

# Gold Coast CAM License Practice Exam (Sample)

## Study Guide



**Everything you need from our exam experts!**

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# Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

**Remember:** successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

# How to Use This Guide

**This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:**

## **1. Start with a Diagnostic Review**

**Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.**

## **2. Study in Short, Focused Sessions**

**Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations.**

## **3. Learn from the Explanations**

**After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.**

## **4. Track Your Progress**

**Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.**

## **5. Simulate the Real Exam**

**Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.**

## **6. Repeat and Review**

**Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.**

**There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!**

## Questions

- 1. What does limited common property refer to?**
  - A. Property that is shared by all members of an association**
  - B. Common property limited to use by one or more members**
  - C. Property that is privately owned**
  - D. A specific type of maintenance issue**
- 2. What is a recognized branch of the DBPR?**
  - A. The Division of Professions**
  - B. The Division of Real Estate**
  - C. The Department of Health**
  - D. The Office of Administrative Hearings**
- 3. What do the legal documents filed by a developer before selling units typically address?**
  - A. The marketing strategy for the property**
  - B. Use of land and property management**
  - C. Personal financing of the developer**
  - D. Approval by local government**
- 4. What do the declaration, articles of incorporation, and bylaws often refer to collectively?**
  - A. Governing Documents**
  - B. Informal Agreements**
  - C. Legal Statutes**
  - D. Formal Documents**
- 5. What is indicated by the phrase "As may be amended from time to time" in the context of HOA formal documents?**
  - A. Flexibility for future legal changes**
  - B. Permanent enforcement of current rules**
  - C. Restrictions on amendments**
  - D. Stability of the existing documents**

- 6. What is the due date for submitting the Annual Corporate Report?**
- A. March 1st**
  - B. April 1st**
  - C. May 1st**
  - D. June 1st**
- 7. How is common property defined in a condominium context?**
- A. Property owned individually by each member.**
  - B. Property shared by members that cannot be defined in documents.**
  - C. All members own the common property as undivided interest.**
  - D. Common property is only accessible to certain members.**
- 8. Which of the following accurately describes what a condominium declaration provides?**
- A. Foundation specifications for the building**
  - B. Rules for visitor access to the property**
  - C. Covenants for property use and limitations**
  - D. Designated parking areas for residents**
- 9. What must be presented to members in writing for a proposed amendment?**
- A. Summary of the changes**
  - B. Full text of the amendment**
  - C. Only the key points of the amendment**
  - D. A financial impact analysis**
- 10. Effective July 1, 2018, what must an HOA follow regarding document amendments?**
- A. The same procedures as for corporate governance**
  - B. The same procedures as for condominiums and cooperatives**
  - C. Less rigorous procedures than condominiums**
  - D. No formal procedures are necessary**

## **Answers**

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1. B
2. A
3. B
4. D
5. A
6. C
7. C
8. C
9. B
10. B

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## **Explanations**

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## 1. What does limited common property refer to?

- A. Property that is shared by all members of an association
- B. Common property limited to use by one or more members**
- C. Property that is privately owned
- D. A specific type of maintenance issue

Limited common property specifically refers to certain areas or elements within a community or property that are designated for the exclusive use of one or more members, rather than being accessible to all members of the association. This designation typically includes features like balconies, garages, or patios that belong to specific units but are not part of the privately owned interior of those units. The distinction is important in community management and governance, as it allows members to enjoy certain amenities or areas that are allocated to them while still being part of the overall common property of the association. Understanding this concept helps in grasping how shared resources are managed and allocated within larger residential communities.

## 2. What is a recognized branch of the DBPR?

- A. The Division of Professions**
- B. The Division of Real Estate
- C. The Department of Health
- D. The Office of Administrative Hearings

The Division of Professions is indeed a recognized branch of the Department of Business and Professional Regulation (DBPR) in Florida. This division oversees professional licensing and regulation for various professions, including those in the medical, engineering, and real estate fields. Its primary function is to ensure that professionals adhere to established standards of conduct and practice, thereby safeguarding public health, safety, and welfare. The Division of Real Estate, while important, operates under the umbrella of the DBPR but is specifically focused on regulating real estate professionals, which differentiates it from the broader responsibilities of the Division of Professions. The Department of Health, although it plays a crucial role in public health, is a separate entity from the DBPR. Similarly, the Office of Administrative Hearings handles administrative disputes and is not specifically a branch of the DBPR. Thus, understanding the structure of the DBPR and its divisions is essential for professionals navigating licensing and regulatory requirements in Florida.

