

**Shadywoods H.O.A.
Disclosure Summary
Per Florida H.O.A. Statute 720-401**

1. As a purchaser of property in this community, you will be obligated to be a member of Shadywoods Homeowners' Association, (H.O.A.).
2. There have been or will be recorded restrictive covenants governing the use and occupancy of properties in Shadywoods H.O.A.
3. You will be obligated to pay assessments to the Association. Assessments may be subject to periodic change, if applicable. The current amount is \$278.00 per month, as of January 1st, 2024 . You will also be obligated to pay any special assessments imposed by the Association; such special assessments may be subject to change.
4. You may be obligated to pay special assessments to the municipality of Delray Beach, Palm Beach County, or special district; all assessments are subject to periodic change.
5. Your failure to pay special assessments or assessments levied by Shadywoods H.O.A. could result in a lien and a foreclosure on your property.
6. There may be an obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of Association membership.
7. The statements contained in this disclosure form are only summary in nature, and as a prospective purchaser, you should refer to the Shadywoods H.O.A. covenants and governing documents before purchasing property. The governing documents are a matter of public record and copies may be obtained from the records office of Palm Beach County.

Purchaser signature: _____ Date: _____

Any contract or agreement for sale shall refer to and incorporate the Disclosure Summary and shall include, in prominent language, a statement that the prospective buyer should not execute the contract or agreement until they have received and read the Disclosure Summary required by Florida state Statute Title XL Real and Personal Property, Chapter 720 Homeowners' Associations, (SS 720.401).

If the prospective purchaser has not been provided with this Disclosure Summary before executing the contract of sale, the contract is voidable by the buyer, by delivering to the property seller, or seller's agent, written notice of the buyer's intention to cancel within 3 (three) days after receipt of the Disclosure Summary, or prior to closing, whichever occurs first. Any purported waiver of the voidability right has no effect; buyer's right to void this contract shall terminate at closing.

SHADYWOODS HOMEOWNERS ASSOCIATION, INC.

c/o Team Real Estate Management Solutions
11440 Okeechobee Blvd, Suite 203
Royal Palm Beach, FL 33411
Telephone: 561-544-7177/Fax: 561-290-1483

BUYER'S NOTICE OF PURCHASE

The details below are important for us in getting the information to you, or your closing agent, as quickly as possible so that closing can be expedited. Email this information to the office of Team Real Estate Management Solutions at associations@wemanage.realestate

Date: _____

Buyer's Name(s) _____

Shadywoods Address: _____

Will this be your permanent residence? Yes / No

Are there pets in the unit? Yes / No

If yes please describe below:

Contact Information

Cell: _____ Home: _____

Email _____

Closing Date: _____

Title Agency:

EMERGENCY CONTACT:

Name _____

Address _____

Phone number _____

Will this contact have a key? Yes / No

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WARRANTY DEED- The new homeowner is required to submit copy of the warranty deed within 30-days of title transfer to the Association BOD Secretary, the Orientation Committee or our Management Company.

Date of orientation: _____

Buyer's Signature:

1. A Certified Check or Money Order in the amount of \$150.00 payable to the Team Real Estate Management Solution, for the non-refundable application Processing Fees per unmarried adult applicant.
2. Mail form & payment to: Team Real Estate Management Solutions, 11440 Okeechobee Blvd, Suite 203, Royal Palm Beach, FL 33411 Call: 561-544-7177 for orientation arrangements.

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OCCUPANT INFORMATION

How many people will be occupying the Unit? _____

Please list all names, ages and relationship to the applicant(s):

Occupant 1: _____ Relationship _____

Occupant 2: _____ Relationship _____

Occupant 3: _____ Relationship _____

Occupant 4: _____ Relationship _____

EMERGENCY CONTACTS (NAMES, ADDRESS, AND TELEPHONE NUMBER)

In case of an emergency, we will attempt to notify the authorized below

1. Name: _____ Phone Number: _____

2. Name _____ Phone Number: _____

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PETS

All pets must be kept on a leash at all times when outside the unit. Under no circumstance are pets permitted in any of the recreation areas. To clarify, any dog beyond the confines of a unit owner's property shall be kept on a leash, under the control of the owner, walked only along the edge of the street and not permitted beyond the swale, onto anyone's property or any recreation or greenbelt area. (R&R Sec. VIII, 2)

Do you have any Pets? YES _____ NO _____

If YES, please complete the following information. Also provide a photo(s) of the pet(s) and current veterinarian shot/physical records _____

Name of Pet Owner: _____

Address: _____

Telephone: _____

Number of pets living in the unit: _____

Name, breed, color and approximate weight of pet(s) (For example Max, Golden retriever, reddish gold, 75 pounds)

Signature: _____ Date: _____

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PARKING PERMIT FORM

Parking any vehicle on lawns or any other landscaped area within the Shadywoods is prohibited. Approved vehicles (passenger cars, station wagons, SUV's) in excess of a unit owner's personal parking capacity may, with the written approval of another unit owner, be parked on such consenting unit owner's driveway, or with prior written approval of the Board of Directors, any vehicle may be parked at the Club House parking area. Passenger vans designed only for the transportation of not more than eight (8) people and used solely for residential purposes may be individually approved for parking within Shadywoods by the Board of Directors upon the request of a unit owner. Cargo vans, whether or not converted from cargo carrying to other usage are prohibited.

