



Ocean Village Villas
Homeowners Association

OCEAN VILLAGE VILLAS HOMEOWNERS ASSOCIATION FAQS

SOME QUICK TIPS FOR REFERENCE:

Where can I get exterior paint for touch-up?

- 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 clubhouse.

What is the paint color scheme?

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

Can you recommend someone to paint?

- Yes.

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

- Any time you make exterior changes including windows, landscaping, entry doors, screen doors, patios, fences, porches, room/screen 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.

What is a zoning variance?

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

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Revised December 1, 2020



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Do I have to be concerned about zoning variances?

- Yes, particularly if you want to build a room enclosure/addition, or a screened-in porch. 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 are to 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?

- Go to your Resident portal (in Buildium, our new software tool)
- Set-up an online automatic pay.
 - If you have more than one property, use a separate payment for each property. Be sure to include the property designation (serial number and unit number) to ensure prompt payment processing. You may pay for more than one quarter at a time.
- Please do **not** pay your dues at the OVV Clubhouse.
- Partial payments are **not** accepted.
- Cash payments are **not** accepted at the HOA office.

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

- A \$25 late fee is assessed each month the owner is in arrears.
- Foreclosure is possible.

Can I get an extra pool key?

- Yes, at no charge.
- Pool keys must be returned to the HOA office if you move away from OVV.

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Can I rent my home?

- Yes, however, rentals must be long term (at least 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 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 regulation.
- Tenants must be screened prior to occupancy.

Where can I find all of the rules and regulations including the Articles of Incorporation, Bylaws, Declaration of Covenants, the ARC Guidelines, the ARC Request for Improvement form, the Owner/Tenant Registration form, the Association Notification form?

- On the OVV website, or
- At the HOA office.