

# Heritage Oaks at Tradition Homeowners' Association, Inc.



459 NW Prima Vista Blvd. | Port St. Lucie, FL 34983  
T: 772-219-4474 | F: 772-219-4746

## SALE APPLICATION INSTRUCTIONS

The following items must be completed and/or submitted to Signature Property Management:

- Copy of Fully Executed Sales/Purchase Contract
- Sales Application to be completed in full
- Acknowledgement of Covenants & Deed Restrictions must be reviewed and signed
- Copy of Driver License(s)
- A non-refundable application fee of \$150.00 made payable to *Heritage Oaks HOA*.
- A non-refundable processing fee of \$125.00 made payable to *Signature Property Management*
- A Background Check is required. A non-refundable fee of \$65.00 per occupant over the age of 18 payable to Signature Property Management applies. If applicant other than US Citizen please contact SPM for the amount of the processing fee.
- Please complete the pet application pages and return. **Even if you have no pets, they must be initialed and returned. Also proof of license and vaccinations must be returned.**

**NOTE:** All applications must be submitted in full. If not, this will delay the approval process. Applications take a minimum of 14 days for processing. Please submit your application to us in a timely manner to avoid a delay. *A Sale is not approved until a Certificate of Approval has been issued.*

***Submit the entire package to:***

Heritage Oaks at Tradition HOA, Inc  
c/o Signature Property Management  
459 NW Prima Vista Blvd  
Port St. Lucie, FL 34983

***Applications will not be accepted via fax or email. If an application is submitted incomplete, it will not be accepted or processed until all the required information and fees are received.***

*Updated: July 3, 2018*

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## CHECKLIST FOR SALE APPLICATION – *Please Print*

Property Address: \_\_\_\_\_

Closing: \_\_\_\_\_

### General Submission requirements:

- Completed Sales Application
- Fully executed Sales/Purchase Contract
- A non-refundable application fee of \$150.00 made payable to *Heritage Oaks HOA*
- A non-refundable processing fee of \$125.00 made payable to *Signature Property Management*
- A non-refundable background processing fee(s) of \$65.00 per occupant over 18 years payable to *Signature Property Management* along with the signed authorization form per adult (Check with SPM for cost if other than US citizen)
- Copy of Pet Application and proof of vaccination and license
- Copy of Driver License(s)
- Title Company Information:
  - o Company Name: \_\_\_\_\_
  - o Address: \_\_\_\_\_
  - o Contact #: \_\_\_\_\_
  - o Email: \_\_\_\_\_
- Owners Realtor Information:
  - o Company Name: \_\_\_\_\_
  - o Address: \_\_\_\_\_
  - o Contact #: \_\_\_\_\_
  - o Email: \_\_\_\_\_
- Buyers Realtor Information:
  - o Company Name: \_\_\_\_\_
  - o Address: \_\_\_\_\_
  - o Contact #: \_\_\_\_\_
  - o Email: \_\_\_\_\_
- Certificate of Approval for delivery options: (Mark "X" by delivery option)
  - o \_\_\_\_\_ Email Copy to Realtors
  - o \_\_\_\_\_ Email Copy to Owner
  - o \_\_\_\_\_ Mail Original to: \_\_\_\_\_

*I/We certify that the information requested above and contained in this application are attached, true and correct. I understand that any falsification, misrepresentation, or omission is grounds for refusal to approve this sale application.*

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Co-Applicant Signature

# Heritage Oaks at Tradition Homeowners' Association Inc.



*Signature*  
Property Management

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## SALE APPLICATION – Please Print

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

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

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

### CURRENT HOMEOWNER INFORMATION (SELLER): *(all information must be printed and legible)*

Name of Owner: \_\_\_\_\_

Address of Owner: \_\_\_\_\_

Owner Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

### APPLICANT(S) INFORMATION (BUYER):

Applicant Name: \_\_\_\_\_

Member of the United States Armed Forces on Active Duty or State Active Duty or member of the Florida National Guard and United States Reserve Forces  YES  NO (COPY OF ID REQUIRED)

