

# **Village on the Green Patio Homes Lease Application**

**A 55 and Older Community**

Papers needed by the Interview Committee completely filled out PRIOR to an interview appointment

1. Background check/ credit check on all persons that are to reside in the home completely by Management Company.
2. Three (3) completed, fully signed, copies of the Contract for Sale or Lease.
3. Two (2) copies of the required Census form with two (2) copies of proof of age on all who will reside in the home for more two, 3 week visits per year.
4. Three (3) Village on the Green Homeowners' Association, INC., Application Approval Forms, with all spaces Initialed by all residents of the home stating that they have received a copy of the described documentation and are signing also that they have read, understand and agree to abide by ALL Rules & Regulations of our Homeowner's and Recreation Association Documents.  
Signatures that need witness should only be signed and dated when are to be witnessed. This can be done at the interview, One Board approved copy goes back to the Management Company, one in our files, and the applicant must have one for closing. Purchaser cannot close on the property without this signed and approved by the Board Approval Form.
5. Any and all residents must sign three (3) copies of the Rules & Regulations (Article XII) for our files.
6. Two (2) completed copies of Emergency Contacts form to include names and telephone numbers of who to notify, or who would know of your whereabouts in case of Community disaster, or medical emergencies for our files.
7. A check in the amount of \$150.00 made out to VOG Patio Homes for the application fee. On the bottom of the check write "For Application Fee" and give to Amerl-Tech Community Management on first appointment to cover paperwork.
8. Missing paperwork or copies required for your interview may result in a postponement of your interview by the Board.

***VILLAGE ON THE GREEN PATIO HOMES HOMEOWNERS' ASSOCIATION, INC***  
**SALE/LEASE APPLICATION**

**WELCOME TO VILLAGE ON THE GREEN PATIO HOMES**

**APPLICATION MUST BE SUBMITTED NO LESS THAN  
TEN (10) BUSINESS DAYS BEFORE CLOSING DATE.**

**All Applications must be submitted to:  
AMERI-TECH COMMUNITY MANAGEMENT, INC.  
24701 US Highway 19 N. Suite 102  
Clearwater, FL 33763  
ATT: James Mateka**

**Along with your non-refundable \$ 150.00 Application Fee.**

**Please make all Checks or Money Orders payable to:  
VILLAGE ON THE GREEN PATIO HOMES  
No application will be processed without the Application Fee.**

**If this is a SALE, or a LEASE, please attach 3 copies of the  
appropriate Contract.**

**An appointment will be scheduled with the VOG Interview Committee.  
Approval of the Buyer, or Lessee, must be made by the Interview Committee,  
PRIOR TO CLOSING, as required by VOG Assoc. DOCs.**

PURCHASER'S SALES, LEASE, or CO-OCCUPANT APPLICATION

PAGE ONE OF TWO

**VILLAGE ON THE GREEN HOMEOWNERS' ASSOCIATION, INC.**

(A Florida Not-for-Profit Corporation and 55-years and older community).

**NOTE: A \$150.00 NON-REFUNDABLE FEE, COPY OF SALES or LEASE CONTRACT and COMPLETED CENSUS FORM MUST ACCOMPANY THIS APPLICATION BEFORE A PERSONAL INTERVIEW IS CONDUCTED. - ALL OF THESE PROCEDURES SHALL OCCUR BEFORE OCCUPANCY.**

This Application is for: SALE \_\_\_\_\_ LEASE: \_\_\_\_\_ CO-OCCUPANCY: \_\_\_\_\_

Lot No. \_\_\_\_\_ Address \_\_\_\_\_, Clearwater, FL 33763

Name of present owner (s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**PERSONAL DATA OF PURCHASER(S), or LESSEE(S), or CO-OCCUPANT(S)**

(A separate Application and Fee is required for other than a spouse or bona fide dependent(s)).

