

TWIN LAKES ESTATES HOMEOWNERS ASSOCIATION

98 GOLFVIEW CIRCLE

UMATILLA, FL 32784

NEW RESIDENTS APPLICATION

We are delighted that you have chosen Twin Lakes Estates as your new community!

As a deed restricted 55+ community, the Homeowners Association is required to verify that all applicants meet the requirements of Section 720 of the Florida Statutes as it pertains to the age of residents. This is also in compliance with the Twin Lakes Estates Covenants and Bylaws, as recorded at the Lake County Florida Clerk of the Courts Office. This application must be completed and submitted to the HOA **prior to purchasing or renting** any home or lot within this community.

Address being considered: _____

Primary contact person's name: _____

Current address: _____

Phone number: _____

Email address: _____

Other address (if part-time resident): _____

We encourage you to share the contact information of a close relative or friend IN CASE of EMERGENCY. This should be a person who will not reside in your home here in Twin Lakes Estates.

ICE Contact: Name _____ Relationship _____

Phone number and/or email address: _____

List below the name, age and relationship of all intended residents, including the applicant.

	Printed Name	Age	Relationship
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

For age verification, you must include a copy of driver's licenses or other documents that show date of birth.

_____ I have attached a copy of each prospective resident's driver's license or other document that shows the age of each intended resident. *(Please initial that you have done so.)*

_____ I/we understand that upon deed transfer, \$2,000 is due to the Association as a capital contribution pursuant to Article IV, Section 9 of the Declaration of Easements, Covenants, Conditions and Restrictions of Twin Lakes Estates. *(Please initial that you acknowledge and understand.)*

Breeding of any animals is prohibited per the Covenants. The total number of pets shall not exceed two (2).
(See Declaration of Restrictions; Article VIII, Section 5, Animals.)

List all pets, type, and breed for all dogs.

1. _____
2. _____
3. _____

Applicants' signatures below certify that all information provided is true and correct. Applicants also understand that this is a 55+ community and certify that they will comply with all of the Covenants, Deed Restrictions, and Bylaws of the Twin Lakes Estates Homeowners Association.

You must sign and date each line below as appropriate.

	Signature	Date
Applicant #1	_____	_____
Applicant #2	_____	_____
Applicant #3	_____	_____

_____ I (We) agree to receive e-mail notifications regarding HOA business. These e-mails include notifications of upcoming Board meetings and any special news of which residents should be aware. *(Please initial.)*

(If applicable) E-mail address and phone number in addition to the primary one given on page 1:

Summary of Twin Lakes Estates Covenants and Deed Restrictions

Great, friendly community, getting better with emphasis on increasing home values

ACC = Architectural Control Committee HOA = Homeowners Association

1. No building, fences or walls or other structure, including exterior additions are allowed without prior written approval of the ACC.
2. No open carports or garages are allowed.
3. No detached structures including, but not limited to, trailers, tents, shacks, barns, garages or other additions to the property are allowed at any time.
4. No structure or fence or other material shall be placed on or within any easement without prior written approval of the ACC or the HOA.
5. Only below ground pools are allowed and must have prior ACC approval.
6. All repairs or work on any vehicle must be done within an enclosed garage.
7. No animals, fowl, or reptiles shall be kept on or in any lot. Caged birds kept as pets and domestic dogs and cats with a maximum combined total of two are allowed. Dogs and cats are not allowed off premises unless leashed and must be cleaned up after.
8. No signs of any kind, except real estate "For Sale" signs are to be displayed for public view on any lot.
9. No structure, fence or other material shall be placed within any easement without prior written approval from the ACC or the HOA.
10. No mobile homes, campers, recreational vehicles, semi trucks or trailers shall park on any lot or street at any time. Exception is made for trucks under 1 ton capacity.
11. No stone, gravel, blacktop, or paving of any kind can be used as a lawn or to create parking space. Adding to existing driveways must have written ACC approval and must be made of concrete. All homes must maintain a working irrigation system.
12. Window air conditioning units are prohibited. All trash containers and A/C units must be shielded from view.
13. All proposed fences must have written ACC approval.
14. Only approved exterior paint and trim paint can be used. See the HOA website at twinlakesestates.net for suggested colors. Think earth tones. The ACC approval form can also be found on the HOA page of the website.
15. Visitors and guests under 16 years of age must be accompanied and supervised by an adult when using recreational facilities.

Signature

Date

Signature

Date

Twin Lakes Estates HOA
Summary of Covenants and Deed Restrictions

I hereby acknowledge that I have read the Summary of Covenants and Deed Restrictions, and I agree to abide by these rules. I agree that there are more items included in the Covenants and Deed Restrictions with which I need to become familiar. Not knowing what they are does not exempt me from complying with them. I am aware that the complete Covenant and Deed Restrictions can be found on the HOA website at www.twinlakesestates.net .

I also acknowledge that one of the reasons for the Covenants and Deed Restrictions is to maintain the highest property values for all of the residents, and that by not complying, I could cause financial harm to all residents of Twin Lakes Estates. I agree to adhere to these rules, and, that if I am found to be in violation, I will personally remedy the issue in question within 14 days at my own expense. I also acknowledge that if I fail to remedy the issue within the 14-day period, the HOA has the right to enter my property in order to remedy the issue, and that I will be liable for any expense incurred in accordance with the Covenants and Deed Restrictions.

_____ I/We have received a copy of “Guidelines/Criteria to Article IX, General Provisions, Section 9, Occupancy – 55 Years of Age and Older Community, of the Declaration of Easements, Covenants, Conditions and Restrictions of Twin Lakes Estates”.

(Please initial.)

_____ I/We have received a copy of “Article VIII, General Restrictions; Section 22, Leasing”. *(Please initial.)*

Homeowner’s signature

Date

Homeowner’s signature

Date

*You may return this completed application electronically to hoatreasurer98@gmail.com
Or return it via USPS using the address on page 1.*