

PARK LAKE VILLAS, INC.
A CONDOMINIUM ASSOCIATION
C/O GREYSTONE MANAGEMENT COMPANY
620 N. Wymore Road, Suite 270
Maitland, Fl. 32751
407-645-4945
407-645-5598 fax

AN EXECUTED COPY OF SALE/PURCHASE CONTRACT AND NON-REFUNDABLE APPLICATION FEE OF \$150.00 PER BUYER OR \$150 PER MARRIED COUPLE PAYABLE TO PARK LAKE VILLAS MUST ACCOMPANY THIS APPLICATION, COMPLETED IN ITS ENTIRETY. ANY APPLICATIONS NOT COMPLETED PROPERLY WILL BE RETURNED TO THE APPLICANT. ALLOW 2-4 WEEKS FOR PROCESSING.

THIS APPLICATION IS SUBJECT TO APPROVAL BY THE BOARD OF DIRECTORS. THE APPLICATION PROCESS ALSO PROVIDES FOR A MANDATORY MEETING BETWEEN THE BOARD AND APPLICANT(S) WHICH WILL BE SCHEDULED AFTER THE FULLY COMPLETED APPLICATION IS SUBMITTED. BY SIGNING AND SUBMITTING THIS COMPLETED APPLICATION, THE APPLICANT(S) ACKNOWLEDGE, UNDERSTAND AND AGREE THAT SUBMISSION OF THIS APPLICATION AND/OR MEETING WITH THE BOARD OF DIRECTORS DOES NOT IMPLY OR GUARANTEE ACCEPTANCE OF THIS APPLICATION.

INFORMATION CONTAINED WITHIN THIS APPLICATION SUPERCEDES ANY VERBALLY RELAYED OR IMPLIED INFORMATION. ALL BUYER/SELLER QUESTIONS MUST BE SUBMITTED IN WRITING TO BE PROPERLY CONSIDERED.

NOTICE OF INTENTION TO SELL

To: Board of Directors, Park Lake Villas, Inc.

In accordance with the provisions of the Declaration of Condominium, Articles of Incorporation, Bylaws and Rules & Regulations of Park Lake Villas, Inc., as amended by any and all amendments and supplemental declarations thereto, you are hereby notified that I (We) desire to accept a bona fide offer made to me (us) by _____ to purchase my (our) private unit# ____ at the address _____. I am aware that the Association has a period of fifteen (15) days in which to approve or disapprove the application. I also understand that there are no "emergency" or last minute approvals. I (we) agree to provide the Association with all information required by said Documents and this Application.

Dated this ____ day of _____, 20____

Seller

Seller

Buyer Initials ____

PARK LAKE VILLAS, INC.
NOTICE OF INTENTION TO PURCHASE

In order to facilitate consideration of my (our) application to purchase the above-designated unit in Park Lake Villas, I (we) represent that all of the following information is factual. I (we) are aware that any falsification or misrepresentation of the facts in the application process will result in automatic rejection of this application. I (we) consent that you may make further inquiry concerning this application. By signing this application, I (we) attest and affirm that I (we) have received, read and FULLY UNDERSTAND and ACCEPT the Rules and Regulations, Bylaws, Declaration of Condominium and Articles of Incorporation of Park Lake Villas, Inc. I (we) also fully understand and accept that all Rules and Regulations are strictly enforced without exception, including but not limited to, legal action, costs and fees brought to bear against the violator(s). I (we) have read and understand the information on page 1 of this application. If page 1 is missing, it is the responsibility of the Buyer(s) to request and initial page 1, or the application will be considered incomplete and will be returned to Buyer(s). The Buyer(s) shall initial all pages in the areas provided for this purpose. THERE ARE NO "RUSH" OR EMERGENCY APPLICATIONS. Application approval time is 2 weeks to 30 days.

