BYLAWS, ARTICLES, RULES; Documents>ARC; Documents> FORMS
- Some documents are also available on the OVV public website (oceanvillagevillas.com).
- At the HOA office.