1. NAME: \_\_\_\_\_ Birth Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Res Phone: \_\_\_\_\_  
Cell # \_\_\_\_\_

2. NAME: \_\_\_\_\_ Birth Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Res Phone: \_\_\_\_\_  
Cell # \_\_\_\_\_

1. Drivers License No. \_\_\_\_\_ Vehicle Plate No # 1 \_\_\_\_\_

2. Drivers License No. \_\_\_\_\_ Vehicle Plate No # 2 \_\_\_\_\_

SOCIAL SECURITY # 1 \_\_\_\_\_ SOCIAL SECURITY # 2 \_\_\_\_\_

PURCHASER(S), present Address: \_\_\_\_\_

LESEE(S) Landlords Address/Phone: \_\_\_\_\_

CO-OCCUPANT(S) present Address: \_\_\_\_\_

IS THERE A SERVICE ANIMAL TO BE HOUSED AT THIS ADDRESS? YES NO

(IF "YES", ADDITIONAL FORMS ARE REQUIRED... ASK MGMT COMPANY).

PURCHASER(S): (If retired, employment prior to retirement).

1. CURRENT EMPLOYER: \_\_\_\_\_ PHONE: \_\_\_\_\_

OCCUPATION: \_\_\_\_\_ HOW LONG \_\_\_\_\_

ANY OTHER PERSON(S) THAT WILL OCCUPY HOME FOR MORE THAN THIRTY DAYS (30) DURING

A YEARS PERIOD?: \_\_\_\_\_

HAVE YOU EVER BEEN EVICTED? \_\_\_\_\_

HAVE YOU EVER BEEN CONVICTED OF A CRIME? \_\_\_\_\_

HAVE YOU EVER BEEN IN LITIGATION WITH A LANDLORD, CONDOMINIUM OR HOMEOWNERS ASSOCIATION? \_\_\_\_\_. IF YES PLEASE PROVIDE DETAILS AS TO DATE, LOCATION AND OTHER PERTINENT INFORMATION.

NAME OF REAL ESTATE AGENT & COMPANY, OR PERSON HANDLING SALES/LEASE TRANSACTION.

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

**PURCHASER(S) ONLY:** Purchaser(s) understands that s/he/they will automatically become a member of the Village on the Green Homeowners' Association, Inc. [aka Patlo Homes], and Village on the Green Tract B Recreation Association, Inc., and that all duly enacted assessments of these Associations are due and payable as enacted, and if unpaid, are subject to a lien upon the Patlo Home at: \_\_\_\_\_ (Initial).

**PURCHASER'S SALES, LEASE, or CO-OCCUPANT APPLICATION**

**VILLAGE ON THE GREEN HOMEOWNERS' ASSOCIATION, INC.**

(A Florida Not-for-Profit Corporation and 55-years and older community).

PURCHASER(S), LESSEE(S), & CO-OCCUPANT(S), AUTHORIZE THE ASSOCIATION OR MANAGING AGENT TO SECURE CREDIT AND ANY OTHER INFORMATION DEEMED NECESSARY IN APPROVING THIS APPLICATION, \_\_\_\_\_ (Initial).

PURCHASER(S): HAS/HAVE RECEIVED THE FOLLOWING: DECLARATIONS: \_\_\_\_\_;  
BY-LAWS: \_\_\_\_\_; ARTICLES OF INCORPORATION: \_\_\_\_\_; CURRENT BUDGET: \_\_\_\_\_;  
END OF PREVIOUS YEAR FINANCIAL REPORT: \_\_\_\_\_; HUD CENSUS FORM FOR HOUSING  
FOR OLDER PERSONS: \_\_\_\_\_; RULES AND REGULATIONS: \_\_\_\_\_; Q.& A.: \_\_\_\_\_  
[Initial each received].

PURCHASER(S): HAS/HAVE READ THE ABOVE STATED DOCUMENTS AND AFFIRM THAT S/HE/THEY WILL ABIDE BY ALL TERMS AND CONDITIONS OF SAID DOCUMENTS AS NOW ENACTED OR WILL BE DULY ENACTED IN THE FUTURE. \_\_\_\_\_ (Initial).

