

VILLAGE ON THE GREEN I
INSTRUCTIONS FOR RESALE
(Purchaser and Seller)

1. Four copies of Resale and Transfer Agreement must be **signed and notarized by both Seller and Purchaser.**
2. To begin the interview sequence, **please mail or deliver** four (4) copies of the completed Resale and Transfer Agreement, four (4) copies of the completed Census Form, one (1) copy of the Sale Contract, and a nonrefundable check for \$100 payable to VOTG CONDO I ASSOCIATION, INC. to:
Village on the Green I
c/o Ameritech Community Management Partners, LLC.
24701 US Highway 19 North, Suite 102 Clearwater Florida 33763
3. Ameritech will provide the forms to the BOD of the Association who will then arrange for the interview.
4. The Purchaser should bring the following forms to the interview:
 - a. Voting Certificate - completed and signed.
 - b. Two (2) copies of Condensed Rules & Regulations and Frequently Asked Questions. Purchasers should read and initial each item of the Condensed Rules and Regulations and initial on the back of the Frequently Asked Questions form.
5. If approved, the Title Company should furnish a copy of the Warranty Deed to:
Village on the Green I
c/o Ameritech Community Management Partners, LLC.
24701 US Highway 19 North, Suite 102 Clearwater Florida 33763

VILLAGE ON THE GREEN I ASSOCIATION, INC.
Resale and Transfer Agreement
Conditions of Sale of Condominium Unit

SELLER(S): *

PURCHASER(S): *

(print / type)

(print / type)

(* Note: Use names that will appear on Sales Contract)

1. Building No. _____ Address: _____

2. Seller(s) shall furnish a copy of the Sales Contract showing approximate closing and occupancy dates. Seller(s) certifies that the Purchaser(s) have been provided with the following:

- a. Document(s) for the Village on the Green Condominium I with changes and all addenda thereto.
- b. Monthly maintenance coupon book.
- c. Key to Clubhouse.
- d. Certification from the seller(s) that there are no delinquent monthly maintenance fees or special assessments against unit mentioned in #1 above.
- e. Certification from the Seller(s) that all plants on the side and rear of the above unit will be removed and the areas will be re-sod and landscaped to a standard acceptable to the Association. This certification may be waived if the Purchaser(s) accepts the plantings.

Seller's New Address:

Seller's Phone No.

3. Purchaser(s) acknowledges:

- a. Receipt of items listed in #2 above.
- b. An understanding of the Village on the Green I Documents and agree to abide by the same to include not renting until unit is owned for two (2) years.
- c. Becoming a member of the Association upon closing of the sale and that all fees and assessments set by the Association are due and payable on the 1st of each month.
- d. Purchaser(s) agrees to pay any delinquent special assessments or monthly maintenance fees if the sale is closed with any outstanding special or monthly maintenance fees due to the Association on date of closing.
- e. Agrees to accept the plants in 2e above, and bring them up to, and maintain them, to a standard acceptable by the Association while purchaser(s) maintain ownership of unit in #1 above.
- f. Children under the age of 18 yrs. Of age are prohibited from living in Condominium I.
- g. No pets are permitted except as provided in the by-laws.
- h. The purchaser will move into unit listed in #1 above on the date of _____

Purchaser(s) Current Address:

Purchaser(s) Current Phone no:

4. No vehicle modified from the manufacturer original configuration/specifications authorized. Vehicles classified as passenger cars or station wagons, which have not been modified, and carry classification of 1, 2, or 3 or those with the manufacturer original configuration/- specification and classified or identified by type as a station wagon is authorized.

Purchaser(s) before returning the Agreement to the aforesaid Association Board of Directors, with a copy of the Sale Contract and transfer fees as required by the Declaration. (\$100)

Make check payable to V.O.T.G. Condo I Association, Inc.

Seller(s) signature

Purchaser(s) signature

Seller(s) signature

Purchaser(s) signature

This Agreement was presented to the Association Board OF Directors on. _____

CERTIFICATE OF APPROVAL/DISAPPROVAL FOR SALE OF CONDOMINIUM LISTED ON PAGE 1 OF THIS AGREEMENT.

INVE the undersigned do hereby certify that he/she is a duly elected officer of Village on the Green Condominium I Association, Inc (hereinafter referred to as the Association) Board of Directors and have the authority to execute this certification.

Signature

Title

Date

Signature

Title

Date

Signature

Title

Date

**VILLAGE ON THE GREEN I CONDOMINIUM ASSOCIATION, INC.
CENSUS FORM**

I. UNIT ADDRESS: _____ UNIT#: _____

2. Will the unit have at least one of the occupants 55 years of age or older? ____

3. If no, buyer (s) may not live in unit. If yes, for each occupant who is 55 years of age or older please state the following information:

(PLEASE PRINT)

| NAME | AGE | SOCIAL SECURITY # | 1.0 TYPE |
|------|-----|-------------------|----------|
| | | | |
| | | | |
| | | | |

NOTE: IDENTIFICATION (VERIFICATION OF AGE-MAY BE DRIVER'S LICENSE, BIRTH CERTIFICATE, FLORIDA IDENTIFICATION CARD, ETC.) PLEASE ATTACH A COPY OF THE FORM OF IDENTIFICATION USED.

