

The Village Green Association of Southern Pines, Inc.
61 Village Green Circle
Southern Pines, NC 28387
CHECKLIST FOR BUYER'S

Please return to the HOA Board with purchaser's biography and proof of age.

_____ I have read and understand the Village Green Association of Southern Pines, Inc. Covenants, By-laws, and HOA Homeowner's Manual. All current documents are available on the Village Green web site at <http://thevillagegreensp.com>

_____ I understand that I must provide the following documents to the HOA Board prior to completion of sale:

- A copy of Offer to Buy Contract page with the buyer and terms of sale
- Proof of age to qualify for a 55+ Community "In accordance with the federal Housing for Older Persons Act of 1995 (HOPA)
- A brief bio of buyer(s) interests, hobbies, pets and some life experiences.
- A brief explanation of why you want to live here

_____ I understand the HOA Board has 30 days to consider issuing a Right of First Refusal once all documentation is received.

_____ I understand that there is a one-time capital reserve fund fee of one percent (1%) of the sales price that must be paid upon closing. In case of a Title transfer due to inheritance of a LOT, a capital reserve fund fee of 1% of the current Moore County tax value as of the day of transfer will be due.

_____ I understand that the monthly dues set by the Board are due on the first day of the month.

_____ I understand that as of January 2025, pets are restricted to two pets. Pets are restricted to cats and small dogs (not more than 30 pounds).

_____ I understand I may provide a key to the residence and current emergency contact information.

_____ I understand that all residents "must be at a minimum, one resident of each unit must be 55 years of age. Other occupants of each unit must not be under 18 years of age unless a full time student in college. It is intended that the occupants of any unit and all units shall be mature adults.

_____ I understand that leasing of any lot or any residence (or portion thereof) is prohibited. (Refer to Covenant Section 32).

_____ I understand that residents are limited to two vehicles per unit which must be parked in front of owner's unit only. Guests must park in guest parking.

I have read, understand, and agree to abide by the Village Green of Southern Pines, Inc. Covenants, By-laws, and Homeowner's Manual.

Signature of Purchaser

Date

Signature of Purchaser

Date

Approved by HOA Board 6-12-21
Updated 1-22-25
Update Approved by Board 6-13-26