LESSEE(S) HAVE RECEIVED and READ THE RULES AND REGULATIONS and AFFIRM THAT S/HE/THEY WILL ABIDE BY ALL TERMS AND CONDITIONS OF SAID RULES AND REGULATIONS AS NOW ENACTED OR WILL BE DULY ENACTED IN THE FUTURE \_\_\_\_\_ (Initial)

CO-OCCUPANT(S), HAVE RECEIVED and READ THE RULES AND REGULATIONS and AFFIRM THAT S/HE/THEY WILL ABIDE BY ALL TERMS AND CONDITIONS OF SAID RULES AND REGULATIONS AS NOW ENACTED OR WILL BE DULY ENACTED IN THE FUTURE \_\_\_\_\_ (Initial)

PROPOSED MOVE IN DATE: \_\_\_\_\_ IF LEASE, EXPIRATION DATE: \_\_\_\_\_

APPLICANT SIGNATURE(s) of AFFIANT(s)

\_\_\_\_\_, DATE. \_\_\_\_\_ WITNESS. \_\_\_\_\_  
\_\_\_\_\_, DATE. \_\_\_\_\_ WITNESS. \_\_\_\_\_

IN ORDER FOR THIS APPLICATION TO BE CONSIDERED IT MUST BE COMPLETED AND ACCOMPANIED BY 3 COPIES OF SALES OR LEASE CONTRACT, HUD CENSUS FORM AND APPROPRIATE FEE.

DELIVER OR MAIL APPLICATION WITH EXHIBITS TO:

AMERI-TECH COMMUNITY MANAGEMENT, INC.  
24701 US HIGHWAY 19 NORTH, SUITE 102  
CLEARWATER, FL 33763

AN INTERVIEW BY THE BOARD OF DIRECTORS MUST BE COMPLETED PRIOR TO APPROVAL OF THIS APPLICATION AND BEFORE CLOSING OF SALE OR LEASE.

DO NOT WRITE BELOW THIS LINE  
FOR BOARD OF DIRECTORS USE ONLY

( ) APPROVED ( ) DISAPPROVED DATE: \_\_\_\_\_

_____ (Print name here)	_____ (Title)	_____ (Signature)	_____ (Date)
_____ (Print name here)	_____ (Title)	_____ (Signature)	_____ (Date)
_____ (Print name here)	_____ (Title)	_____ (Signature)	_____ (Date)

**FAIR HOUSING ACT – CENSUS  
VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION, INC**

I/We am/are the permanent occupant of Lot \_\_\_\_\_ located at \_\_\_\_\_, Clearwater, FL 33763, in Village on the Green Homeowners Association, INC.

I/We understand that the Association is required by Federal Law to have this census form completed and on file in the official records of the Association to continue to qualify for the Housing for Older Persons Act of 1995, in order to maintain our retirement community lifestyle and continue to prevent persons under the age of 18-years of age from permanently residing in our community. (Viewing of this form is limited to the properly authorized persons or agencies.)

**The following information is this and correct:**

As of the date shown on the affidavit, there was at least one (1) person occupying my unit who was age 55 or over.

YES \_\_\_\_\_ No \_\_\_\_\_

Please identify the occupant(s) who is/are 55 years of age or over:

Name \_\_\_\_\_ DOB \_\_\_\_\_

Name \_\_\_\_\_ DOB \_\_\_\_\_

Please identify all other occupant(s):

Name \_\_\_\_\_ DOB \_\_\_\_\_

Name \_\_\_\_\_ DOB \_\_\_\_\_

I/We have provided one of the following showing proof of age for all occupants and a copy of this/these document(s) is/are attached hereto for the Association's records.

(Check form being provided for proof of age)

- \_\_\_\_\_ (1) Birth Certificate \_\_\_\_\_
- \_\_\_\_\_ (2) Driver's License # \_\_\_\_\_
- \_\_\_\_\_ (3) Medicare Card # \_\_\_\_\_
- \_\_\_\_\_ (4) Voter's Registration \_\_\_\_\_
- \_\_\_\_\_ (5) Other (Specify) \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Print Name of Affiant \_\_\_\_\_

\_\_\_\_\_ Affiant Signature (Person Providing Information)

# VILLAGE ON THE GREEN PATIO HOME HOMEOWNER'S ASSOCIATION

## EMERGENCY CONTACT FORM

Updated: \_\_\_\_\_

\_\_\_\_\_  
Resident's Name

\_\_\_\_\_  
Lot #

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Phone #1

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Phone #2

I wish to have Phone #1 ☐ Phone #2 ☐ listed in the Dial Directory

In the case of Emergency, I can be reached through the following phone numbers:

