

GOLD COAST CAM LICENSE PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

**VISIT US ONLINE FOR
THE FULL VERSION STUDY GUIDE**

<https://goldcoastcam.examzify.com>



Copyright © 2026 by Examzify - A Kaluba Technologies Inc. product.

ALL RIGHTS RESERVED.

No part of this book may be reproduced or transferred in any form or by any means, graphic, electronic, or mechanical, including photocopying, recording, web distribution, taping, or by any information storage retrieval system, without the written permission of the author.

Notice: Examzify makes every reasonable effort to obtain accurate, complete, and timely information about this product from reliable sources.

SAMPLE

Table of Contents

Copyright	1
Table of Contents	2
Introduction	3
How to Use This Guide	4
Questions	5
Answers	8
Explanations	10
Next Steps	16

SAMPLE

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

SAMPLE

- 1. What document formalizes ownership of a unit in a cooperative?**
 - A. A lease agreement.
 - B. A title deed.
 - C. A certificate of ownership.
 - D. A share certificate.
- 2. What is the fee required for fingerprinting when applying for the CAM license exam?**
 - A. \$50
 - B. \$75
 - C. \$100
 - D. \$125
- 3. What does F.S. stand for in community association context?**
 - A. Florida Services
 - B. Florida Statutes
 - C. Federal Statutes
 - D. Florida Society
- 4. What does a prospectus or public offering statement summarize?**
 - A. Only the purchase price
 - B. Terms and conditions of sale and other pertinent information
 - C. Architectural designs and layouts
 - D. Financing options available
- 5. How must a community association be organized according to Florida Statutes?**
 - A. As a for-profit organization
 - B. As a not for profit organization
 - C. As a government entity
 - D. As a cooperative

- 6. What role does the Bureau of Standards and Registration serve?**
- A. Enforcing compliance with state laws
 - B. Reviewing and approving public disclosure documentation
 - C. Creating new business regulations
 - D. Advising developers on best practices
- 7. What is the required voting interest to pass an amendment if the condominium documents are silent?**
- A. More than half of the total votes
 - B. Three-fourths of the total number of units
 - C. Two-thirds or greater of the total number of units
 - D. Simple majority of the voting members
- 8. What percent of total voting interests allows an ombudsman to appoint an election monitor to attend the annual meeting?**
- A. 10%
 - B. 15%
 - C. 20%
 - D. 25%
- 9. What is the main purpose of including Kaufman language in legal documents?**
- A. To prevent misunderstandings in contract terms
 - B. To ensure compliance with international laws
 - C. To address potential challenges posed by the contracts clause
 - D. To clarify financial responsibilities
- 10. 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

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. What document formalizes ownership of a unit in a cooperative?

- A. A lease agreement.
- B. A title deed.
- C. A certificate of ownership.
- D. A share certificate.**

In a cooperative housing arrangement, ownership is structured differently than traditional real estate ownership. Instead of owning the property directly, residents are shareholders in the cooperative corporation that owns the property. This means that the document that formalizes ownership in a cooperative is a share certificate. A share certificate serves as proof that an individual holds shares in the cooperative and, consequently, has an interest in the property managed by that cooperative. It details the number of shares owned and ensures that the holder has the rights to occupy a unit and participate in the cooperative's governance. In contrast, other documents like a lease agreement would primarily outline the terms of occupancy without conveying ownership, while a title deed is associated with ownership of real estate rather than shares in a cooperative. A certificate of ownership might suggest ownership, but in the case of cooperatives, it is the share certificate that correctly represents the ownership structure.

2. What is the fee required for fingerprinting when applying for the CAM license exam?

- A. \$50
- B. \$75**
- C. \$100
- D. \$125

The fee for fingerprinting when applying for the Community Association Manager (CAM) license exam is indeed set at \$75. This fee is typically designated to cover the costs associated with conducting background checks through fingerprinting, which is a standard requirement for licensing in many states to ensure the applicants meet the necessary legal and ethical standards. By establishing a fee of \$75, licensing authorities can ensure that a thorough and effective background investigation can be conducted, utilizing the necessary resources required for processing the fingerprints and checking them against databases to identify any potential issues that may disqualify an applicant from obtaining a CAM license. Understanding this fee structure is important for candidates to effectively budget for the application process and ensures they are prepared for all associated costs in obtaining their CAM license.

3. What does F.S. stand for in community association context?

- A. Florida Services
- B. Florida Statutes**
- C. Federal Statutes
- D. Florida Society

In the context of community associations, F.S. stands for Florida Statutes. These statutes are important as they encompass the laws that govern various aspects of community associations, including their creation, management, and operation. Florida Statutes outline the rights and responsibilities of both the associations and their members, ensuring legal compliance and providing a framework for resolving disputes. Understanding Florida Statutes is crucial for community association managers and board members because adherence to these laws is necessary for effective governance and to protect the interests of homeowners. The statutes address issues such as association powers, financial responsibilities, and the procedures for meetings and elections, providing a legal foundation for the operation of community associations. The other options do not accurately reflect what F.S. represents in this context. While Florida Services might imply a type of service related to community associations, it lacks the specific legal implications that Florida Statutes provide. Federal Statutes refers to laws at the national level, which are not specific to the governance of community associations in Florida. Florida Society could pertain to a group or organization but does not relate to the legal framework governing community associations.

