

MAGNOLIA VALLEY CONDOMINIUM, INC.

PURCHASER(S) APPLICATION

DATE: _____ CLOSING DATE: _____

NAMES OF PURCHASER(S): _____ AGE(S): _____

CURRENT ADDRESS: _____

TELEPHONE: _____ NO. FAMILY MEMBERS: _____

DESCRIPTION OF UNIT FOR SALE

UNIT ADDRESS: _____

APT: _____ BLDG: _____ PURCHASE PRICE: _____

CURRENT MAINTENANCE FEE: _____ NO. BEDROOMS: _____ BATHS: _____

CURRENT OWNERS NAME: _____

A COPY OF THE DECLARATION OF CONDOMINIUM & BY-LAWS ARE AVAILABLE ON OUR WEBSITE: magnoliavalleycondos.com UNDER THE DOCUMENTS TAB

AN ESTOPPEL FEE OF \$200.00 IS TO BE PAID BY THE BUYER/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: _____

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Reference Guide for Magnolia Valley Condo Rules

Please initial each category as read and sign this document. Return the document with your application for purchase of a condominium at Magnolia Valley Condos.

Condo Ownership

The condo units are single family residences for adults ages 55 and up. (All persons residing in the unit must be at least 55)

The number of units that any person may own is limited to one unit.

Purchases of condos must be for owner's occupancy.

No rooms may be rented, and no transients accommodated.

Sales and rentals must be approved by the board.

Contact the secretary for the sales and rental policy as needed.

Maintenance Fee

A monthly maintenance payment is due by the 15th of each month.

A late fee of \$10 shall be charged for late payments.

Maintenance

Unit owners are responsible for the maintenance of their unit, including outside appurtenances such as air conditions, plumbing, wiring. Screens and windows shall be maintained and replaced with materials that conform with the other buildings.

Second floor unit owners are responsible for the carpet on the stairs leading up to their unit.

The Condo Association is responsible for the maintenance of the common areas. No modification of the sprinkler system, no painting of the exterior of the building, no drilling holes in the building or pillars, etc. is permitted without prior approval of the board.

Pet Policy

No dogs, cats or other pets of any kind will be permitted.

Parking

No storage of trailers, boats, campers, motor homes, or commercial vehicles are allowed in the common parking areas. Please check with the association to see if your unit comes with a carport.

Displays

No unsightly displays shall be permitted such as hanging of clothes to dry, "For Sale", advertising, etc. on the buildings or within the common area. Signs displayed with the permission of the board shall not exceed 18" x 24" in size.

_____ **Purchases**
A unit owner cannot purchase any item or service and charge or request reimbursement from the condominium association without prior approval of the board.

_____ **Landscaping**
For first floor owners, plantings in the back of buildings cannot exceed 24” in height nor extend further than 24” into the yard area and must be approved by the grounds committee before planting.

_____ **Disturbances**
No resident shall make disturbing noises that interfere with the rights, comforts, or convenience of the other residents.

By signing below, you agree to abide by all the afore referenced rules as well as all covenants, conditions, and regulations as recorded in the Magnolia Valley Condominium, Inc. Declaration and By-Laws. A copy of which can be found on-line at magnoliavalleycondos.com under the Documents Tab on the Home Page.

Signature	Printed Name	Date
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