Applicant Present Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_

Applicant Present Address: \_\_\_\_\_

Applicant Email Address: \_\_\_\_\_

Co-Applicant Name: (Listed on Contract) \_\_\_\_\_

Co-Applicant Present Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_

Co-Applicant Present Address: \_\_\_\_\_

Applicant Email Address: \_\_\_\_\_

### Occupant(s) other than the applicants:

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

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## **BACKGROUND AUTHORIZATION INQUIRY RELEASE FORM**

***\*\*Please present a separate form for each applicant\*\****

In connection with my application for residency I understand various sources will be contacted to provide an investigative background inquiry on me which may include but not be limited to: identity and prior address verification, criminal history, consumer credit history, bankruptcy, lien, civil judgment and eviction record history. I authorize any source contacted to furnish the above information and release, discharge and indemnify the end user listed below and its agents and associates from any claims, damages, losses, liabilities, costs and expenses arising from the retrieving and reporting of the requested information. I allow a photocopy of this authorization be accepted with the same authority as the original. This signed release expires one year after the date of origination.

### **PLEASE PRINT**

Association Name: **Heritage Oaks at Tradition HOA - For Residency**

Prospective Buyer's FULL Legal Name: \_\_\_\_\_  
(First) (Middle) (Last)

Maiden Name(s) (if applicable): \_\_\_\_\_  
(First) (Middle) (Last)

Previous Married Name (if applicable): \_\_\_\_\_  
(First) (Middle) (Last)

Social Security Number: \_\_\_\_\_ DOB: \_\_\_\_\_

Driver's License # (if have one): \_\_\_\_\_ State: \_\_\_\_\_

Current Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Previous Street Address (if you have one): \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Applicant Phone: \_\_\_\_\_

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

***PLEASE NOTE: This signature must be hand signed, not computer generated.***

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## **RULE RESTRICTING LEASING OF UNITS**

The following Rule shall govern the leasing of any unit in Heritage Oaks at Tradition: **RULE**. At the time any person or entity acquires title to a unit, such owner shall not be permitted to lease the acquired unit for a period of twenty four (24) months, unless the number of rentals is less than 15% of the total number of homes in the community at any time during that 24 month period. After the twenty four (24) month period expires, such owner may lease the unit in accordance with the Lease Covenants and Restrictions set forth in the Declaration. The Association will, at all times, maintain a record of the units that are currently being leased and will furnish such record, within ten (10) business days, to any person or entity that is a bona fide prospective purchaser of a unit or other prospective transferee of a unit. This Rule shall not apply to any unit that is owned by the Association or a unit that is acquired by any first mortgagee through foreclosure or acceptance of a deed in lieu of foreclosure. This Rule also shall not apply to any person who acquires title to a unit by inheritance or to units transferred between spouses, or members of an Owner's immediate family, including children and step-children.

\*\*\*\*Approved at the Board of Directors Meeting of 6/28/18\*\*\*\*\*

If you have any questions, please feel free to contact us at Signature Property Management at 772-219-4474

Sincerely,

*Scott Montagna*

Scott Montagna-LCAM, CMCA  
For and on behalf of the Board of Directors

\_\_\_\_\_  
BUYER SIGNATURE

\_\_\_\_\_  
BUYER SIGNATURE

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**VEHICLE REGISTRATION FORM**

**LICENSE DRIVERS:** *(To be residing in the Community)*

Name: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_  
Name: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_  
Name: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_  
Name: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_

**DESCRIPTION OF VEHICLE(S):**

**Vehicle #1**

**Vehicle #2**

Make: \_\_\_\_\_ Make: \_\_\_\_\_  
Model: \_\_\_\_\_ Model: \_\_\_\_\_  
Year: \_\_\_\_\_ Year: \_\_\_\_\_  
Color: \_\_\_\_\_ Color: \_\_\_\_\_  
Tag #: \_\_\_\_\_ Tag #: \_\_\_\_\_  
State: \_\_\_\_\_ State: \_\_\_\_\_