\_\_\_\_\_  
Contact Person

\_\_\_\_\_  
Area Code – Phone Number

\_\_\_\_\_  
Contact Person

\_\_\_\_\_  
Area Code – Phone Number

IMPORTANT: In case of a Medical Emergency or natural disaster, duplicate keys for my home have been provided to the following person(s), who are authorized to permit access to my home.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Area Code – Phone Number

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Area Code – Phone Number

\_\_\_\_\_  
Owner's Signature

If there are any questions, please contact:

Jim Mateka, LCAM, 727 726-8000 Ext. 269 Ameri-Tech Property Manager for Patio Homes  
or any member of the Board of Directors

Revised 2-15-21

## ARTICLE XII- RESTRICTIONS

(Located in Homeowner's Green Book "Amended & Restated Declaration of Covenants, Conditions & Restrictions for Village on the Green Patio Home" ..... Page 8.)

SECTION 1. No lot shall be used for any purpose other than as a single family residence or dwelling.

SECTION 2. At least eighty percent (80%) of the units shall have at least one (1) permanent occupant who is fifty-five (55) years of age or older. Twenty percent (20%) of the units shall be reserved solely for those who secure title by virtue of inheritance from a former owner. No Lot Owner or Approved Lessee of a lot owner shall permit any person under the age of eighteen (18) years to reside in any of the Patio Homes, except as otherwise provided herein. The term "permanent occupant", shall include all persons occupying the unit, except temporary guests.

SECTION 3. Lot Owners or Lot Owners approved lessee shall be permitted to have visitor occupants of any age for up to three weeks during a six month period, or maximum of six weeks in a twelve month period; provided that at no time shall any Patio Home be occupied by more than six individuals.

SECTION 4. No dog or cat or any other pets shall be permitted in any of the Patio Homes or on the lots or common area except for birds such as canaries or parakeets, or fish such as goldfish, or tropical varieties, which may be kept by lot owner in the owners' respective Patio Home provided that no such birds and/or fish shall be raised for commercial purposes.

SECTION 5. No trucks or commercial vehicles (except during the period of approved construction), campers, mobile homes, boats, house trailers, boat trailers, or trailers of every other description shall be permitted to be parked or to be stored at any place on the lots or common areas. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as pick up, delivery, & other commercial services. Automobiles shall be parked only on the respective lot owner's driveway, or in such owner's respective garage.

SECTION 6. Other than trees, shrubbery & landscaping initially installed by Declarant, no trees, shrubbery or other landscaping shall be installed or maintained unless the same shall have been first approved in writing by the Board, whose approval may be arbitrarily withheld. [Footnote: does not apply to flowers & small plants.]

SECTION 7. No fences other than those initially installed by Declarant and no walls or hedges shall be permitted anywhere within the property except as approved in writing by the Board, whose approval may be arbitrarily withheld.

SECTION 8. No outdoor clothes drying activity shall be conducted on any of the lots except in enclosed areas where same is hidden from view of adjoining lots. Additionally, clothes may only be dried on removable lines and poles which shall be removed and stored except during actual drying time.

SECTION 9. All garbage and trash containers and oil and gas tanks must be placed underground or in enclosed areas so as to render the contents thereof hidden from the view of adjoining lots. Said facilities shall be kept in a clean and slightly manner.

SECTION 10. No exterior radio, television, or any other electrical antennas or aerial may be erected or maintained anywhere upon any lot. Satellite dishes, one meter or less in diameter, are allowed with Board approval on location.

SECTION 11. The initial street mailboxes shall be selected, furnished and placed on the respective Lots, by the Declarant. Said mailboxes shall be maintained, repaired and replaced from time-to-time as needed at the cost and expense of the Lot Owner. Any replacement shall be of the same type and color as initially furnished.

SECTION 12. Neither permanent nor portable swimming pools shall be constructed or maintained on any portion of the property.

SECTION 13. Real Estate Signs may be displayed in the house or garage window only, or from a mounted bracket in units located on a cul-de-sac. Open House signs may be placed in the yard on special days (i.e. on the day of

Open House only). However, no signs of any other nature will be permitted at any time. Expressly prohibited are political signs, garage sale signs, and signs of similar ilk. [Footnote: Village on the Green Patio Homes has a designated community-wide garage sale in January of each year; no garage sales are permitted at any other time.]

