

Ocean Hammock Property Owners Association (OHPOA)

Background Information

Location

The community is located in Eastern Flagler County Florida between A1A and the Atlantic Ocean and shares 2 ½ miles of beach front with the Ginn Hammock Beach Resort including the Ocean Golf Course which ambles through the property. There are three (3) primary entrance gates to the different sections of the community with no internal vehicle road connection between the sections. The main external arterial road is Hammock Dunes Parkway which is open to the public but owned and maintained by the Association.

Composition

A gated community that comprises 803 private home sites including five (5) equivalent units of commercial space and 275 condominiums organized into 14 villages without separate associations and Cinnamon Beach comprising village, condominium and recreational associations. While Cinnamon Beach is under the purview of the Master Declaration and Master Association the three associations noted independently contract for management services. Owners in Cinnamon Beach are members of the OHPOA.

Villages (692 home sites approximately one third developed includes five (5) equivalent units of commercial space)

- Ocean Ridge Plat (A-1)
- Palm Hammock Plat (A-2) – Ocean Pointe Estates
- Cypress Hammock Plat (A-3) – Island Green Estates
- Oak Hammock Plat (A-4) – Ocean Reserve Estates
- Ocean Hammock Parcel (B-1) – Sandpiper Pointe
- Ocean Hammock Parcel (B-2) – Osprey Cove
- Ocean Hammock Parcel (B-3) – Ocean Breeze
- Ocean Hammock Parcel (B-4) – Blue Heron Pointe
- Ocean Hammock Parcel (B-5) – Ocean Walk (B-5B) and Las Palmas Way (B-5A)
- Northshore Plat One (C-1) – Northshore Estates
- Northshore Plat Two (C-2) – Northshore Estates
- Northshore Plat Three (C-3) – Northshore Estates
- Northshore Plat Four (C-4) – Ocean Crest
- Northshore Commercial Parcel – Discovery Center and parking lot

Cinnamon Beach (111 home sites; 275 condominiums; recreational facility)

Exempt Properties

Ginn Hammock Beach Resort – through a cost sharing agreement owners at the resort (506 units) contribute to the maintenance of common property. The contributions are collected by and paid to the OHPOA by the condominium associations at the resort. Owners are not members of the Association and do not have voting rights.

Ocean Golf Course – through a cost sharing agreement the golf course contributes to the maintenance of Hammock Dunes Parkway and 16th Road. This is computed annually and billed to the golf course owner.

Amenities

A neighborhood pool and recreation area is located in Ocean Walk (B-5B) referred to as “The Amenities Center.” Use of this facility is limited to owners in Ocean Breeze (B-3), Las Palmas (B-5A) and Ocean Walk (B-5B).

Maintenance

The Association is responsible for maintenance of the common property and village common property as defined in Article I of the Master Declaration.

Through an agreement with Flagler County the Association is responsible for maintaining the 16th Road right of way (a beach access road) from A1A to the ocean.

The Association is also responsible for landscape maintenance, to include irrigation, of privately owned properties for the following villages as set forth in the Master Declaration:

- Sandpiper Pointe (B-1)
- Osprey Cove (B-2)
- Blue Heron Pointe (B-4)
- Ocean Walk (B4-B)
- Ocean Crest (C-4)

The Association maintains the undeveloped lots in the remaining villages the cost of which is billed to lot owners.

The community lies within the Dunes Community Development District (DCDD). The lakes located throughout the property are owned by the DCDD as part of the storm water management system and are maintained by DCDD. Maintenance of the lake bank abutting a property is the responsibility of the owner of the property or the Association in those villages where the Association is responsible for landscape maintenance.

There are 7 ½ miles of road within the property. Throughout the community there are walk to water easements through the golf course and other properties which the Association is responsible for maintaining.