Vehicle #1 registered to: \_\_\_\_\_

Vehicle #2 registered to: \_\_\_\_\_

*(If you have additional vehicles, please attach a separate page.)*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**PET REGISTRATION FORM**

- \*Limit two (2) pets only.**
- \*Must have a picture of each pet.**
- \*Must include at the time of application, proof of vaccination.**
- \*Must include at the time of application, proof of Port St. Lucie Pet Licensing.**
- \*No exotic pets are allowed.**
- \*No pets shall be kept, bred or maintained for any commercial purpose.**
- \*Dogs which are household pets shall at all times whenever they are outside a unit be confined on a leash held by a responsible person.**
- \*An owner/tenant shall immediately pick up and remove any solid animal waste deposited by his pet on the properties, including the common areas and the exclusive neighborhood common area.**

PET(S):      YES \_\_\_\_\_      NO \_\_\_\_\_

<u>Name</u>	<u>Age</u>	<u>Color</u>	<u>Weight</u>	<u>Breed</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Co-Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **Port Saint Lucie Animal Control Violations & Citations-Information about Animal Control Citations— 92.27(a) and 92.99**

Animal Control Officers may issue citations to citizens who violate city Animal Control ordinances. The citations are issued for civil, not criminal, infractions. Currently, the citation amounts are as follows:

First offense \$50

Second Offense \$100

Third offense \$200 plus mandatory court appearance

### **Animals at Large— 92.03 (A) (1)**

All domestic pets must be properly restrained at all times while outside the confines of the owner's home. Restraint is defined as being on a leash, within an enclosed area or otherwise secured within the property limits of its owner or keeper. Verbal command is not deemed to be proper restraint. Animals captured running loose are transported to the Animal Control holding facility for the owner to pick up. An impound fee of \$25 is charged for each animal picked up, and \$10 for each night the animal remains at the animal control compound. If the owner fails to pick up the animal, it is transported to the Humane Society of St. Lucie County (772) 461-0687.

### **Noisy Animals Prohibited—92.09**

#### **Noisy Animals Prohibited— 92.09**

It shall be unlawful for any person to keep, harbor, own, or maintain any animal which causes a noise disturbance by barking, yelping, howling, screeching, squawking, chirping, cawing, crowing or whistling between the hours of 11 p.m. and 6 a.m. Additionally, the animal may not bark, yelp, howl, screech, squawk, chirp, caw, crow, or whistle for continuous periods of five minutes or more at any other time of the day.

### **Animal Licensing— 92.40**

All domestic pets over the age of 6 months old must have a City of Port St. Lucie animal license displayed on their collar. The cost for a license is \$5 for an altered animal (spay or neutered), or \$15 for an unaltered animal. Proof of current rabies vaccination from a licensed veterinarian is required, and licenses may be obtained from most Port St. Lucie veterinarians, and at the Animal Control Department 1133 S.W. Macedo Blvd., or by mail.

### **Removal of Animal Defecation— 92.16**

It is unlawful for any person to allow an animal to defecate upon private property not owned by the person or upon public property, including but not limited to sidewalks and swales, without removing the defecation. This shall not apply to physically challenged persons or if the owner has the consent of the property owner in question.

**Applicant Initials**

**Co-Applicant Initials**



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**PERSONAL REFERENCES:** *(Other than family members)*

1. Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

2. Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

**RESIDENCE HISTORY:** *(If less than five (5) years, provide previous residence information on separate sheet)*

1. Previous Address:

\_\_\_\_\_ Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

I/We have \_\_\_\_\_ owned OR \_\_\_\_\_ rented this home for (length of time) \_\_\_\_\_

Name of Landlord or Mortgage holder:

\_\_\_\_\_ Phone: \_\_\_\_\_

2. Previous Address:

\_\_\_\_\_ Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

I/We have \_\_\_\_\_ owned OR \_\_\_\_\_ rented this home for (length of time) \_\_\_\_\_