SECTION 14. No structure of any temporary character, such as portable basketball hoops, goal nets, hockey nets or other recreational equipment shall be permitted either temporarily or permanently on any lot or street.

SECTION 15. Lease Restrictions. Beginning with the effective date of this amendment, any rental or lease of a Patio Home must comply with the following:

- (a) **No owner may rent or lease a Patio Home during the first twenty-four (24) months of ownership.**
- (b) No owner may rent or lease more than one (1) Patio Home at any given time.
- (c) No Patio Home may be rented or leased for a period of less than twelve (12) months.
- (d) A Patio Home that is rented or leased shall be defined as a Patio Home that is occupied by other than the owner of record, his/her spouse, or their immediate family, if any. A Patio Home that is occupied by the owner of record's immediate family in the absence of the owner(s) shall not be defined as a Patio Home that is rented or leased.
- (e) A Patio Home may only be rented or leased on (1) time per twelve (12) month period, except in the event of the death of the tenant during tenancy; and then only if the proposed new tenancy otherwise complies with this Section of the Declaration.
- (f) Owners may lease their Patio Homes subject to the requirements of this Section, provided that all such leases are entered into compliance with the requirements of this Section of the Declaration, and the Florida Statutes, and are approved in advanced by the Board of Directors.
- (g) A copy of the proposed lease shall be furnished to the Board of Directors; together with an application fee established by the Board of Directors, in an amount determined from time to time, but not to exceed the maximum established by law, to cover the costs of contracting references given by the applicant and such other costs of investigation, including credit and background checks that may be incurred by the Board of Directors; and a completed application form for approval of the lease by the Board of Directors, or a committee designated by the Board of Directors.
- (h) All prospective lessees, and all intended adult occupants, prior to approval or disapproval by the Board, are required to appear for an interview before the Board of Directors, or a committee designated by the Board of Directors, as a condition of approval.
- (i) Within thirty (30) business days after receipt of the proposed lease, a fully-completed application form, payment of the application fee, and such other requirements as the Board may have, the Board of Directors of the Association shall either approve or disapprove the transaction. The time does not begin to run until all requirements are fulfilled. The approval of the Board of Directors shall be in recordable form signed by any two officers of the Association, and shall be delivered to the Owner. Failure of the Board of Directors to act within such thirty (30) day period shall be deemed to constitute approval, following which the Association nevertheless shall prepare and deliver written approval in recordable form, as aforesaid.
- (j) The Owner and the Board of Directors, or a committee designated by the Board of Directors, shall advise the lessee(s) of the contents of the Declaration, the By-Laws, the Rules & Regulations, and all the rules and regulations of the use of Association Property and of Tract "B", the Recreation Area.
- (k) Sub-leasing is prohibited.
- (l) Assignment of leases is prohibited.
- (m) No application fee shall be charged in connection with an extension or renewal of a lease.
- (n) All Patio Homes which are rented or leased as of the date of recording of the amendment may remain rented or leased to the current tenant(s) for the duration of the current tenancy, and any and all renewals or extensions thereof. Upon the termination of the tenancy of the current tenant(s), the Owner must comply with the provisions of this Section of the Declaration, and all current restrictions and rules governing rentals and leasing.
- (o) The effective date of this amendment will be the date of its recordation in the Public Records of Pinellas County.

SECTION 16. Purchases and Sale. In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the Lots, the transfer of a home by any Lot Owner shall be subject to the following provisions that each Owner covenants to observe.

(a) Transfer Subject to Approval.

- (1) Sale. No Lot Owner may dispose of a Lot or any interest therein by sale without approval of the Association, except to a Lot Owner.
- (2) Other Transfers. If any Lot Owner shall acquire his title by any manner not therefore considered in the foregoing subsections, the continuance of his Ownership of his Lot shall be subject to the approval of the Association.

(b) Approval by Association. The approval of the Association that is required for the transfer of ownership of homes shall be obtained in the following manner:

(1) Notice to Association.