**3. What do the legal documents filed by a developer before selling units typically address?**

- A. The marketing strategy for the property**
- B. Use of land and property management**
- C. Personal financing of the developer**
- D. Approval by local government**

The legal documents filed by a developer before selling units typically address the use of land and property management. These documents often include details about how the property will be utilized, zoning regulations, and how the property will be managed, ensuring compliance with local laws and regulations. This information is vital for prospective buyers as it clarifies what they can expect in terms of property use, maintenance, and governance. Focusing on the correct answer highlights the relevance of understanding how the development will operate as part of the community. It ensures transparency and provides assurance to potential buyers about what they are investing in, thereby facilitating informed decisions. While marketing strategies are essential for selling the property, they do not necessarily involve legal commitments related to the use and management of the property itself. Personal financing details of the developer may not be relevant to the buyers or the legal framework governing the property. Approval by local government is an important step but primarily pertains to regulatory compliance rather than the specifics of property management and use.

**4. What do the declaration, articles of incorporation, and bylaws often refer to collectively?**

- A. Governing Documents**
- B. Informal Agreements**
- C. Legal Statutes**
- D. Formal Documents**

The declaration, articles of incorporation, and bylaws are fundamental documents that outline the governance and operational structure of an organization. Collectively referring to them as "Formal Documents" emphasizes their legal significance and structured nature. Each of these documents serves a crucial purpose: the declaration typically defines the authority and responsibilities of the organization, the articles of incorporation establish the entity as a legal corporation, and the bylaws provide the rules for the organization's internal management. By labeling them as formal documents, it highlights their role in establishing the legal framework necessary for the organization's operations. This collective term reflects the required formalities and protocols that must be adhered to under law, ensuring credibility and compliance in their functioning. The other options lack the specific emphasis on the legal and formal aspects that these documents embody.

**5. What is indicated by the phrase "As may be amended from time to time" in the context of HOA formal documents?**

- A. Flexibility for future legal changes**
- B. Permanent enforcement of current rules**
- C. Restrictions on amendments**
- D. Stability of the existing documents**

The phrase "As may be amended from time to time" signifies an intention to allow for future modifications or changes to the documents governing a homeowners association (HOA). This language is crucial because it indicates that while the current rules, regulations, or bylaws are effective, there is an acknowledgment that they may need updates or adjustments in the future to respond to changing circumstances, community needs, or legal requirements. Having this flexibility ensures that the governing documents can evolve without requiring a complete overhaul or a lengthy process for each change. This adaptability is essential in maintaining a harmonious community that can address new issues or advancements, such as changes in laws or the needs of community members. In contrast, options reflecting permanence, restrictions, or stability do not align with the dynamic nature that "amended from time to time" conveys, as the phrase inherently supports the notion of adaptability and readiness for future improvement or change.

**6. What is the due date for submitting the Annual Corporate Report?**

- A. March 1st**
- B. April 1st**
- C. May 1st**
- D. June 1st**

The due date for submitting the Annual Corporate Report is May 1st. This date is important for corporations as it aligns with regulatory requirements that ensure companies maintain transparency and accountability in their financial reporting. Submitting the report by this deadline allows for the necessary review and ensures that stakeholders have access to updated information about the company's performance. Although there are various reporting timelines in different jurisdictions, May 1st is a standard date in several contexts for this type of filing. It is essential for companies to adhere to this date to avoid penalties or complications with compliance, which can impact their operations and reputation.

7. How is common property defined in a condominium context?
- A. Property owned individually by each member.
  - B. Property shared by members that cannot be defined in documents.
  - C. All members own the common property as undivided interest.**
  - D. Common property is only accessible to certain members.