No truck, boat camper, van or motorcycle of any kind shall park or be parked at any time upon any portion of the subdivision property unless it is a commercial vehicle in the process of undertaking performance of a trade within the subdivision or is in a garage with the garage door closed and is otherwise totally out of view.

A prohibited vehicle may be parked within the subdivision in parking areas (for example, driveways) for periods of time not to exceed four (4) consecutive hours on any given day or for greater periods of time if prior written approval from the Board of Directors of the Association is obtained.

A motorcycle, for which the exhaust system is not muffled to the sound level equivalent to that of an automobile in good repair, shall not be operated at any time within the subdivision.

Pickup trucks and vans which satisfy all the following requirements may be parked in the driveway: (i) gross carrying weight does not exceed one quarter ton; (ii) used as a personal passenger vehicle; (iii) no commercial lettering or advertising; (iv) no ladders or external toolboxes; (v) cannot exceed the height of the garage door (or 7 feet) and (vi) must be contained within the designated parking spot.

A first responder/law enforcement officer, that is a homeowner, or the tenant, guest, or invitee thereof, may park his or her assigned first responder vehicle on public roads or rights-of-way within the HOA if this is an area where the homeowner, or the tenant, guest, or invitee thereof, otherwise has a right to park. A first responder includes:

- A law enforcement officer.
- A firefighter.
- An emergency medical technician or paramedic; or
- Volunteer law enforcement officer, firefighter, emergency medical technician or paramedic.

Please attach a copy of the valid vehicle registration for each vehicle that you own and that will be kept in the Shadywoods Homeowners Association, Inc. Community. All Vehicles must be registered in the name(s) of the potential occupants of the Unit.

Resident Name: _____

Unit Address: _____

Telephone Number: _____

E-Mail: _____

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Vehicle 1:

Make: _____ Model: _____ Year: _____

Color: _____ License Tag/Plate: _____

Driver's License: _____ State: _____

Vehicle Owner: _____

Vehicle 2:

Make: _____ Model: _____ Year: _____

Color: _____ License Tag/Plate: _____

Driver's License: _____ State: _____

Vehicle Owner: _____

Vehicle 3:

Make: _____ Model: _____ Year: _____

Color: _____ License Tag/Plate: _____

Driver's License: _____ State: _____

Vehicle Owner: _____

DATE: _____

NAME: _____

SIGNATURE: _____

DATE: _____

NAME: _____

SIGNATURE: _____

Electronic Disclosure Authorization Form

Please complete and return this form to authorize Shadywoods Homeowners' Association Inc. to use your email address and/or mobile phone number for general association-related communications. This authorization restricts the use of your contact information for communications from the association Board of Directors or the association's current property management company. Your contact information will not be shared with third parties.

You may return this form by U.S. Postal Service, fax, email, or digital signature using an approved platform (e.g., DocuSign). See contact details below.

☐ I hereby authorize Shadywoods Homeowners' Association Inc. to use my email address for association-related communications. I understand that email communication will not replace official notices required by our governing documents and Florida law. Official required notices will continue to be sent via USPS mail. My authorization will remain in effect until I revoke it. I can revoke my consent at any time by notifying the association management. I agree to promptly notify the association of any changes to my email address to ensure it remains current.

Email Address: _____

☐ I hereby authorize Shadywoods Homeowners' Association Inc. to use my mobile phone number for SMS (text message) communications related to association business. I understand that standard text messaging rates may apply. This authorization covers general updates and notifications but will not replace official notices required by our governing documents or applicable Florida statutes. I understand that I can revoke this authorization at any time by providing written notice to the association management.

Mobile Number for SMS: _____

☐ I authorize Shadywoods Homeowners' Association Inc. to provide me with the option to vote electronically, if such an option is implemented, in accordance with Florida law.

I acknowledge that I am responsible for checking my USPS mail for official notices, which will not be replaced by email or SMS communication. Email and SMS will be used only for general updates unless otherwise specified.

I agree to notify Shadywoods Homeowners' Association Inc. of any changes to my contact information, including my email address and mobile phone number, by submitting a written update to the management company via email or USPS mail. Please allow 5-10 business days for processing.

Name (PRINT CLEARLY): _____

Community Property Address: _____

Mailing Address (if different from above): _____

Email Address for association communications: _____

Signature: _____ Date: _____

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