Name of Landlord or Mortgage holder:

\_\_\_\_\_ Phone: \_\_\_\_\_

**EMERGENCY CONTACTS:**

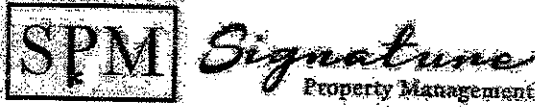
1. In case of Emergency notify: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

2. In case of Emergency notify: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

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**Acknowledgement of Association  
Rules & Regulations & Governing Documents**

(Please sign only the statement that applies)

**BUYER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING:**

I/we have received from the Property Owner a copy of all the deeded Documents, Rules and Regulations as amended, or as may be promulgated hereafter by the Board of Directors. I/we understand that I/we are moving into a deed restricted community. I/we have read, understand, and agree to abide by said Documents, Rules, and Regulations of Heritage Oaks Home Owners Association, Inc.

**Applicant:** \_\_\_\_\_ **Co-Applicant:** \_\_\_\_\_  
(Signature) (Signature)

**Applicant:** \_\_\_\_\_ **Co-Applicant:** \_\_\_\_\_  
(Print Name) (Print Name)

Date: \_\_\_/\_\_\_/\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

**OR**

If owner fails to provide a set of Documents to Buyer, I/we will obtain a copy from the Association's Property Management Company at my/our expense. I/we understand that I/we are moving into a deed restricted community. Prior to moving into said property, I/we agree to abide by said Documents, Rules, and Regulations as amended, or may be promulgated hereafter by the Board of Directors of Heritage Oaks Home Owners Association, Inc.

**Applicant:** \_\_\_\_\_ **Co-Applicant:** \_\_\_\_\_  
(Signature) (Signature)

**Applicant:** \_\_\_\_\_ **Co-Applicant:** \_\_\_\_\_  
(Print Name) (Print Name)

Date: \_\_\_/\_\_\_/\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

**(Only sign acknowledgement that identifies current possession status of Documents)**

Heritage Oaks at Tradition Homeowners' Association Inc.



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**RESPONSIBILITIES TO BE HANDLED OR PASSED ON TO NEW OWNER**

*Call Property Management Office to determine if property has any outstanding violations before submitting application*

*(This form must be filled out for Board signature on C.O.A)*

The owner of property located at: \_\_\_\_\_

Has added the following violations to the property: \_\_\_\_\_

\_\_\_\_\_

When you purchase this home, you will assume the following responsibilities: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Please indicate your choice of the options below, sign your name and the date:*

1. Assume Responsibility: \_\_\_\_\_

2. Have owner remove or correct: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_

*As soon as your seller is in compliance, your application can be finalized.*

PROPERTY MANAGER: Signature: \_\_\_\_\_ Date: \_\_\_\_\_

BOARD OF DIRECTORS: Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Heritage Oaks at Tradition Homeowners' Association

<https://heritageoaks.capsure.com/FrmLogin.aspx>

## QUICK REFERENCE GUIDE RULES AND REGULATIONS

The following is only a guideline. Please refer to your Governing Documents for explanations and details. This guide does not include all of the restrictions and may be updated as needed.

**All violations are subject to fines of up to \$100 per day up to \$1,000.00 and/or loss of privileges.**

### **Appearance of Homes and Lawns:**

All homes and yards must be maintained in appearance at all times.

All landscape beds as seen from the street must be mulched and free of dead plantings.

All tree rings around oak trees bordering streets and sidewalks must be mulched by owner.

All landscape beds and tree rings containing any form of stones must have a border or edging separating stone from turf.

All landscape borders or edging must be maintained in appearance and kept free of mold.

All roofs must be free of mold and mildew and pressure cleaned as needed.

All homes front yards as seen from the street will be limited to 6 decorative pots not less than 8 inches and not to exceed 48 inches in height.

