

CHECKLIST FOR: SELLERS, BUYERS & REALTORS

I. Realtors:

Any contract or agreement for sale shall refer to and incorporate the disclosure required by Florida State Statute Title XL Real and Personal Property, Chapter 720 Homeowners' Associations, (SS 720.401)\*\*. The disclosure is on the Shadywoods website Page Realtors or Estoppels, 'Shadywoods-HOA-Disclosure.pdf'. Be sure to read the stipulations in the disclosure file. You are advised to acquaint yourself with the Shadywoods Rules and Regulations paying particular attention to Restrictions. On the day of an open house, during the hours of 10AM to 4 PM, a maximum of only three "Open House" signs may be posted strategically in the community directing potential buyers to the house for sale.

Realtors must convey to potential Buyers that Shadywoods governing documents contain restrictions and prohibitions, particularly regarding vehicles, pets, and rentals:

Vehicle Restrictions: No truck, boat camper, van or motorcycle of any kind shall park or be parked at any time upon any portion of the subdivision property unless it is a commercial vehicle in the process of undertaking performance of a trade within the subdivision or is in a garage with the garage door closed and is otherwise totally out of view. A prohibited vehicle may be parked within the subdivision in parking areas (for example, driveways) for periods of time not to exceed four (4) consecutive hours on any given day or for greater periods of time if prior written approval from the Board of Directors of the Association is obtained. A motorcycle, for which the exhaust system muffled to the sound level equivalent to that of an automobile in good repair, shall not be operated at any time within the subdivision. Pickup trucks and vans which satisfy all the following requirements may be parked in the driveway: (i) gross carrying weight does not exceed one quarter ton; (ii) used as a personal passenger vehicle; (iii) no commercial lettering or advertising; (iv) no ladders or external toolboxes; (v) cannot exceed the height of the garage door ( or 7 feet) and (vi) must be contained within the designated parking spot.

- Pets: No Restrictions

- Rentals: All units in Shadywoods are restricted to residential use by a single family, or no more than two unrelated persons. Commercial businesses requiring pedestrian traffic, or unauthorized persons, are not permitted. Additionally, no lot owner may lease his or her Lot until the Owner has been a record owner of the Lot for a period of two (2) consecutive years.

All prospective buyers must arrange, pay fees and attend an orientation with BOD committee, and in addition to any other, complete and submit a Shadywoods Buyer's Notice of Purchase Form, (Form 3 page-26), On Shady woods website or available through the Association or Team Real Estate Management Solutions CAM. See Page-12 XXIV For Fees: Orientation/ Application Forms

II. Sellers:

Need to provide the Buyer with all documents relating to Shadywoods' rules and regulations, and keys to access the pool, clubhouse and tennis court. Cost for replacement key, or additional key, will be \$100.00.

Buyer should be advised to contact the Association directly or property management at Team Real Estate Management Solutions CAM (Tel No: 561-544-7177) to arrange for all forms and provide necessary details that will be important in getting needed information to him, or his agent, as quickly as possible, so closing can be expedited.

III. Buyers:

In addition to any other forms, Buyer needs to complete our (Form 3, Rev. 10/2020), Buyer's Notice of Purchase Page-26, and also attend an Orientation with the Shadywoods committee. Applicable fees and instructions are listed on Form-3. Buyer should notify us about the closing date so the required orientation can be scheduled. Mail form & payment to: Team Real Estate Management Solutions 11440 Okeechobee Blvd., Suite 203 Call: 561-544-7177 for orientation arrangements.

Buyer should obtain from the seller all documents relating to Shadywoods' rules and regulations, and key(s) to access the pool, clubhouse and tennis court.

Regarding our rules, all prospective buyers should be aware that the Shadywoods governing documents contain restrictions and prohibitions particularly pertaining to vehicles, pets and rentals, and which are described above under Section I, Realtors.

The new homeowner is required to submit copy of the warranty deed within 30-days of title transfer to the Association BOD Secretary, the Orientation Committee or our Community Association Management Company CAM).

