

Oceanwood Condominium Assn.
1612 Frederica Road, Suite 1
St. Simons Island, GA 31522

Welcome to Oceanwood! In order to acquaint you with the Association a few items have been listed below. We hope this may answer any questions you may have.

FEES - The condominium fees are paid quarterly. They are due on the 1st day of each quarter and are late after the 10th. Interest is charged at the rate of 18% APR on all fees not paid by the 10th. You will receive an invoice prior to each quarter. However, it is not a prerequisite that a bill is received before payment can be made. A Budget is enclosed for your files.

GROUND MAINTENANCE - The Association currently contracts with a company for all of the ground maintenance. Any special requests or problems should be directed to the Manager. Owners are not allowed to make any exterior landscaping changes without the permission of the Manager.

ALTERATIONS - Any exterior changes need to be approved by the Board of Directors prior to the work starting. Requests should be submitted to the Manager.

IRRIGATION - The grounds are equipped with an automatic irrigation system. Depending on the amount of rain we receive the system may not operate every night. Please contact the Manager if you notice a problem with the system.

LIGHTS - Notify the Manager if you notice any common area exterior lights that are in need of replacing.

PEST CONTROL - The Association contracts with a company for the monthly spraying of each unit. If you do not wish to be sprayed please contact the Manager. The Manager should also be notified if you are experiencing problems with bugs and/or possible termites. The spraying does not cover flea infestation problems. Keys are picked up at the Manager's office. If you are having the locks changed please be sure to drop a new key off to the Manager.

For more detailed information on the Association please consult the Oceanwood Declaration and By-Laws. If you have not received a copy and would like one, please contact the Manager.

BOARD OF DIRECTORS

Harold Weathers
Donna Walker
Tom Holmes

Lanny Hoyal
Jane Yates

Manager - Steve Kendall 638-8229 W 638-7103 H
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