In a condominium context, common property is defined as all the property shared collectively by the unit owners, where each member has an undivided interest. This means that while individual units are privately owned, the common areas—such as hallways, elevators, roofs, and recreational facilities—are jointly owned by all condominium members. Each owner has a proportionate share in the common property, giving them rights to use these areas in conjunction with others. This undivided interest ensures that all unit owners have a stake in the management and maintenance of shared spaces and facilities, fostering a sense of community and shared responsibility. The other options do not accurately capture the nature of common property in a condominium setting. Individual ownership does not pertain to common property, as it is fundamentally about shared spaces. Similarly, common property must be defined within legal documents such as the condominium declaration or bylaws. Lastly, limiting access to only certain members contradicts the principle of shared ownership, as common property is intended for the use and enjoyment of all members.

8. Which of the following accurately describes what a condominium declaration provides?
- A. Foundation specifications for the building
  - B. Rules for visitor access to the property
  - C. Covenants for property use and limitations**
  - D. Designated parking areas for residents

A condominium declaration is a legal document that outlines the rights and responsibilities of the condominium owners and the governing rules of the condominium community. One of the primary functions of this declaration is to include covenants regarding property use and limitations, which set forth the standards and restrictions that all residents must adhere to within the condominium. These covenants can cover various aspects, such as restrictions on alterations to units, the use of common areas, and obligations related to maintenance duties. By establishing these guidelines, the condominium declaration aims to maintain a harmonious living environment and protect the property values within the community. The other options, while related to condominium management and living, do not accurately describe the role of the declaration itself. For example, foundation specifications are typically part of construction documents and not the declaration. Rules for visitor access may be part of community guidelines but are not specified in the legal declaration. Designated parking areas would be included in the overall management of the condominium but not specifically detailed in the declaration. Thus, the choice that accurately reflects the essential purpose of the condominium declaration is the one regarding covenants for property use and limitations.

**9. What must be presented to members in writing for a proposed amendment?**

- A. Summary of the changes**
- B. Full text of the amendment**
- C. Only the key points of the amendment**
- D. A financial impact analysis**

The correct requirement for presenting a proposed amendment to members is to provide the full text of the amendment in writing. This ensures that all members have complete access to the details of the proposed changes and can form an informed opinion or vote on the matter. Presenting the full text allows members to understand the specific language and implications of the amendment, which is essential for transparency and thorough consideration. While summaries, key points, or financial analyses can be useful, they do not provide the same level of detail necessary for members to make an informed decision regarding the amendment. Having the complete text eliminates ambiguity and ensures that everyone is on the same page regarding what the amendment entails.

**10. Effective July 1, 2018, what must an HOA follow regarding document amendments?**

- A. The same procedures as for corporate governance**
- B. The same procedures as for condominiums and cooperatives**
- C. Less rigorous procedures than condominiums**
- D. No formal procedures are necessary**

The correct answer highlights that an HOA must follow the same procedures as for condominiums and cooperatives when it comes to document amendments. This requirement is significant because it ensures a standardized process for amending governing documents across different types of community associations. By aligning the procedures for HOAs with those of condominiums and cooperatives, it promotes consistency in governance and provides clear guidelines for members on how amendments to documents should be handled. Adhering to these procedures typically involves specific steps such as notifying members about the proposed changes, allowing for a period of feedback or discussion, and requiring a formal vote to approve the amendments. This approach helps to protect the interests of homeowners and fosters transparency within the community. In contrast, the other choices imply different processes that may not provide the same level of oversight or participation from the community members. For instance, the idea of having no formal procedures or less rigorous procedures could lead to confusion or disputes among homeowners and could undermine the integrity of the association's governing documents. Therefore, the requirement to follow the same procedures as for condominiums and cooperatives ensures that all homeowners are appropriately informed and engaged in the decision-making process regarding amendments.

## Next Steps

**Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.**

**As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.**

**If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at [hello@examzify.com](mailto:hello@examzify.com).**

**Or visit your dedicated course page for more study tools and resources:**

**<https://goldcoastcam.examzify.com>**

**We wish you the very best on your exam journey. You've got this!**