5. If no copy of proof of age is attached, the person executing this document hereby swears, under oath, that at least one (1) person occupying the unit is at least fifty-five (55) years of age.

SIGNATURE OF OWNER OR OCCUPANT

STATE OF FLORIDA
COUNTY OF _____

Before me, the undersigned authority, personally appeared _____
to me well known or who produced _____ (Type of Identification)
as identification and who did (did not) take an oath to be the person who executed these presents.
If no type of identification is indicated, the above-named person is personally known to me.

Witness my hand and official seal in the county and state last aforesaid, this day of

_____, 20____.

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

VILLAGE ON THE GREEN CONDOMINIUM I ASSOCIATION, INC.
A Corporation Not for Profit Under the Laws of Florida

VOTING CERTIFICATE

To: The Secretary of the Corporation
Village on the Green Condominium I Association, Inc.
Clearwater, FL 33763

KNOWN ALL MEN BY THESE PRESENT that the undersigned is the owner of record of that certain condominium unit in:

VILLAGE ON THE GREEN, CONDOMINIUM I ASSOCIATION, INC. A Condominium, hereby constitutes, appoints and designates

_____, as the designated
Print Name

voting member of the condominium parcel owned by said undersigned pursuant to the By-Laws of the Corporation.

The a forenamed designated voting member is hereby authorized and empowered to act in the capacity herein set forth until such time as the undersigned otherwise modifies or revokes the authority set forth herein.

Dated this ____ day of _____, 20__

All owners of record must sign their name below. Print the name of the owner designated to vote on the line above where indicated.

UNIT OWNER(S)

Signature

Signature

Signature

UNIT NUMBER _____

**DECLARATION OF THE CONDENSED RULES FOR
VILLAGE ON THE GREEN CONDOMINIUM I**

1. No unit shall be used for any purpose other than as for a single-family residence for dwelling.
2. All unit owners shall keep and maintain the interior of their respective units in good condition and repair, including the entire heating and air conditioning system.
3. No sign shall be posted or affixed to common elements, limited common elements, or inside any unit if such sign can be seen from the common elements.
4. No pets shall be permitted in any of the units except as noted in Section 4, Article XVIII of the Declarations.
5. Unit owners, their families, guests, invitees or lessees shall be responsible for any damage to the common elements or limited common
6. All common areas shall be kept free for their intended use and shall not be used as either a temporary or permanent area.
7. No clothing, bedding or other similar items shall be dried or aired in any outdoor area.
8. Exercise care about making noise that tend to disturb other occupants. This includes, but not limited to, musical instruments, radios, televisions, stereos, etc.
9. No resident under the age of 18 is permitted.
10. No commercial vehicles, campers, mobile homes, motor homes, boats, house trailers, two wheeled motorized vehicles or trailers of any description shall be parked or driven on the common elements except for temporary pickup, delivery or commercial services. Only vehicles classified as passenger cars or SUV's are permitted.
11. Board of Director approval is required prior to planting of any tree or shrub in the common area.
12. No object shall be placed on the outside windowsills, i.e. Flowerpots, statues, etc.
13. Residents are required to keep their respective assigned carport and storage area clean all times.
14. Limit of two (2) cars per unit to be parked in the common assigned limited common areas.
15. Walking of pets on common or limited common areas is prohibited.
16. Unit owners shall maintain their mailboxes to an acceptable standard.
17. Residents and guests are prohibited from feeding any wildlife or domestic fowl or animals including ducks, in or on condominium common elements or Track "B" (lake area.
18. Maintain all plantings on common areas to Association standards. Vegetables plants are prohibited.
19. Flatten all boxes and cartons before placing them in the dumpsters. Place garbage in plastic bags. Do not leave anything outside the dumpster or recycle bins.
20. Be familiar with and abide by TRACT B RECREATION AREA Rules and regulations
21. Provide Association access into the unit to conduct inspections, make repairs, etc.
22. For a fuller understanding of the Association Regulations, owners and lessees should refer to the VILLAGE ON THE GREEN CONDOMINIUM I ASSOCIATION DECLARATIONS including all amendments thereto.

I/ We have read and understand the condensed rules _____

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

DBR FORM 33-032

VILLAGE ON THE GREEN I CONDOMINIUM ASSOCIATION, INC.

02/04/2020

Name of Association

Date

Q: What are my voting rights in the Association?

A: One vote per unit owned.

Q: What restrictions exist on my right to use my unit?

A: Refer to Declaration, By-Laws, Articles of Incorporation and rules & regulations of Village on the Green I Condominium Association. This is a 55+ age restricted community.

Q: What restrictions exist on the leasing of my unit?

A: Owners must own their unit for two years before it may be leased. Rentals must be approved by the Association prior to commencement of lease. Rentals must be for a single family and for a period of no less than one (1) year. The primary resident must be fifty-five (55) years of age or older (proof of age required).

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: All maintenance fee payments of \$375.00 per unit are due the first of every month.

Q: Do I have to be a member in any other Association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A: All owners are members of the Village on the Green Recreation Association. One vote per unit. The fee to this Association is included in the monthly maintenance fee of Village on the Green I.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No.

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each case.

A: No

Note: The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the sales contract, and the condominium documents.