

## **Emerald Pointe Property Owners Association (EPPOA) Notice to Prospective Buyers and Renters**

This notice is intended to highlight key points that should be understood before a sale/rental is completed.

The owner is responsible:

- to provide a copy of this notice to the prospective buyer/renter;
- to ensure that the accompanying “Prospective Buyer and Renter Information” sheet is completed and returned to the EPPOA office **PRIOR** to closing the sale or rental;
- to provide the buyer at closing with a gate remote and mail box keys (or explain how to obtain these).

The buyer is responsible:

- to review the EPPOA Governing Documents (By-Laws, CC&Rs, and Rules and Regulations) **BEFORE** closing the sale since you will automatically become a member of the EPPOA and will be legally bound when you assume ownership. (Documents are on-line at [www.emeraldpointervresort.org](http://www.emeraldpointervresort.org) or may be reviewed in the Emerald Pointe Office.)
- to check-in with the EP Office as soon as possible after the sale or rental and provide a completed EPPOA Prospective Seller and Buyer Information Form, which includes your affirmation that you have reviewed the Governing Documents listed above. A Resident (CHECK IN) Information Document (copy attached) must also be completed and provided to the EP Office as soon as possible after the sale or rental.

Some key things to consider when deciding to purchase/rent:

- All owners are legally required to pay regular assessments as well as any special assessments that may be levied from time to time by the EPPOA. The amount of the regular assessment is determined annually by the Board of Directors (BOD) and may be paid-in-full annually (due January 1), or in equal installments semi-annually (January 1 and July 1), or quarterly (January 1, April 1, July 1, and October 1). In all cases a late fee will be imposed on any payments that become 15 days or more overdue.
- Lots in certain sections of the resort are restricted as to the type of RV and/or building which can exist on the lot.
- All RVs must be parked at least 15' inside the concrete curb. Some RV ports have structures behind the RV parking pad which may dictate the maximum length of an RV which can be legally parked on the lot.
- There must be an RV parked on any lot whenever the lot is occupied unless the RV is reported to the EP BOD as being out temporarily for service. The only exception are lots with a park model (which FL law defines as an RV) or the resort homes on Pyrite Drive.
- There may only be one RV on any lot and up to three other licensed vehicles.
- Pets are allowed (maximum 2 per lot). Dogs must not be of aggressive breeds or any dog with a history of biting or attacking. Pets must be under the owner's control at all times, leashed when off the owner's lot, and must not create a hazard or a nuisance.
- Modifications to any lot or structure require prior approval of the EP Board of Directors and in some cases city permits must also be obtained before starting work.
- As a legally recognized 55+ community, the EPPOA needs to maintain state and federal standards which require us to regularly certify that at least 80% of our occupied lots are occupied by at least one person who is age 55 or older.
- No resident can be less than 22 years of age, however guests of any age are allowed for up to two weeks.

Again, it is the Buyers'/Renters' responsibility to review and be familiar with ALL EPPOA Governing Documents. The above list is intended only to draw particular attention to some key items which are good to have in mind when considering a purchase/rental.

We hope this information is helpful and we look forward to welcoming you to our community!

**ProBuy&Rent-009- (Rev-Dec 2020)(2021)**

**EMERALD POINTE PROPERTY OWNERS' ASSOCIATION (EPPOA)  
PROSPECTIVE BUYER AND RENTER INFORMATION**

Owner Name(s) \_\_\_\_\_

Location: Lot # \_\_\_\_\_ Street address \_\_\_\_\_

**Prospective Buyer/Renter Information** (please print clearly):

\_\_\_\_\_  
**Buyer's/Renter's Name(s)**

\_\_\_\_\_  
**(Non Emerald Pointe Address) Street City State Zip**

Cell \_\_\_\_\_ Cell \_\_\_\_\_ **RV Photo Required**

\_\_\_\_\_  
**Make of RV Type Year Length**

As this park is a 55 and older park, per the Florida Statutes, are either of the buyers/renters over 55?

(Proof is required) Yes \_\_\_\_\_ No \_\_\_\_\_ Confirmed by \_\_\_\_\_

\_\_\_\_\_  
**# Pets Dog(s) Cat(s) Other**

\_\_\_\_\_  
From \_\_\_\_\_ to \_\_\_\_\_

**Estimated Closing Date**

**Rental Dates**

We have reviewed the EPPOA Notice to Prospective Buyers/Renters and we acknowledge our respective responsibilities as described therein, including review of the EPPOA Governing Documents referenced herein.

\_\_\_\_\_  
**Buyers/Renters Signature(s) Date**

\_\_\_\_\_  
**Owners Signature(s) Date**

# Emerald Pointe Property Owners' Association

## Resident (CHECK IN) Information Document (PLEASE PRINT)

(Please check one)

Owner \_\_\_\_\_ or Renter \_\_\_\_\_ Arrival Date \_\_\_\_\_ Departure Date \_\_\_\_\_

Prior Renter of EP? Yes \_\_\_\_\_ No \_\_\_\_\_ IF RENTER, NUMBER OF OCCUPANTS \_\_\_\_\_

\_\_\_\_\_  
First Name Last Name Email Address Cell Phone

\_\_\_\_\_  
First Name Last Name Email Address Cell Phone

Providing email addresses gives EPPOA permission to contact you by email. You also agree to accept **Official EPPOA** correspondence at the discretion of the BOD via the above email address.

EP Street Address (1) \_\_\_\_\_ Lot No \_\_\_\_\_

### NON-EMERALD POINTE Mailing Address

(2) \_\_\_\_\_

For correspondence sent by postal mail, indicate preferred address: EP Address \_\_\_\_\_ Non EP Mailing Address: \_\_\_\_\_

Primary off season contact number \_\_\_\_\_

I/We consent to be included in and have access to the Emerald Pointe private Social Directory \_\_\_\_\_

Initial Here Initial Here

I/We want access to the Emerald Pointe website \_\_\_\_\_

Initial Here Initial Here

Make of RV \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ Length \_\_\_\_\_

Pet Information #Dogs \_\_\_\_\_ #Cats \_\_\_\_\_ Other \_\_\_\_\_

**NOTE:** All animals with aggressive or nuisance behavior will not be allowed to stay in the park. There is a limit of 2 pets allowed per Lot/Unit. Please see the Emerald Pointe Governing Documents for additional information (**CC&Rs, Art V, 5.01(t)**).

### Emergency Contact Information

Name \_\_\_\_\_ Relation \_\_\_\_\_ Phone # \_\_\_\_\_

Name \_\_\_\_\_ Relation \_\_\_\_\_ Phone # \_\_\_\_\_

**Emerald Pointe** is a deed restricted 55+ community per HUD regulations and **Emerald Pointe CC&Rs, Art. III, 3.01**. These regulations require that 80% of the unit occupancy of this resort have at least one person over the age of 55. Please attest to your age(s) below so we may ensure compliance. Also note, permanent residents under 22 years are not permitted at Emerald Pointe.

### Print Owner/Renter Name(s)

Owner / Renter Signature \_\_\_\_\_ 55 or older (Yes/No) \_\_\_\_\_

Owner / Renter Signature \_\_\_\_\_ 55 or older (Yes/No) \_\_\_\_\_

Date \_\_\_\_\_