

Highland Lakes
Villas on the Green Condominium III Association, Inc.
Application for Sale or Lease and Buyer/Lessee Interview

Mail To:

Villas on the Green III
c/o Monarch Association Management, Inc.
500 Alt. 19 South • Palm Harbor, FL 34683
(727) 204-4766 • Cindy@MonarchAM.com

Attachments Required:

1. Contract for Sale or Lease
2. Copy of Photo ID for Proof of Age
Age 55 or Over
3. Application Fee \$100

1. Present Owner Information

Names(s)

Address of unit being sold or leased

Telephone No. with area code

Email address

() Sale, Closing Date _____ or

() Lease, Start Date _____ Duration in Months _____ (Minimum of 3)

2. Buyer/Lessee Information

Name(s) on sales contract or lease

Present Address – Street, Town, State, Zip Code

Telephone No. with area code

Email Address

Name and date of birth of Buyer/Lessee 55 or over – attach photo ID copy of proof
(VOG III is exempt from the provisions of the Fair Housing Act as housing which is intended for and occupied
by at least one person per unit who is fifty-five (55) years of age or older.)

Number of people to reside in unit (maximum of 4)

Buyer/Lessee signature(s)

Date

Note

The following items must accompany this application:

1. Contract of sale or lease
2. A copy of proof of age 55 or over picture ID
3. Information for Buyer/Lessee

VOG III is governed by certain Documents containing restrictions, rules and regulation which are referred to as the VOG III Documents. They include:

1. VOG III Architectural Review Committee Rules and Regulations
2. Declaration for the Creation and Establishment of Highland Lakes Villas on the Green Condominium III which includes:
 - a. Articles of Incorporation of Highland Lakes Villas on the Green Condominium III Association, INC.
 - b. By-Laws of Highland Lakes Villas on the Green Condominium III Association, INC.

The **current owner** is responsible for providing the Buyer of the unit with a copy of the VOG III Documents either prior to or at closing of title.

All occupants of a unit, owners and tenants, are obligated to abide by the restrictions, rules and regulations of VOG III. The owner who rents his unit is responsible for all occupants of the unit complying with the restrictions, rules and regulations of VOG III.

3. Buyer/Lessee Interview with VOG III Board Member

The following list includes some of the more common restrictions, rules and regulations to be discussed in the interview, but is not all inclusive. Applicant is to initial each one as it is reviewed:

1. _____ Owner is responsible for the maintenance of unit interior.
2. _____ The use of signs is restricted.
3. _____ Use is limited to single-family residence.
4. _____ No clothing, laundry is permitted outside.
5. _____ Noise is to be limited.
6. _____ Car must be garaged overnight.
7. _____ Commercial vehicles, RVs, boats, trailers are not allowed.
8. _____ Leasing or sale of unit requires VOG III Board approval.
9. _____ Monthly assessment is used for VOG III operation and maintenance.
10. _____ Planting of trees, bushes, is limited.
11. _____ Renovations inside and outside may require approvals.
12. _____ No cars or golf carts are permitted on lawns.
13. _____ Common property is responsibility of VOG III.
14. _____ Limited common property is responsibility of unit owner.
15. _____ Registration with Highland Lakes Homeowners Association is required.
16. _____ VOG III Board of Directors meet periodically in open session.
17. _____ VOG III operations is conducted by a property management company.
18. _____ No children under the age of (18) are permitted to reside in the unit.
19. _____ No dogs or cats allowed.
20. _____ Homeowners insurance for interior is the responsibility of the unit owner.
21. _____ Residents are not permitted direct contact with contractors hired by VOG III.

The VOG III Board interview with the Buyer/Lessee was completed on _____
Date

4. VOG III Approval of Application

This application for sale or lease is approved by:

VOG III Board Member signature, title

Date

VOG III Board Member signature, title

Date

5. Comments

Please be advised that you are responsible for the maintenance of any plants or trees put in by you or a previous owner. If you do not maintain the plants, it is your responsibility to put back the shrubs in front to their original state for the Association to maintain.

Any shrubs around the back patio are your responsibility to maintain. It is your option to pull out all shrubs and plant grass and/or maintain yourself.