

Developer/Condominium Filing Statement

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES
2601 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-1033
TELEPHONE (850) 487-9832

The filing fee of \$20 for each residential unit to be sold by the developer as provided by s. 718.502(3), F.S., must accompany this statement. If the offering is a phase condominium pursuant to s. 718.403, F.S., the fee shall be paid as each phase is filed with the Division. A developer may submit more than one phase with this initial filing statement by identifying those additional phases after the name of the condominium.

NOTE: If the Declaration of Condominium is not yet recorded, s. 718.104(2), F.S., requires that the developer submit the recording information to the Division within 120 days of its recordation.

-
- 1) Name of Condominium Oak Haven Condominiums
Street Address 713 Oak Haven Drive
City Tallahassee County Leon State FL Zip Code 32317
- 2) Name of Developer/Owner Camellia Oaks Development LLC
Mailing Address 130 Richard Jackson Blvd., Suite 103B
City Panama City Beach State FL Zip Code 32407 Telephone (850) 806-2171
- 3) Developer's Attorney/Agent Andrew J. Power
Mailing Address 3520 Thomasville Road, 4th Floor
City Tallahassee State FL Zip Code 32309 Telephone () 850-893-4105
Correspondence preference (please check) Facsimile _____ Email ☒ Postal Mail _____
Facsimile () _____ Email address: andrewp@stslaw.com
- 4) Name of Condominium Association Oak Haven Condominiums Association, Inc.
Mailing Address 720 Kennesaw Avenue Telephone () _____
City Marietta County Cobb State GA Zip Code 30060

UNIT INFORMATION

- 5) What is the total number of units in the condominium as described in the Declaration of Condominium (if a phase condominium filing pursuant to s. 718.403, F.S., what is the total number of units in all phases described in the Declaration?). 119
- 6) In order to determine the fees now payable pursuant to s. 718.502(3), F.S.:
- a) What is the number of units to be sold by the developer submitting this statement? 119
- b) If a mixed-use condominium pursuant to s. 718.404, F.S., What is the number of residential units and commercial units being filed with this statement?
- a. Residential units 119
- b. Commercial units none
- c) If a phase condominium pursuant to s. 718.403, F.S., what is the total number of units in the phase(s) being filed? N/A
- d) If a phase condominium pursuant to s. 718.403, F.S., what is the number of units in each phase(s) being filed with this statement? N/A
- 7) Have residential units been offered for sale in this condominium by another developer? Yes___ No X

CONDOMINIUM TYPE INFORMATION

- 8) Is this condominium in a development that contains more than one condominium? Yes___ No X
- If yes, please answer a, b, c and d below.
- a) Does each separate condominium have its own association? Yes___ No___
- b) Is there only one association that operates all the condominiums? Yes___ No___
- c) Are there both a separate association for each condominium and a master/umbrella association? Yes___ No___
- d) Is this a secondary condominium? Yes___ No___
- 9) Will this condominium initially contain timesharing plans or interval ownership units? Yes___ No X
- 10) Has the developer reserved the right to create timesharing estates in this condominium at some future date? Yes___ No X

(NOTE: a complete timesharing filing pursuant to Chapter 721, Florida Statutes, must be submitted to the Division prior to offering if the developer exercises this right.)

- 11) Is this condominium a conversion of existing, previously occupied improvements? (Conversion Condominium) Yes___No___**X**
- 12) Is this a phase condominium pursuant to the requirements of s. 718.403, F.S.? (Phase Condominium) Yes___No___**X**
- 13) Are the units in this condominium comprised of land only? (Land Condominium) Yes___No___**X**
- 14) Is this condominium in a development that contains, presently includes, or will include other types of home ownership such as single-family detached homes or townhouses? (Planned Unit Development) Yes___No___**X**
- 15) Is this a Condominium created within a portion of a building or within a multiple parcel building? Yes___No___**X**
- 16) What other legal condominium type not specified in Questions 9 through 16 might characterize this condominium? (Example: Mixed-Use Commercial/Residential; Leasehold; Hotel Condominium) N/A

RECORDING INFORMATION

- 17) Is the Declaration of Condominium recorded? Yes___No___
- If yes, please provide the following information:
- Date Recorded_____Book_____Page_____
- County Where Recorded_____
- 18) If applicable, is the secondary Declaration of Condominium recorded? Yes___No___N/A___**X**
- If yes, please provide the following information:
- Date Recorded_____Book_____Page_____
- County Where Recorded_____

CONSTRUCTION INFORMATION

- 19) If the construction or remodeling, landscaping and furnishing of the condominium property are not substantially complete in accordance with s. 718.202, F.S., what is the anticipated completion date? DECEMBER 2029 **X**
- 20) Will the condominium contain buildings that are three stories or higher in height? Yes___No___

SHARED FACILITIES

21) Does or will this condominium share recreational or other facilities with other condominiums for which unit owners are assessed? Yes___No__X

22) If the answer to Question No. 20 is yes, is the total number of units in all condominiums that will share facilities greater than 20? Yes___No__X

23) Does or will this condominium share recreational or other facilities with other parcels for which unit owners will be assessed? Yes___No__X

24) Does the association operating this condominium employ professional management? Yes___No__X

If yes, please answer a, b, c and d below.

a) Is there a written management contract? Yes___No___

b) Is the management provided by a company? Yes___No___

c) Is the developer of this condominium affiliated with the professional management? Yes___No___

d) Is there a resident manager? Yes___No___

LEASE INFORMATION

25) Are any units within this condominium subject to a recreational facility lease? Yes___No__X

26) Are units in this condominium subject to a land lease? Yes___No__X

FINANCIAL INFORMATION

27) Is the developer obligated under any mortgage encumbering this development? YesXNo___
If yes, please provide the following information:

Name of Lender Thomasville National Bank

Address 301 North Broad Street

City THOMASVILLE State GA Zip 31792 Telephone () 229-226-3300

MISCELLANEOUS INFORMATION

- 28) Is there a sales brochure for this condominium offering? Yes___No__X
- 29) As a condition of ownership, are unit owners in this condominium required to join a club such as a golf or tennis club? Yes___No__X
- 30) What is the date of the annual meeting of the association for this condominium? TBD

DEVELOPER INFORMATION

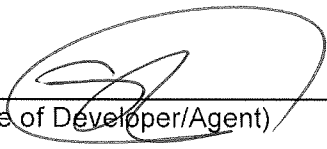
- 31) Is there a Developer guarantee for common expenses? Yes__X__No___
If yes, identify in which document and section the guarantee language Declaration Section 8.3
is found.
- 32) If the developer has offered for sale or lease residential condominium units described by the attached documents for which there is a filing requirement prior to this filing being submitted to the Division, are copies of these contracts attached so that the Division may assure that all documents to which purchasers are entitled are in proper form? Yes___No___N/A__X
- 33) If the developer has closed on any contracts for sale, or contracts for lease with a lease period of more than five (5) years, prior to notification by the Division that the filing is proper or presumed proper, are copies of those contracts and deeds, if deeded, attached so that the Division may assure that all documents to which purchases are entitled are in a proper form? Yes___No___N/A__X
- 34) Is the information contained herein true and correct as of the date hereof and no material facts requested have been omitted to the best of your knowledge? Yes__X__No___

Andrew J. Power

(Type or Print Name)

Attorney/Agent

(Title)


(Signature of Developer/Agent)

5/19/24
(Date)