4. What does a prospectus or public offering statement summarize?

- A. Only the purchase price
- B. Terms and conditions of sale and other pertinent information**
- C. Architectural designs and layouts
- D. Financing options available

A prospectus or public offering statement serves as a comprehensive document that provides vital information about a real estate project or investment opportunity. It is designed to inform potential buyers about all significant aspects related to the property being offered. This includes, but is not limited to, the terms and conditions of sale, such as the rights and obligations of buyers, financial details concerning project funding, the development timeline, and any applicable policies or regulations. By summarizing the terms and conditions of sale along with other pertinent information, the document ensures that prospective buyers are fully aware of what they are committing to, allowing them to make informed decisions. This alignment with due diligence protects both the developer and the buyer. Other options focus on specific components of a real estate transaction or project, such as just the purchase price, architectural designs, or financing options, but do not encompass the broad scope of information provided in a prospectus or public offering statement.

5. How must a community association be organized according to Florida Statutes?

- A. As a for-profit organization
- B. As a not for profit organization**
- C. As a government entity
- D. As a cooperative

A community association must be organized as a not-for-profit organization according to Florida Statutes. This legal structure is essential because it allows the association to operate primarily for the benefit of its members rather than to generate profit for shareholders. Not-for-profit organizations can collect dues and fees from their members to cover operating expenses, maintain common areas, and provide services that uphold the community's value and quality of life. Operating as a not-for-profit entity also offers legal protections and can simplify certain organizational processes, including governance and taxation. This means that community associations are subject to specific regulations that help ensure transparency and accountability to their members, promoting good management practices within the community. Other options such as being a for-profit organization, a government entity, or a cooperative do not align with the statutory requirements for community associations as defined by Florida law. These structures have different legal implications and operational goals that do not reflect the purpose and necessary governance of a community association.

6. What role does the Bureau of Standards and Registration serve?

- A. Enforcing compliance with state laws
- B. Reviewing and approving public disclosure documentation**
- C. Creating new business regulations
- D. Advising developers on best practices

The Bureau of Standards and Registration is primarily responsible for reviewing and approving public disclosure documentation. This role is critical in ensuring that the public is adequately informed about various aspects of business operations and standards. By reviewing these documents, the bureau helps maintain transparency and accountability within industries, ensuring that the information provided is accurate and accessible to the public. The function of this bureau in reviewing documentation helps to facilitate trust between businesses and the public, as it ensures compliance with established standards. This process of oversight is essential for fostering a fair business environment where stakeholders can make informed decisions based on reliable data. Hence, the focus on public disclosure documentation aligns closely with regulatory and compliance practices that aim to protect consumer interests and uphold industry standards.

7. What is the required voting interest to pass an amendment if the condominium documents are silent?

- A. More than half of the total votes
- B. Three-fourths of the total number of units
- C. Two-thirds or greater of the total number of units**
- D. Simple majority of the voting members

When condominium documents do not specify the required voting interest for passing an amendment, the prevailing standard is typically two-thirds or greater of the total number of units. This threshold ensures that a significant majority of the ownership is in agreement with the proposed change, reflecting a broad consensus within the community. Amendments to condominium documents can affect all unit owners, and the two-thirds requirement balances the need for governance flexibility with the protection of minority interests. This higher percentage helps prevent a small number of owners from making substantial changes that could negatively impact others, thereby fostering a more democratic process within the condominium association. The other options, while they represent various levels of support, are not aligned with the commonly accepted standard in most jurisdictions when the governing documents do not provide specific guidance.

8. What percent of total voting interests allows an ombudsman to appoint an election monitor to attend the annual meeting?

- A. 10%
- B. 15%**
- C. 20%
- D. 25%

An ombudsman is empowered to appoint an election monitor when 15% of the total voting interests in a community association participate in the request. This stipulation is vital for ensuring fair practices during elections, particularly in community settings where transparency and accountability are critical. By requiring this level of participation, it establishes a significant threshold that reflects a substantial concern among members regarding the election process. This mechanism helps to maintain the integrity of elections and instills confidence among the members that their interests are being adequately represented. Understanding this specific percentage not only aids in recognizing the rights of the members but also emphasizes the importance of active participation in governance within community associations.

9. What is the main purpose of including Kaufman language in legal documents?

- A. To prevent misunderstandings in contract terms
- B. To ensure compliance with international laws
- C. To address potential challenges posed by the contracts clause**
- D. To clarify financial responsibilities

The purpose of including Kaufman language in legal documents primarily revolves around addressing specific legal challenges related to contract interpretation and enforceability. Kaufman language is designed to provide clarity and precision in contracts, particularly in ambiguous situations that may lead to disputes over contractual obligations. This language serves to preemptively counteract potential challenges that might arise from the contracts clause, which can include issues related to enforceability or legal interpretation. In contrast, while preventing misunderstandings in contract terms, ensuring compliance with international laws, and clarifying financial responsibilities are important aspects of legal drafting, they are not the central focus of Kaufman language. The unique intent behind utilizing this specific language is more about safeguarding against legal vulnerabilities and ensuring that the parties involved have a clear and mutual understanding of their rights and obligations as interpreted under the law. This specificity helps to minimize litigation risks and enhances the overall integrity of contractual agreements.

10. 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.

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.

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!

SAMPLE