

# Welcome to Tiki Village

A Deed Restricted Not For Profit  
55 Plus Community  
A Florida Condominium Association



WHERE HOME VALUES ARE  
REFLECTED IN THE  
CARE OF OUR HOMES  
AND COMMON GROUNDS

Love



Office: 3436 Kauna Point Drive  
Holiday, FL 34691  
Tel: 727-934-3545  
Fax: 727-934-3545

WHERE GOOD  
FELLOWSHIP ABOUND  
AND A HELPING HAND  
IS ALWAYS NEAR  
WELCOME ABOARD!

Peace



## **TIKI VILLAGE MOBILE HOME PARK CONDOMINIUM ASSOCIATION**

### **PURCHASE / LEASE PACKAGE**

SELLER / BUYER/ LESSOR INFORMATION

APPLICATION FOR PURCHASE / LEASE APPROVAL

AGE VERIFICATION CENSUS FORM

GATE INFORMATION

COMMONLY ASKED QUESTIONS

EMERGENCY CONTACT FORM

BACKGROUND CHECK FORMS

RULES AND REGULATIONS

**ALL FORMS MUST BE COMPLETED AND RETURNED TO THE TIKI  
VILLAGE BOARD OF DIRECTORS FOR PROCESSING**

**NOTE: BACKGROUND CHECK FORMS AND RULES AND REGULATIONS MUST BE PRINTED SEPARATELY**

Tiki Village Mobile Home Park Condominium Association, Inc.  
3436 Kauna Point Drive, Holiday, FL 34691  
727-934-3545  
tikivillage3436@gmail.com

## SELLER / BUYER / LESSOR INFORMATION

As the Unit Owner/Seller/Buyer/Lessor it is your responsibility to provide 30 days notice and to follow the Tiki Village Mobile Home Park procedures. The purchase/lease package, which is to be provided to the purchaser/lessee, is available at the office or online at:

<https://tikivillageholiday.godaddysites.com/applications>

The forms are to be printed, completely filled in, and provided to Tiki Village Mobile Home Park for processing. If a realtor is involved with the sale that person may take care of this for you.

On the Applications page, if you are printing the forms, please review and fill out the following:

- Tiki Village Purchase/Lease Package (return to Tiki Village)
- Background Check Forms (process through Accurate Background Check)
- Rules and Regulations (read and review)
- Governing Documents and Amendments (read and review)

A background check is required for all occupants. The background check is completed directly through Accurate Background Check. They will take your payment for the processing of your background check. If you have any questions you can contact them by replying to [Orders@BKChecks.com](mailto:Orders@BKChecks.com) or calling them at 352-291-1155.

Included in your package you will find a copy of the Rules and Regulations. Please review them carefully so as to avoid issues. The rules do have limitations for pets, rentals, no fences, parking, etc. Early review is beneficial.

Return the complete package of forms, including a photocopy of your driver's license(s). The package should be mailed to the office or emailed.

A \$50.00 application fee is required at the time of submitting these documents. Please make check payable to Tiki Village Mobile Home Park.

Once the background check is completed and a closing date or move in date is set, we will schedule an interview to review all the information and answer any questions or concerns. If you are locally available we will do the interview in person. If you are out of state we will arrange a phone interview.

## SELLER / BUYER / LESSOR INFORMATION CONTINUED

The seller/lessor must insure that their unit is in compliance with Tiki Village Mobile Home Park documents and is without any outstanding violations.

Lessor: It is your responsibility as lessor to make your lessee aware of the Association Documents, including the Rules and Regulations and Amendments to these Documents, by which they must abide while a resident of Tiki Village Mobile Home Park. The Unit Owner/Lessee is liable for any damage to the common areas of Tiki Village caused by the Lessee and for any covenant violations.

### SELLER TO PROVIDE TO BUYER:

1. Clicker for Gate Entry (at least one) or pay \$35.00 at closing
2. Documents/Rules and Regulations or pay \$35.00 at closing

If you need additional information, please contact Tiki Village. Thank you.