- (a) Sale. An Owner intending to make a bona fide sale of his home or any interest therein shall give to the Association notice of such intention, together with the name and address of the intended purchasers and such other information concerning the intended purchaser and such other information concerning the intended purchaser as the Association may reasonably require.
- (b) Gift, Devise or Inheritance; Other transfers. A Lot Owner who has obtained his title by gift, devise, or inheritance, or by any other manner not heretofore considered, shall give to the Association notice of the acquiring of his title, together with such information concerning the Owner as the Association may reasonably require, and a Certified copy of the instrument evidencing the Owner's title.
- (c) Failure to Give Notice. If the notice to the Association herein required is not given, then at any time after receiving knowledge of a transaction or event transferring Ownership or possession of a Lot, the Association at its election and without notice may approve or disapprove the transaction or Ownership. If the Association disapproves the transaction or Ownership, the Association shall proceed as if it had received the required notice on the date of such disapproval.
- (d) The Association shall have the ability to conduct a background and credit check on all applicants, at the expense of the applicant. The Board shall have the authority to require a personal interview of a proposed transferee as part of the approval process described elsewhere herein.

(2) Certification of Approval. For sales, and any other transfer of title, then within thirty (30) days after receipt of such notice and information, the Association must either *approve* or *disapprove* the proposed transaction. If approved, the approval shall be stated in a Certificate executed by the President or Vice President and Secretary, in recordable form, and shall be delivered to the purchaser and a copy thereof kept on file with the Association for inspection of any party of interest to the transaction.

(3) Approval of Corporate Owner or Purchaser. Inasmuch as the Lots and homes may be used only for residential purposes, and a corporation cannot occupy a home of such use, if the Owner or purchaser of a home is a corporation, approval of Ownership by the corporation may be conditioned upon requiring that all persons occupying the home be also approved by the Association.

(c) Disapproval by Association. Disapproval of a sale or other transfer of ownership of a Lot shall be based upon the requirements of Florida Law, and may be based upon criminal history.

- (1) If the Owner of the Lot is delinquent in payment of any monies owed to the Association, the sale or lease of the Lot can be disapproved.
- (2) If the prospective buyer provides information on the application form that is a material misrepresentation, and impacts on the occupancy, the Board has the right to disapprove of the sale.
- (3) If the proposed buyer is in violation of the Governing Documents, before taking occupancy of the Lot, then the Board has the ability to disapprove the sale. This also applies to a person who previously

- owned or lived in another home in the Community, either as a guest, a visitor, or a renter, if the applicant has violated the Documents during the prior occupancy.
- (4) If the proposed buyer has been convicted of a felony or otherwise has a criminal background, the Board may disapprove the sale.
- (d) Unauthorized Transactions. Any sale or other transfer of title that is not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association.
- (e) Transfer Fee. In connection with the application for approval of sale, the Association shall have the right to charge a fee for the transfer or lease of a Lot by its Owner of up to \$150.00 per applicant, other than husband and wife, or up to such maximum amount as may be allowed by Florida Law, as amended from time to time. The fee is to be paid to the Association with the required notice of intent to make a sale or lease, and the application, as set forth above, and no transfer will be processed until the fee is paid, the application has to be completed and submitted, and the screening interview has been completed.
- (f) Exceptions. The restrictions on sales shall not apply to the first mortgage lenders which acquire title through foreclosure or judicial sale or by deed in lieu of foreclosure, or any subsequent sale by the first mortgage lender.

**WE AGREE TO ABIDE BY THE RULES & REGULATIONS OF VILLAGE  
ON THE GREEN PATIO HOMES ASSOCIATION LISTED ABOVE.**

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**Applicant's Signature**

**Date**

---

**Co-Applicant's Signature**

**Date**

**FREQUENTLY ASKED QUESTIONS & ANSWER SHEET**  
**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION, INC.**  
**AS OF 2021**

Q: Name of the Homeowners Association that governs Patio Homes?

A: *Village on the Green Homeowners Association, Inc. [AKA] Patio Homes.*

Q: What are my voting rights in the Homeowners Association?

A: *Each lot is entitled to one vote. Please refer to Article III of the Declaration of Covenants, Conditions & Restrictions (Green Book).*

Q: What restrictions exist in the Association Documents on the leasing of my residence?

A: *Residents must be owned for two (2) years prior to leasing. All leases are subject to approval by the Board of Directors prior to occupancy.*

Q: What restrictions exist in the Association Documents on my rights to use my Lot?

A: *Refer to Article XII of the Declaration of Covenants for full text.*

Q: How much are my assessments to the Association for my Lot and when are they due?