All homes exterior paint must be maintained and painted as needed.

All damaged house trim and decorative shutters must be repaired or replaced.

Driveways must be kept clean and free of oil stains and debris.

### **Exterior Changes to Home and Yards:**

No owner shall make any alterations additions, improvements or changes to structure or landscaping without prior approval of the Architectural Review Committee (ARC).

All new landscape beds must have approval of the ARC. No approval is required when replacing plant life in existing landscape beds.

### **Structures:**

No fence, screen enclosure or pool shall be installed, except as may be approved by the ARC.

No above ground pools except small baby pools, and they must be emptied overnight.

No carports shall be permitted.

Screen enclosures must be constructed with white aluminum and charcoal screening.

Playground equipment installed by homeowner must meet ARC approval and must include adequate landscaping to provide screening from neighboring properties.

### **Garages & Doors:**

The doors of all garages shall be closed at all times, except as needed for ingress and egress or active use.

No garage shall be converted so as not to allow access of original number of vehicles.

All damaged garage door panels must be repaired or replaced.

**Mailboxes** are the responsibility of the Resident to be kept clean, not the Associations. Damaged boxes must be replaced by owner by our approved vendor.

**BBQ's:** May not be used in the front of the house. Grills must be stored indoors or on the lanai or patio when not in use.

**Satellite Dishes:** Must be less than 1.0 meter in diameter, installed away from general view, and must be approved by Architectural Review Committee prior to installation.

**Hurricane Shutters:** Shutters may only be installed during a "hurricane watch" or a "hurricane warning" and must be removed within 14 days after the storm. In the event there is no watch or warning but the Governor issues a state of Emergency, then the shutters can also be installed.

**Signs:** No signs of any kind shall be displayed to the public view except a **professional security system** sign.

**Holiday Lights:** Must be removed from all houses no later than January 15<sup>th</sup> of each year

**Speed Limit:** Posted **25** miles an hour throughout the Community. It is the Owner's responsibility to notify all guests and tenants that this rule will be strictly enforced.

### **Parking:**

Residents and their guests must park in driveway or garage. No all-night parking on the street between 2AM & 6AM. Vehicles may be towed.

- No driving or parking on the grass
- No parking sideways or at an angle on driveways
- No vehicles may be stored on the driveway with a cover on it.
- Owners/Residents or Guests may not obstruct sidewalks with vehicles when they are parked in their driveways and may not park their vehicles so that they overhang into the street.
- No repair, except emergency repair of vehicles shall be made within the properties, except in the garage of a home.
- No stopping or parking at main entrance gate area or at South gate area when picking up or dropping off children for school bus stops.
- No parking in Clubhouse lot allowed unless vehicle has resident decal.
- No parking of commercial trucks, boats, campers or trailers in driveways or clubhouse lot.
- Owners may request additional overnight parking at Clubhouse for guests when necessary. All requests must be made through Advantage Property Management. A parking permit will be issued by the guard at the front gate and must be displayed on the dashboard in clear view. **Car must be moved each day by 9:00 AM.**

### **Animals and Pets:**

No breeding allowed. Limit of 2 household pets only.

No aggressive breeds allowed.

Dogs must be on a leash at all times when outdoors and owner must pick up solid waste. Yards must be kept free of animal waste.

All Residents must provide a dog/cat license from PSL & proof of current rabies vaccination from a licensed veterinarian. This is also a requirement of the PSL Animal Code.

**All Port Saint Lucie Animal Control Ordinances will be enforced.**

### **Trash pick-up:**

Trash containers must be kept in sanitary condition and **always** stored in the garage.

Each home must use a minimum of 1 trash can with a secure lid for waste.

They may be put out no earlier than 6:00 p.m. the evening prior to pick up.

**Disposable garbage bags may be used for excess waste and only be put out the day of pick up.**

Pick-ups are, Tuesday and Friday for garbage, Friday for recycling, and Saturday for yard debris. Home owners are responsible to clean up any debris left after pick up. Receptacles must be returned to the garage ASAP or by 7AM the day after pick up.