Please print or type

(With Middle Name)

FULL NAME OF PURCHASER _____ DOB _____
SS# _____ EMPLOYER _____ PHONE (W) _____
HOW LONG EMPLOYED _____ PHONE (H) _____ PHONE (C) _____
DRIVER LICENSE# _____ STATE _____
Email _____

(With Middle Name)

FULL NAME OF SPOUSE/CO-OWNER _____ DOB _____
SS# _____ EMPLOYER _____ PHONE (W) _____
HOW LONG EMPLOYED _____ PHONE (H) _____ PHONE (C) _____
DRIVER LICENSE# _____ STATE _____
Email _____

PRESENT HOME ADDRESS _____ CITY _____
STATE _____ ZIP _____ HOW LONG _____ LANDLORD _____
LANDLORD ADDRESS _____ CITY _____
STATE _____ ZIP _____ MONTHLY RENTAL/MORTGAGE PAYMENTS _____
MORTGAGE CO. _____
PREVIOUS LANDLORD/MORTGAGOR _____

Buyer Initials _____

PARK LAKE VILLAS, INC.
NOTICE OF INTENTION TO PURCHASE

The Declaration of Park Lake Villas, Inc. provides an obligation to the Unit Owners that the units are for Single Family Occupancy. (See amendment to Declaration from 2017) Please state the name and relationship of each person who will be occupying the unit regularly, no more than five (5) persons per 3 bedroom unit and four (4) persons per 2 bedroom unit:

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

Total number of children _____ Ages _____, _____, _____ Sex _____, _____, _____
who will be living with you

Emergency Contact Person: _____ Phone _____
Emergency Contact Person: _____ Phone _____

**TWO (2) CAR MAXIMUM PER UNIT: EXTRA CARS WILL BE TOWED.
OVERFLOW PARKING FOR GUESTS ON GROVE STREET ONLY.
NO COMMERCIAL VEHICLES WITH /WITHOUT SIGNAGE, HEAVY DUTY
&/or COMMERCIAL GRADE &/or DIESEL TRUCKS OR BOATS, PODS,
RECREATIONAL VEHICLES OR TRAILERS ALLOWED AT ANY TIME.**

Make/Model _____ Year _____ Color _____ Tag# _____ State _____
Make/Model _____ Year _____ Color _____ Tag# _____ State _____
Diesel? _____ 4X4? _____ Extended Cab? _____ Extended Bed? _____

We are serious about limits on vehicles and violation towing may occur without notice.

PET: ONLY TWO (2) cats, dogs or birds less than 25 pounds allowed. See Rules and Regulations concerning details, including pet walk area, waste disposal and noise restrictions. **If no pets are contemplated, write “no pets” below and initial.** If incomplete, the application will be returned. Park Lake Villas, Inc. reserves the right to view and photograph and obtain vet certificates on all pets prior to approval of the application for the purposes of verification of the application and documentation of compliance and enforcement to Association attorney(s).

Buyer Initials _____

PARK LAKE VILLAS, INC.
NOTICE OF INTENTION TO PURCHASE

Species _____ Breed _____ Height _____ Weight _____ Name _____
Coloring _____ Remarks _____

Species _____ Breed _____ Height _____ Weight _____ Name _____
Coloring _____ Remarks _____

I (We) am (are) purchasing this unit with the intention to: (circle one)

1. Reside as owners on a full-time basis
2. Reside as owners on a part-time basis
3. Lease unit to another party

As it is the Association's duty to have fair knowledge in order to protect the interests of the members of the Association, it is the resident's obligation to immediately report any changes or additions to the information appearing in this application as regards number of persons regularly occupying the unit and vehicles/pets appurtenant to the unit.

BANK NAME _____ CITY/STATE _____
BANK NAME _____ CITY/STATE _____

THREE (3) Personal References- Local

Name _____ Address _____

City/State/Zip _____ Phone _____

Name _____ Address _____

City/State/Zip _____ Phone _____

Name _____ Address _____

City/State/Zip _____ Phone _____

Closing Information:

Date of closing _____

Closing Agent _____ Phone _____

Address/City/State/Zip _____

Attn: _____

Real Estate Agent _____ Agency _____

Branch _____ Phone _____

I (We) are aware of, hold, and agree to abide by the Park Lake Villas, Inc., covenants, restrictions, Rules and Regulations, Bylaws, Articles of Incorporation and Declaration of Condominium and any amendments thereof in effect within the term of my (our) ownership. It is the Buyer's responsibility to obtain a full set of documents.

