
Florida CAM Prep (Study Guide) 2024 with Complete Solutions!

A Community is defined as - ANSWER-Real or personal property owned by two or more entities, with a legally binding agreement (covenant) to share responsibility and costs for maintenance and administration of property, assets, and association, and with specific rights granted to the members.

Community Associations are structured by - ANSWER-Formal (in writing), legal documents defining property rights, rules and restrictions.

Community Associations are also referred to as - ANSWER-Covenant

Conceptually Community Associations: - ANSWER-Maximize land use, share responsibility, and expenses.

What are the 5 types of Community Associations? - ANSWER-Condo, Cooperative, HOA, Timeshare, Mobile Home Park

What are the 3 specific requirements of CA in Florida - ANSWER-Membership is mandatory, members must have the right to vote, an assessment, if unpaid can become a lien.

What factors influence the type of association that can be developed? - ANSWER-Zoning, CDMP

These documents define the regulations for use of land, member's rights, & responsibilities, and create the entity that will manage the community. - ANSWER-Declaration of covenants & restrictions/declaration of condominium, Articles of incorporation, bylaws.

Developer must pay a fee at the time he files any required documents with the DBPR. - ANSWER-New Condos/Coops - \$20/unit
Timeshares - \$2/7 day period each unit will be occupied, but not more than \$25,000
Mobile Homes - \$10/lot but not less than \$100

Developer must file the documents with certain governmental entities, and pay a fee for each unit or lot in a community - ANSWER-True

Florida requires all community associations to be incorporated since? - ANSWER-True

Florida requires all community associations to be incorporated since? - ANSWER-April 1, 1992

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