Tiki Village Mobile Home Park  
3436 Kauna Point Drive  
Holiday, FL 34691

Phone: 727-934-3545  
Email: [tikivillage3436@gmail.com](mailto:tikivillage3436@gmail.com)

**Tiki Village Mobile Home Park Condominium Association, Inc.**  
**3436 Kauna Point Drive, Holiday, FL 34691**

PLEASE PRINT

**APPLICATION FOR PURCHASE/LEASE APPROVAL**

I/We wish to purchase/lease property currently owned by \_\_\_\_\_  
and located in Tiki Village Mobile Home Park, commonly described as:

Street Address: \_\_\_\_\_, Holiday, FL 34691 Lot # \_\_\_\_\_

\*\*\*\*\*

Buyer/Lessee Name: (Last, First, Middle) \_\_\_\_\_ Age \_\_\_\_\_ DOB \_\_\_\_\_ Ph. Cell <circle> Home \_\_\_\_\_

Buyer/Lessee Name: (Last, First, Middle) \_\_\_\_\_ Age \_\_\_\_\_ DOB \_\_\_\_\_ Ph. Cell <circle> Home \_\_\_\_\_

Buyer/Lessee (Address, City, State, Zip) \_\_\_\_\_ # Years this address \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Total # of adults to occupy the Unit over 55 years of age? \_\_\_\_\_ # under 55 years of age? \_\_\_\_\_

I authorize Tiki Village to include my telephone number for the public roster: Yes \_\_\_\_\_ No \_\_\_\_\_  
(if not answered it will be on the roster)

**PLEASE INCLUDE: A \$50.00 NON REFUNDABLE APPLICATION FEE PAYABLE TO:  
TIKI VILLAGE MOBILE HOME PARK**

**Note: A background check is required for all Buyers and Occupants**

Each unit shall be used only for the purpose of a single family defined as one (1) or not more than three (3) related by blood, marriage or adoption, or no more than two (2) unrelated persons living and cooking together as a single housekeeping unit.

**\*\*ONE OWNER SHALL BE AT LEAST 55 YEARS OF AGE AND MUST RESIDE IN THE HOME\*\***

**List any Additional occupants not identified above:**

Name \_\_\_\_\_ Address, City, State Zip \_\_\_\_\_ Age \_\_\_\_\_ DOB \_\_\_\_\_ # years this address \_\_\_\_\_

Name \_\_\_\_\_ Address, City, State Zip \_\_\_\_\_ Age \_\_\_\_\_ DOB \_\_\_\_\_ # years this address \_\_\_\_\_

**Emergency Contacts (list 2):**

Name \_\_\_\_\_ Cell # \_\_\_\_\_ Home # \_\_\_\_\_

Address \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Cell # \_\_\_\_\_ Home # \_\_\_\_\_

Address \_\_\_\_\_ Relationship \_\_\_\_\_

**\*\*ATTACH A COPY OF DRIVER'S LICENSE FOR EACH BUYER / LESSEE / OCCUPANT\*\***

Pets: Yes \_\_\_\_\_ No \_\_\_\_\_ Type of Pet: \_\_\_\_\_ Weight of Pet: \_\_\_\_\_ Breed of Pet: \_\_\_\_\_

By signing this document Prospective Buyer(s)/Lessee(s) acknowledge that they understand that Tiki Village Mobile Home Park Condominium Association, Inc., in addition to other requirements, allows **no more than one dog and one cat** not to exceed 25 pounds and further that a copy of the current Rabies Vaccination Certificate must be provided to the Tiki Village office **prior** to moving a pet into Tiki Village Mobile Home Park. Violation of this policy could require that a pet not meeting these requirements be removed immediately and a fine assessed.

(Initial \_\_\_\_\_ Date \_\_\_\_\_)

I/We have received and have reviewed, or will review prior to closing/moving into Tiki Village, the Association Documents, including the Rules and Regulations, and Amendments to these Documents that may be made from time to time.

(Initial \_\_\_\_\_ Date \_\_\_\_\_)

I/We understand that acceptance of a deed/lease shall constitute an assumption of the provisions of the Association Documents, including the Rules and Regulations, and are in **agreement to be bound by them**, including any Amendments to these Documents that may be made from time to time.

(Initial \_\_\_\_\_ Date \_\_\_\_\_)

I/We further acknowledge that owned/leased property in a Condominium Association is regulated by the Association’s Governing Documents and the Florida Statutes. 718.303 (3) Florida Statutes reads in part: “The Association may levy reasonable fines for the failure of the owner of the unit or its occupant, licensee or invitee to comply with any provision of the Association’s Declaration, the By-Laws or Rules of the Association.”

