



REALTOR/SELLER INFORMATION
FOR PROPERTY IN LAKE FRANCES ESTATES
"A Deed Restricted, 55+ Community"

Potential buyer(s) must be provided with a copy of the Lake Frances Estates (LFE) By-Laws, Covenants and Amendments. These can be found on the LFE website, www.lakefrancesestates.org, in the GOVERNING DOCUMENTS tab section or the REALTOR tab section. You can download and print the documents from there.

If they decide to pursue the purchase of a LFE property, they must have read the By-Laws, Covenants and Amendments and complete the RESIDENTIAL PURCHASE REQUEST and read, sign and date the DISCLOSURE SUMMARY. Both are located on the website in the REALTOR/SELLER section. These documents PLUS a copy of the driver's license of potential buyer(s) must be submitted to the email below for approval for their purchase in LFE.

The POA President must sign the Residential Purchase Request so notification can be sent to our management company, TRIAD Association Management, that the property has been approved for purchase by the buyer(s) and an estoppel can be written.

Please be aware there are several key covenants buyers need to be aware of prior to seeking to purchase property in LFE. They are:

- Covenant 4 - SINGLE FAMILY HOME RESTRICTION and RENTAL PROHIBITION
 - 4-a, 4-b, and 4-c.
 - Lake Frances Estates is an Age Restricted Community.
- Covenant 12 - PET RESTRICTIONS
 - 12-a Breed Restrictions – List of breeds provided.
 - Certain breeds are banned from residence or visitation in the subdivision.
- Amendment to Covenant 17 - RIGHT OF FIRST REFUSAL
 - The Association or its designee, successor, or assignee, shall have the first option to purchase any individual lot for sale by its owner.

Please have the potential buyer read the By-Laws and Covenants carefully and complete the Residential Purchase Request and Disclosure Summary in detail. These documents can be scanned and sent to the email address below in a timely manner so the needed actions can take place to facilitate a closing on the property.

We thank you in advance for adhering to the rules of this community.

Sincerely,

Lake Frances Estates POA (Property Owners' Association)
Betty Helber, Secretary **helber57@gmail.com**