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P.O. Box 1593  
New Port Richey, Florida 34656-1593

**Magnolia Valley Condo's Inc. Sales Packet**

The attached packet includes all Magnolia Valley Condo's documents necessary to meet our requirements for purchase of a condominium at Magnolia Valley. Included is a reduced list of rules which specify we are a 55+ community and we have a strictly enforced no pet policy.

Additionally, an application to purchase a property is enclosed which is to be completed and mailed to the Treasurer of the Board of Directors. Upon approval, this document will be forwarded to the title company for inclusion in the closing documents for transfer of ownership. The title company will be responsible for contacting the Treasurer for completion of the estoppel letter.

For more information or questions concerning a purchase, please contact:

Please send an email and we will answer any questions you may have regarding this packet.

## **Magnolia Valley Purchaser Interview and Orientation**

1. Magnolia Valley Condominiums, Inc. is a Florida state registered 55+ community. As such, we are required by law to have a copy of your photo identification. At least one owner must be 55 or older and listed on the deed of trust.
2. In order to ensure peace and tranquility for all owners, Magnolia Valley Condominiums has a strict no pet policy. You must agree to these terms to be approved to purchase a unit in this complex.
3. Have you received a copy of the By-laws and Declarations from the present owner? If not, you can request a copy for a fee of the cost for copying.
4. We will need your permanent address and telephone number for the Board of Directors directory.
5. If your unit includes a carport, there is an annual assessment of \$50.00 for carport insurance which is payable in January. Notices are included in the December newsletter.
6. If you desire, newsletters can be emailed to you instead of a paper copy.
7. We do provide a directory of owners to everyone every year. The only information included is your address at Magnolia Valley and a telephone number.
8. HOA maintenance fees are \$120.00 for a one bedroom unit and \$150.00 for a two bedroom unit. There are currently no outstanding special assessments and none are foreseen.
9. We are a self governing HOA and therefore are able to maintain low maintenance fees. The fees are used to pay for building insurance, landscaping services, energy costs for street lights, etc.

MAGNOLIA VALLEY CONDOMINIUM

OWNERS ASSOCIATION

DATE: \_\_\_\_\_ CLOSING DATE: \_\_\_\_\_

UNIT SALES APPLICATION

NAME OF PURCHASER: \_\_\_\_\_ AGE: \_\_\_\_\_

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

TELEPHONE: \_\_\_\_\_ NO. FAMILY MEMBERS: \_\_\_\_\_

DESCRIPTION OF UNIT FOR SALE

APT: \_\_\_\_\_ BLDG: \_\_\_\_\_ MAILING ADDRESS: \_\_\_\_\_

PURCHASE PRICE: \_\_\_\_\_

CURRENT MAINTENANCE FEE: \_\_\_\_\_ NO. BEDROOMS: \_\_\_\_\_ BATHS: \_\_\_\_\_

PRESENT OWNERS NAME: \_\_\_\_\_

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

TELEPHONE: \_\_\_\_\_

THE PURCHASER HAS BEEN INFORMED THAT A COPY OF THE DECLARATION OF CONDOMINIUM & BY -LAWS ARE AVAILABLE FOR INSPECTION, AND THAT A COPY MAY BE OBTAINED FROM THE ASSOCIATION FOR A FEE OF THE COST OF COPYING.

A PROCESSING FEE OF \$150.00 IS TO BE PAID BY THE SELLER TO THE ASSOCIATION AND IS DUE AT CLOSING IF NOT PAID IN ADVANCE.

I/WE AGREE TO BE GOVERNED BY ALL OF THE REQUIREMENTS CONTAINED IN THE DOCUMENTS LISTED ABOVE AND FURTHER UNDERSTAND AND SPECIFICALLY AGREE THAT THE BOARD OF DIRECTORS HAS THE RIGHT TO ENFORCE SUCH REQUIREMENTS. I HAVE NO PETS AS DESCRIBED IN THE RULES AND REGULATIONS AND I WILL NOT ACQUIRE A PET WHILE I OWN OR LIVE IN MAGNOLIA VALLEY CONDOMINIUM

SIGNATURE OF APPLICANTS: \_\_\_\_\_

PROSPECTIVE PURCHASER (S) MUST MEET WITH THE SCREENING COMMITTEE, CONSISTING OF THREE (3) OFFICERS AND/OR DIRECTORS OF THE CONDOMINIUM ASSOCIATION BEFORE APPROVAL CAN BE GIVEN.

SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_ DECISION: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_ DECISION: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_ DECISION: \_\_\_\_\_ DATE: \_\_\_\_\_

### CERTIFICATE OF APPROVAL (SALE OF CONDOMINIUM)

SELLERS:

PURCHASERS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UNIT OR APARTMENT \_\_\_\_\_

TO: THE ABOVE NAMED PURCHASERS:

The undersigned, \_\_\_\_\_ and \_\_\_\_\_  
do hereby certify that they are the duly elected and  
qualified President and Secretary, respectively, of \_\_\_\_\_

(Name of Condominium Association)

(hereinafter referred to as the "Association"), that they have the authority to execute this Certificate of Approval; that the Board of Directors of the Association has received notice that the above unit is being sold or conveyed by the above named Sellers (as owners) to the above named purchasers; and that the Board of Directors of the Association has approved the sale and purchase by the parties named above. Further the Association hereby waives any right which the Association may have to purchase said Unit if the Association has an option to purchase said unit under the Declaration of Condominium.

WITNESS our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_  
Witnesses: \_\_\_\_\_

ASSOCIATION:

\_\_\_\_\_  
\_\_\_\_\_  
By \_\_\_\_\_ (SEAL)  
President

ATTEST:

\_\_\_\_\_  
(SEAL)  
Secretary

STATE OF FLORIDA                            )  
  ) SS  
COUNTY OF \_\_\_\_\_              )

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, before me, a notary public in and for said County, personally appeared \_\_\_\_\_ and \_\_\_\_\_ the President and Secretary, respectively, of \_\_\_\_\_

a corporation organized and existing under the laws of the State of Florida, and that they severally and duly acknowledged the execution of the foregoing Certificate of Approval as such officers aforesaid and on behalf of and as the act and deed of said corporation for the uses and purposes therein mentioned.

WITNESS my hand and seal the date aforesaid.

\_\_\_\_\_  
Notary Public

FORM #4

MAGNOLIA VALLEY CONDOMINIUM  
OWNERS ASSOCIATION

FINAL TITLE COMPANY APPROVAL

THIS IS TO CERTIFY THAT THE TRANSFER OF PROPERTY DESCRIBED  
AS:

UNIT \_\_\_\_\_ AT BUILDING \_\_\_\_\_ OF MAGNOLIA VALLEY CONDOMINIUM AS  
PER DECLARATION DATED \_\_\_\_\_ AND RECORDED IN O.R. BOOK 655,  
PAGES 408-455, HAS BEEN COMPLETED AS OF THIS DATE \_\_\_\_\_

THIS TRANSFER HAS BEEN APPROVED BY THE ASSOCIATION SUBJECT  
TO THOSE CERTAIN TERMS AND CONDITIONS AS SET FORTH IN THE  
DECLARATION.

SIGNED \_\_\_\_\_

(TITLE CO.)

BY \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

UPON COMPLETION PLEASE RETURN TO:  
MAGNOLIA VALLEY CONDOMINIUM ASSOC.  
P.O. BOX #1593  
NEW PORT RICHEY, FL. 34656-1593