

Magdalena Gardens Condominium Association, Inc.

% Star Hospitality Management, Inc.
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**CERTIFICATE OF APPROVAL OF PURCHASE & OWNER
INFORMATION**

- **Submit this form to the property manager at least 5 working days prior to closing.**
- Approval of purchase will only be granted if the information requested on this form is provided.

Unit Number _____ Expected Closing Date _____ Purchase Price _____

Seller Name _____ Seller Email _____

Seller Phone _____

Closing Agent Name _____ Closing Agent Email _____

Closing Agent Phone _____

Buyer Name _____ Buyer Name _____

Buyer Address _____ Buyer Address _____

(if not unit) _____ (if not unit) _____

Buyer Home/Cell _____ Buyer Home/Cell _____

Buyer Work Phone _____ Buyer Work Phone _____

Buyer Email _____ Buyer Email _____

Emergency Contact Name _____ Number _____ Email _____

- Property is being purchased for (circle):

Full Time Residency Seasonal Residency Rental Property Vacant Investment

- List any other persons who will reside in the unit, including infants (initials are required flowing each ✓):

<u>Name</u>	<u>Age</u>	<u>Relationship</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

✓ _____ Occupancy is 30 consecutive days of residency or 90 days of residency in a calendar year.

- Rentals (initials are required following each ✓):

- ✓____ Lease agreements must be for three (3) consecutive months or more.
- ✓____ Subletting is prohibited.
- ✓____ Occupancy is limited to 4 people in 2 bedroom unit and 6 people in 3 bedroom unit.
- ✓____ Management must be notified of overnight guests (*who, when, pets, and vehicles*).

- Vehicles (initials are required following each ✓):

<u>Vehicle 1</u>	<u>Vehicle 2</u>
Make / Model _____	Make / Model _____
Color _____	Color _____
License Plate # _____	License Plate # _____

- ✓____ Visitor parking is for guests.
- ✓____ Occupants are permitted no more than 2 vehicles. One vehicle can be parked in the garage (must be capable of closing the door), and another in front of the garage door.
- ✓____ Vehicles are limited to 83 inches wide max (not including mirrors), and cannot extend out beyond the curb.
- ✓____ Vehicles must be in operable condition and licensed.
- ✓____ No commercial vehicles, trailers, and RV's are permitted on the condominium property.
- ✓____ Motorcycles are permitted only with prior written Board approval.
- ✓____ Boats may only be kept on the property when completely inside a garage.
- ✓____ Washing vehicles on the property is prohibited.

- Pets (initials are required following each ✓):

<u>Pet 1 (circle)</u>	<u>Dog</u>	<u>Cat</u>	<u>Pet 2 (circle)</u>	<u>Dog</u>	<u>Cat</u>
Breed _____			Breed _____		
Color _____			Color _____		
Weight (lbs) _____			Weight (lbs) _____		

- ✓____ No pets other than dogs, cats, fish and birds.
- ✓____ No more than 1 dog and 1 cat, or 2 dogs or 2 cats are permitted (no more than 2 in total).
- ✓____ All dogs and cats must each weigh less than 25 lbs each.
- ✓____ Animals must be leashed on common grounds and pet waste must be removed.
- ✓____ Documentation must be provided for oversized support animals.

- General (initials are required following each ✓):

- ✓____ Unit can only be used as a single family residence.
- ✓____ Turn off water main if vacant for more than 48 hours and ensure condensate safety switch is tested regularly.
- ✓____ Unit must be inspected for leaks every 2 weeks if absent for more than 2 weeks. Waterbeds are prohibited.
- ✓____ Trash and recycle bins out after 5 pm on the night before pickup and returned to garage on pick up day.
- ✓____ No personal property can be stored outside of a unit.
- ✓____ Grills cannot be used within 10 feet of a building, propane tanks over 1 pound are not allowed.
- ✓____ Pool and spa are open dawn to dusk.
- ✓____ Rule violations can result in fines and if a rental, tenant eviction.
- ✓____ **Buyers have been given a complete copy of the Condominium Association Documents, Articles of Incorporation, By-laws, and the Rules & Regulations Magdalena Gardens, have read them, and agree to abide by them. Note that rules listed on this form are only highlights and not the complete Rules & Regulations.**

- The Association has a right to request information, but no right of first refusal to purchase said real property. Approval is given pursuant to provisions of the Association's governing documents.
- Refer to the Maintenance Fee Status Report for current monthly assessment and any outstanding liens or assessment and condominium transfer fee.

☐ Check this box if you consent to receive communications via e-mail.

By checking this box, the undersigned agrees to receive all official association notices and other correspondence by electronic transmission when feasible and possible. This includes invoices for assessments and statements of account. Communications that are required to be provided in hard copy by Florida Statute will continue to be hand-delivered or sent by mail.

The undersigned acknowledges that by checking this box, the electronic mail address(es) provided shall become part of the association official records. Consent may be revoked at any time in writing.

Buyer's Signature

Date

Buyer's Signature

Date

NOTARY FOR BOARD APPROVAL SINGATURE

The above stated Buyer(s) is/are hereby approved by the Board of Directors as purchaser(s) of the above described property, to-wit Magdalena Gardens Condominium Association Inc., Unit # _____

By: _____

Title _____

State of Florida, County of Charlotte

BEFORE ME, the undersigned authority, personally appeared _____ to me known and known to be the _____ of _____ who executed the foregoing Approval of Purchase and who acknowledged before me, that he/she executed the forgoing instrument in the name and on behalf of the corporation, affixing the corporate seal of that corporation thereto; that a such corporate officer he/she is duly authorized by that corporation to do so; that the foregoing instrument is the act and deed of that corporation; and that the/she executed the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and seal at the State and County aforesaid this ____ day of _____, 20____

Notary Public/State of Florida

My Commission Expires: _____