(Initial \_\_\_\_\_ Date \_\_\_\_\_)

**OCCUPANCY PRIOR TO BOARD APPROVAL IS PROHIBITED**

Date: \_\_\_\_\_ Signature of Buyer/Lessee: \_\_\_\_\_

Date: \_\_\_\_\_ Signature of Buyer/Lessee: \_\_\_\_\_

Approximate closing/move in date: \_\_\_\_\_

Approval Section sent to: \_\_\_\_\_ Date \_\_\_\_\_

Title Company: \_\_\_\_\_ Address: \_\_\_\_\_

Selling Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

**\*\*\*\*\*APPROVAL SECTION FOR OFFICE USE ONLY\*\*\*\*\***

\_\_\_\_\_ Rule Compliance \_\_\_\_\_ Background Check \_\_\_\_\_ Census Form \_\_\_\_\_ Driver’s License Attached \_\_\_\_\_ Interview Date

The Tiki Village Board of Directors hereby approves the application for Purchase/Lease of the

Unit Located at \_\_\_\_\_ Holiday, FL 34691 Lot # \_\_\_\_\_

By Purchaser(s)/Lessee(s) \_\_\_\_\_

Seller(s)/Lessor(s) \_\_\_\_\_

Pet approved: Yes \_\_\_\_\_ No \_\_\_\_\_ N/A \_\_\_\_\_ Current Rabies Certificate Attached  
Yes \_\_\_\_\_ No \_\_\_\_\_

For the Board of Directors:

\_\_\_\_\_  
Tiki Village Board of Director Signature/Title

\_\_\_\_\_  
Date

Tiki Village Mobile Home Park Condominium Association, Inc.

AGE VERIFICATION CENSUS FORM

Pursuant to FEDERAL REGULATIONS a census must be  
Certified every two years in order to  
MAINTAIN TIKI VILLAGE MOBILE HOME PARK 55 AND OLDER STATUS

Each unit shall be used only for the purpose of a single family defined as one (1) or not more than three (3) related by blood, marriage or adoption, or no more than two (2) unrelated persons living and cooking together as a single housekeeping unit.

**\*\*ONE OWNER/LESSEE SHALL BE AT LEAST 55 YEARS OF AGE AND MUST RESIDE IN THE HOME\*\***

Lot Number \_\_\_\_\_

Tiki Address \_\_\_\_\_ Holiday, FL 34691

Name of Person or Persons **over** fifty-five (55) residing in the unit:

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

Name of Person or Persons **under** fifty-five (55) residing in the unit:

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

Copy of an acceptable proof of age **MUST** accompany this form. (Driver's License(s)).

**\*\*\*\*\*PLEASE ATTACH PROOF OF AGE TO THIS FORM\*\*\*\*\***

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

## TIKI VILLAGE GATE INFORMATION

**In order for you to provide gate access to your visitors, delivery people, etc. after your estate closing:** Contact the office at 727-934-3545 or by email at [tikivillage3436@gmail.com](mailto:tikivillage3436@gmail.com) to have your name and phone information entered into our gate system. You will need to provide us with a “US” phone number (either land line or cell phone). Our gate works by calling your phone from the key pad allowing you to speak directly with the person attempting to enter Tiki Village. Your visitor should enter your lot number at the gate keypad in order to contact you for access. (Example Lot no. 9 should be entered as 009, lot no. 19 should be entered as 019, lot no. 119 should be entered as 119.) If you are expecting a friend or vendor, you need to determine whether or not it is proper to open the gate for this person when they call your telephone. After you have determined that you want to let the person in you need to PRESS 6 on your phone to open the gate. This needs to be done within 30 seconds of answering the call. If you do not know the person calling DO NOT open the gate.

We will also enter your name into the keypad at the gate so that people may find you by looking for your name on the keypad. This process allows your visitors to find your gate code by name. Please test the information at the keypad by entering your lot number and following the process to ensure that the information was entered correctly.

**NEVER PASS A VEHICLE THAT IS ALREADY AT THE KEYPAD.** Only one vehicle at a time can enter thru the gate. When the gate begins to swing open you should move forward to enter.

When you are making arrangements for a delivery, a contractor, etc. please tell them that we are a gated community and provide them with your access code.

**IF YOUR PHONE LINE IS BUSY WHEN YOUR VISITOR ARRIVES AT THE GATE THEY WILL NOT BE ABLE TO GAIN ENTRY, SO IF YOU ARE EXPECTING SOMEONE YOU SHOULD ENSURE THAT YOUR PHONE LINE IS OPEN WHEN THEY ARRIVE.**

**REMEMBER YOUR GUEST MUST ENTER YOUR CODE AT THE KEYPAD FOR YOU TO PROVIDE ENTRY FROM YOUR PHONE.**

You may purchase additional clickers at the current rate from the office. (LIMIT 2 CLICKERS PER HOUSEHOLD) Do not give your clicker to anyone outside your home.

## **COMMONLY ASKED QUESTIONS**

### **HOW IS TIKI VILLAGE “RUN”?**

By an elected Board of Directors who manage Tiki Village on a day to day basis and serve without compensation. Much of the work is done by volunteers. Major maintenance work of “Common Areas” is contracted out by bid.

### **HOW IS MAINTENANCE FEE DETERMINED?**

It is based on the budgeted expenses PLUS additions to the Reserve accounts for the upcoming year.