### **Bicycles:**

Must be kept inside your garage when not in use.  
Must be stored in the bike rack at the front of the Clubhouse and Main Entrance.  
Bike riding should always be on the street when possible. Sidewalks are for pedestrian use.  
If children are riding a bike on the sidewalk, please yield to pedestrians.

### **Basketball Hoops:**

Basketball hoops must be stored at the top of the driveway next to the garage door between dusk and dawn.  
Basketball hoops may not be stored on the grass.  
Basketball hoops can only be used between the hours of 8am and 8pm  
Basketball hoops can only be used on the driveway  
Basketball hoops must be portable. Permanent type basketball hoops are NOT allowed.  
Basketball hoops must be kept in good order.  
If these guidelines are not followed, the Owner/Resident will be required to remove the basketball hoop and be subject to a fine.

### **Yard and Garage Sales:**

Individual yard and garage sales are not permitted.  
The HOA will allow community yard sales from time to time.

### **Guardhouse:**

You should always go on-line to our web portal, Securitas Capsure, to notify the guard of a visitor.  
A valid driver's license is required or entry will be denied.  
A fine will be levied for damaging gates as well as the cost of repairs  
Owners are responsible for all Guests while in the community.

### **Leasing of Units:**

Lease must be in writing and for not less than 6 months and not more than 12 months. Tenants must complete the Heritage Oaks HOA Lease Information Package, pay the related application fee and receive an official HOA approval notice BEFORE moving in. **The landlord must also post a \$1,000.00 security deposit check with the HOA when the tenant makes application. This deposit must be paid by the landlord.** Tenant understands and agrees that there will be a full criminal background check. Moving in prior to approval will result in a fine to both landlord and tenant.

### **New Purchase Lease:**

- If the total number of units in Heritage Oaks which are leased is equal to or exceeds 15% **a new buyer** cannot lease his unit for the first 24 months of ownership or until the percentage drops below 15%.

## Clubhouse, Pool, and Fitness Room Rules and Hours

Report all violations to Signature Property Management at 772-219-4474. Please call the Police (911) if anyone has damaged HOA property or is trespassing and has refused to leave after being requested to do so.

- **NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK**
- Pool Hours: Open from **DAWN** until **DUSK**
- Fitness Room: Open 24 hours per day & Meeting Room: From **6 AM** to **10 PM**
- You Must Have a Key Card to enter Clubhouse, Pool area, & Fitness Room.  
**NEVER ALLOW ANYONE ENTRY WITHOUT THEIR KEY CARD.**
- Children under 18 must be accompanied & supervised by an adult in all facilities.
- **NO DIVING IN POOL.** No dangerous behavior, horse play or vulgar language on premises. **NO RUNNING**
- **NO** Smoking or Glassware allowed anywhere in this facility
- **NO** pool rafts exceeding 30 inches in width allowed in pool.
- **NO** bicycles, skateboards, or similar wheeled items permitted anywhere in this facility. Use the outside bicycle racks provided.
- Alcohol is **only** permitted in the meeting room and only during adult only functions (21+ years old). **No Alcohol** is permitted anywhere else.
- Food & Beverage is allowed in designated **FOOD AREA only**. No glass permitted. Security Guard has the right to inspect all coolers & bags.
- Bathing suits required in pool. Babies must wear appropriate swim diapers when in pool.
- No children under 12 years allowed in spa
- No music or radios allowed without headphones
- **NUMBER OF GUESTS ALLOWED PER FAMILY IS SIX (6)** unless prior approval is obtained from Management Company.

Violation of these **RULES** may result in suspension of all pool, clubhouse, and fitness room privileges.

Any damage to HOA property shall result in a suspension of all privileges and/or fine. Owner is responsible for cost of all repairs.

All rules and regulations per Florida Statute Chapter 64E-9 Public Swimming Pools and Bathing Places apply