



Coach Light Manor Association, Inc.
18050 South Tamiami Trail, #4
Fort Myers, Florida 33908

Coach Light Manor Board of Directors Resolution
to Enable Recovery from Hurricane Ian

PURCHASE OF A UNIT IN COACH LIGHT MANOR ASSOCIATION, INC.

The Coach Light Manor Board of Directors has presented this form to be used when a purchaser is buying a unit in Coach Light Manor (CLM) where there is no manufactured home currently on the desired parcel. Per CLM bylaws, Article III-15, a Unit in CLM is defined thus: "Unit" means a part of the cooperative property, which is subject to exclusive use and possession, and shall be defined as the mobile home site, as defined by Site Number in the Occupancy Agreement. Article IV-A, MEMBERSHIP in the Association is limited to OWNER OF MOBILE HOMES located in the Park.

In an effort to recover from a natural disaster, repopulate CLM, abide by our Bylaws and maintain the integrity of our Park, we offer the following options as a resolution to accomplish the aforementioned.

Where a manufactured home has been removed from an Association-owned unit (lot), a qualified buyer must replace with a home approved by the CLM Architectural Control Committee and the CLM Board of Directors and Lee County Permitting Department.

1. If a qualified buyer has not yet selected a replacement home they have the option to purchase a unit and sign an agreement stating an approved replacement home will be installed on the unit within two years from closing; and securing this agreement with a deposit of \$10,000 to be held in escrow by CLM and refunded to buyer upon proof of a contract with paid deposit and expected date of installation on unit in CLM Park from home manufacturer.

2. Or, the buyer may negotiate with seller to place a good faith "hold" deposit with right of first refusal on the unit for a designated period of time to shop for and select the replacement home. The CLM Architectural Committee can provide the buyer with qualifying dimensions for the home selected, which will be helpful in choosing a home.

3. If the buyer has selected a manufactured home, they shall submit the home plans and purchase contract showing a paid deposit for approval prior to closing. The buyer will have up to two years from date of closing to have a completed replacement home installed.

Whichever option is selected, the home must be installed on the lot within two (2) years.

This Agreement is contingent on the terms of the chosen option above to establish a home on the unit (lot) within two (2) years. If Purchaser(s) default, they may forfeit their membership in CLM without refund and any deposits and money spent, (i.e., monthly maintenance fees, assessment fees, etc) associated with this purchase unless the CLM Board of Directors deems the default "out of Purchaser's control."

By signing below, I/we acknowledge that I/we have read and understand the content of this notice.

Purchaser: _____ Date: _____

Printed Name of Purchaser: _____

Purchaser: _____ Date: _____

Printed Name of Purchaser: _____

CLM Certificate Secretary/Witness: _____ Date: _____

(6/28/2023)