### **WHEN IS YOUR MONTHLY MAINTENANCE FEE DUE?**

Each unit owner is responsible for the Association Dues to their property payable annually on January 1 of each year with a 30 day grace period ending January 31 of each year. The Board of Directors may make exceptions due to extenuating circumstances.

### **ARE THERE ANY RESTRICTIONS ON THE USE OF MY UNIT OR COMMON AREAS?**

The Condominium Documents including the Rules and Regulations provide certain restrictions and requirements.

### **PROSPECTIVE BUYER / LESSEE**

A prospective buyer/lessee IS REQUIRED to be approved by Tiki Village Mobile Home Park Condominium Association. You are strongly encouraged to also refer to all references, exhibits hereto, the sales contract and familiarize yourselves with the Condominium Documents.

### **CAN I RENT OR LEASE MY UNIT?**

No unit may be leased during the first two (2) years of ownership. After this time, units can be rented or leased only once a year (January 1 through December 30) and for not less than three months per year. There is a \$50.00 application fee paid to the Association for leasing your unit. The tenant or lessee must be 55 years old or older and is subject to a background check and compliance with Tiki Village Mobile Home Park Condominium Documents including the Rules and Regulations and Board of Director approval.

### **CAN I HAVE A PET IN TIKI VILLAGE?**

Pet owners are permitted one (1) dog and one (1) cat in their unit not to exceed 25 pounds. The pet is also subject to additional Tiki Village Rules and Regulations and Pasco County Codes and Ordinances. Pet owners are responsible for keeping current vaccination records on file at office.

### **HOW MANY VEHICLES CAN I HAVE?**

Each unit is allowed two (2) vehicles which must fit and be parked in the carport. No parking on any blacktop, grass or undesignated parking area is allowed. All unauthorized parking of vehicles will be removed and towed by the Association at the owner’s expense.

### **CAN I MAKE CHANGES TO MY PROPERTY?**

Before any outside construction on a home is started, an approval form must be obtained from and submitted to the office along with a drawing of proposed construction.

### **ARE FENCES ALLOWED?**

No fences are permitted other than the fence surrounding the park.

### **WHAT ARE THE OCCUPANCY REQUIREMENTS?**

Each unit shall be used only for the purpose of a single family defined as one (1) or not more than three (3) related by blood, marriage or adoption, or no more than two (2) unrelated persons living and cooking together as a single housekeeping unit.

**\*\*ONE OWNER/LESSEE SHALL BE AT LEAST 55 YEARS OF AGE AND MUST RESIDE IN THE HOME\*\***



TIKI VILLAGE MOBILE HOME PARK CONDOMINIUM ASSOCIATION, INC.

Please Return to Tiki Village  
3436 Kauna Point Drive, Holiday, FL 34691

EMERGENCY CONTACT INFORMATION FOR OWNER OR TENANT

PROPERTY ADDRESS \_\_\_\_\_ LOT # \_\_\_\_\_

Please complete the form below by PRINTING the requested information, sign, date and either hand deliver, mail or email to the Tiki Village Office at tikivillage3436@gmail.com.

Homeowner(s) Name(s) \_\_\_\_\_

Resident Address \_\_\_\_\_

Mailing Address (if different) \_\_\_\_\_

Home Phone # \_\_\_\_\_ Cell # \_\_\_\_\_

Email \_\_\_\_\_

Alternate Address (if seasonal) \_\_\_\_\_

Nearest contact with a key to your residence (in case of emergency)

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

Mailing Address \_\_\_\_\_

Nearest Relative (in case of emergency)

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

Mailing Address \_\_\_\_\_

Tenant(s) if applicable

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

Home Phone # \_\_\_\_\_ Cell # \_\_\_\_\_

Email \_\_\_\_\_

Number of persons occupying unit \_\_\_\_\_ Number of Dogs \_\_\_\_\_ Number of Cats \_\_\_\_\_

Vehicle Make \_\_\_\_\_ Model \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_ Lic # \_\_\_\_\_

Vehicle Year \_\_\_\_\_ Color \_\_\_\_\_ Tag # \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_ Lic # \_\_\_\_\_

Golf Cart Yes/No \_\_\_\_\_ (Must provide proof of insurance, only licensed operators)

Comments \_\_\_\_\_

PLEASE SIGN AND DATE BELOW:

\_\_\_\_\_  
Owner Signature Date Co-Owner Signature (if applicable) Date

I give permission to share my personal information (phone numbers) with other Tiki Village Mobile Home Park Condominium Association, Inc. owners.

Yes \_\_\_\_\_ No \_\_\_\_\_