Buyer Initials _____

PARK LAKE VILLAS, INC.
NOTICE OF INTENTION TO PURCHASE

Dated this ___ day of _____, 20__.

PURCHASER SIGNATURE

PRINTED NAME

PURCHASER SIGNATURE

PRINTED NAME

Mailing address and fax # for notice of acceptance or rejection of this application:

C/O _____ City/State/Zip _____

Fax# _____ Comments _____

INCOMPLETE APPLICATIONS WILL BE RETURNED OR DESTROYED WITH NOTICE.

Please return this FULLY COMPLETED application and fee payable to PARK LAKE VILLAS, Inc. to:

Greystone Management Company, Attn. PLV
620 N. Wymore Road, Suite 270 Maitland, Fl. 32751
Phone: 407-645-4945 Fax: 407-645-5598

PROPERTY ADDRESS: _____

ASSOCIATION _____

To the Board of Directors of Park Lake Villas, Inc.:

Attached is the Application Fee **payable to PARK LAKE VILLAS, INC.**, in the amount of \$150.00 per applicant and spouse and \$150 each for unrelated persons and adult children of purchasers and all required documents including but not limited to a fully executed contract for sale/purchase.

GREYSTONE: COPY FRONT OF CHECK TO INCLUDE WITH APPLICATION TO BOARD OF DIRECTORS. NO ESTOPPEL INFORMATION SHALL BE RELEASED UNTIL YOU ARE PERSONALLY NOTIFIED IN WRITING BY THE BOARD OF DIRECTORS. THE 30 DAY APPROVAL/DISAPPROVAL PERIOD SHALL COMMENCE WHEN THE BOARD RECEIVED A PROPERLY COMPLETED PACKET FOR REVIEW. THERE ARE NO EMERGENCY APPROVALS. INITIAL SUBMISSION OF APPLICATIONS IS THE RESPONSIBILITY OF THE REAL ESTATE PROFESSIONALS. TITLE COMPANY DIFFICULTIES ARISING FROM LACK OF APPLICATIONS SHOULD BE ADDRESSED TO REAL ESTATE AGENTS BY TITLE AGENTS. THIS IS NOT A MANAGEMENT OR BOARD PROBLEM AND SHALL NOT BE ASSUMED BY SAME.

AP FEE RECEIVED? ___ CHECK# ___ COPY OF CHECK ATTACHED? ___
CONTRACT ATTACHED? ___ CREDIT CHECK? ___ CRIMINAL CHECK? ___

EMPLOYMENT VERIFICATION? ____ (For EACH Purchaser)

PETS WEIGHED? ____ WEIGHTS? ____ PHOTOS? ____ VET CERTIFICATES? ____

COMMENTS:

INTERVIEW DATE/COMMENTS/SIGNATURES OF THOSE PRESENT:***

COPY OF RULES AND REGULATIONS RECEIVED BY PROPOSED RESIDENT: YES NO

CHECK RECEIVED: YES NO CHECK#_____

COPY OF CHECK ATTACHED: YES NO

PARKING DECAL# ____

APPLICATION IS: APPROVED____ DENIED____
DATE_____

_____ Title, Board of Directors

_____ Title, Board of Directors

Buyer Initials ____

***Interview can only be scheduled AFTER the applicants have received and read the Association Documents which are available on www.parklakevillas.com. Applicants should note any questions and bring to interview. The interview is designed to familiarize applicants with condominium living as pertains to Park Lake Villas. Some issues which will be covered include, but are not limited to, pets, pet waste, parking, noise, personal objects in the common area, trash removal, window coverings, dues, assessments, etc.

All documents are strictly enforced including legal action which may be at the unit owner's expense.