



IMPORTANT FACTS

- The Caribe Cove Condominium Association (CCCA) is a not for profit under Chapter 617 Florida Statutes, as a Condominium Association.
- The CCCA is **not** registered as a Condo-Hotel.
- The condominium property consists of the land, all easements, and rights thereto, and the buildings and other improvements constructed thereon, comprising in total all the units, common elements, and limited common elements. The CCCA consists of 187 residential units and one commercial unit.
- Each Condominium parcel is a separate parcel of real property, the ownership of which shall be in *fee simple*. Each Condominium parcel includes the unit, and the undivided share of the common elements which is appurtenant to that unit, and the interest of the unit in the limited common elements appurtenant thereto.
- The CCCA is governed by a board of 5 owners who are elected on the second Tuesday in November of each year and are serving as volunteers.
- COA monthly fees are determined and budgeted each year to operate the CCCA and discussed at the annual meeting.
- The CCCA has no authority to manage rental of any units, nor obtain any compensation from rentals. There are no restrictions on an owner selecting a management company to represent their property.
- The CCCA is governed by a Declaration of Condominium (DOC's), Bylaws, and Articles of Incorporation which the CCCA recommends all prospective owners to review and be familiar with prime restrictions such as animals, vehicles, guest compliance, limited common elements, etc.