A: *Assessment fees are subject to change annually on 01 January of each year. Fees are due on the first day of each month and payable by the 10<sup>th</sup> without penalty. See current budget (attached).*

Q: Will I be a member in any other Association? If so, what is the name of the Association?

A: *Yes you are automatically a member of the Village on the Green Recreation Association, Inc. [AKA] Tract B, commonly referred to as "Master Board". Fees are included in your monthly assessment from Patio Homes.*

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, all such fees are included with the Patio Homes fee.*

Q: Is the Association or other mandatory membership association involved in any court cases ***in which it may face liability in excess of \$100,000.00?*** If so, identify each case.

A: *None.*

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND ALL DOCUMENTS FOR ADDITIONAL INPUT.

VILLAGE ON THE GREEN PATIO HOMEOWNER'S ASSOCIATION, INC.  
A 55 AND OLDER COMMUNITY

**Attention to homeowners who plan to be away for an extended period of time.**

As you know, we like to keep our Lots and shrubs up to par and garden areas free of weeds.

This is the homeowners' responsibility. Therefore, we ask that you as a homeowner planning to not be at home for an extended period of time to take care of these matters, please make arrangements for someone or some firm to keep your Lot free of weeds and your bushes trimmed in your absence.

We ask this not only for the community to always look nice but also in respect of your neighbors. So please make these plans for the care of your Lots if you are going away for a lengthy stay.

Thank you from your Board of Directors of Village on the Green Patio Homes and have a wonderful time away from your home.

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
CO – OCCUPANT

\_\_\_\_\_  
DATE

## SUMMARY OF OCCUPANCY AND LEASING RESTRICTIONS FOR VILLAGE ON THE GREEN PATIO HOMES

**I / We**, the prospective purchaser(s) of a lot within Village on the Green Patio Homes ("VOG HOA"), do hereby acknowledge and understand the below-referenced limitations on leasing and occupancy within the community:

- 1.) VOG HOA is an age-restricted community and the following age-related restrictions shall apply:
  - a. At all times there must be at least one individual aged 55 or older in permanent occupancy of each home;
  - b. At no time shall any individual under the age of 18 be permitted to permanently occupy the home;
- 2.) Leasing and occupancy are restricted within the community as follows:
  - a. Leasing is prohibited within the first 24 months of ownership of the home;
  - b. Thereafter, a home may be leased once per year for a term of at least 12 months, after obtaining approval from the Board of Directors;
  - c. Visitors of any age shall be permitted to occupy a home for a maximum of 3 weeks in any 6 month period, not to exceed 6 weeks in a calendar year.
  - d. An owner's immediate family members (defined as parents, siblings and children of the owner or his/her spouse) are permitted to occupy the home without the owner's presence (subject to the age restrictions listed above) and same shall not be considered a lease.

**SIGNATURES:**

Address of Lot \_\_\_\_\_

Signature of Owner No. 1	Date
--------------------------	------

Printed Name of Owner No. 1

Signature of Owner No. 2	Date
--------------------------	------

Printed Name of Owner No. 2

SALE AND/OR LEASE APPLICATION PROCESSING SHEET

VILLAGE ON THE GREEN HOMEOWNER'S ASSOCIATION, INC.

A 55 and Older Community  
A Florida not for Profit Corporation

Interview Topics

Association Documents with changes issued  
Article XII Rules & Regulations issued  
Single Family only  
No Children under 18 years to reside  
Visitors  
Pets (No Dogs or Cats allowed on the Lot)  
Vehicles (No pick-up trucks allowed on the Lot)  
Trees & Shrubbery  
Fences  
Sprinklers  
Clothes Drying  
Rubbish Barrels  
Exterior Antennas  
Mailboxes  
Pools/ Spas  
Signs  
Mobil Homes, RV's  
Paint Colors  
Architectural Changes

To be obtained at Closing

Clubhouse Keys (2) - 1 required  
Coupon Payment Book from Seller  
\*(to pay Association fees with until you receive your own from Management)

Yellow Recycle Bin in Garage?

Dial Directory  
News Letter

Interviewed by: \_\_\_\_\_

Buyer: \_\_\_\_\_

Lot #: \_\_\_\_\_ Date: \_\_\_\_\_