

Royal Oak Village Patio Homes Association, Inc.
P.O. Box 5134, Niceville, FL 32578

General Association Information

Organization:

A non-profit homeowners' association governed by restrictive Covenants and By-Laws and administered by a 5-member elected volunteer Board of Directors assisted by a professional Community Association Manager

Prospective buyers should review the Covenants, By-Laws and Disclosure Statement prior to purchase.

Membership consists of homeowners of 76 townhomes in 21 buildings at 700, 800 and 900 Bay Drive in Bluewater Bay, Niceville

Meetings:

The Board of Directors meets bi-monthly the first Tuesday of January, March, May, July, September, and November

An Annual Membership meeting is held during the month of March of each year

Fees:

Regular dues currently are \$230 per month for each Unit homeowner

Insurance assessments are pro-rated to each Unit and are expected to average about \$1,500 annually in April for building casualty (shell) and general liability insurance on the common area.

Services:

The Association provides:

1. Routine maintenance of the exterior and fencing of each townhome which consists of repair and replacement of surface sheathing and trim but not structure, doors or windows,
2. Painting of the exterior of each building,
3. Repair and replacement of roofs,
4. Paving and repair of private roads,
5. Repair and replacement of driveways,
6. Street lighting,
7. Lawn treatment, irrigation and maintenance of the common area grounds,
8. Tree and major planting management,
9. Termite treatment of the perimeter of all buildings,
10. Biannual pest control spraying of exterior entryways to homes,
11. Association legal and accounting services,

Disclaimer: This sheet is for general information only.