

Office Review _____ Application Fee Rec'd _____

STRATHMORE RIVERSIDE VILLAS
A RESIDENTIAL COMMUNITY FOR PERSONS 55 YEARS OF AGE AND OLDER
2700 RIVERBLUFF PARKWAY
SARASOTA, FL 34231
(941) 922-8188
FAX: (941) 927-9849

APPLICATION FOR APPROVAL OF PURCHASE

Application is hereby made for approval to purchase Villa _____, Model ____ in STRATHMORE RIVERSIDE VILLAS

Owned By _____ Owner Phone _____

Villa Address: _____

Name(s) of Buyer(s) _____

Home Address _____

Phone (____) _____ Email _____

Name(s) of person(s), other than buyer(s), who will reside in the Villa, and relationship to the buyer:

Purchase Price: _____ Closing Date: _____ Occupancy Date: _____

Villa Furnished: _____ Villa Unfurnished: _____

Bank Reference: _____

Personal References (local, if possible, including phone number and address):

BUYER PROVIDE: (1) Realtor Name _____ Phone _____

(2) Closing Office Contact _____ Phone _____ Fax _____

Plans for use of the villa: Family residence _____ Lease _____

I agree to pay the monthly maintenance fee beginning _____ and any other fees or assessments that may be approved by the Association. (Date)

No. of Pets _____ What kind _____ No. of cars _____ Truck _____ Moped _____
Recreational Vehicle _____ Motorcycle _____

BY INITIALING AND SIGNING THIS APPLICATION, I CONFIRM THAT I READ AND UNDERSTAND THE SRV RULES & REGULATIONS AND AGREE TO ABIDE BY THEM AND ALL OTHER RULES AND/OR REGULATIONS AS SET FORTH IN THE BY-LAWS & DECLARATION OF CONDOMINIUM, INCLUDING REVISIONS AND AMENDMENTS THEREIN:

1. **Age Restriction:** At least one person 55 years or older must reside in the Villa; no one under the age of 18 may reside in the villa for more than 30 days, annually. *Initials* _____
2. **Animals:** only 2 dogs or 2 cats, or 1 of each, are permitted; fully grown dogs may not exceed 15" at shoulder height. *Initials* _____
3. **Vehicles:** only 2 vehicles per Villa are allowed within SRV. **NOT PERMITTED:** Pickup trucks, SUVs with truck backs, trailers of any description, campers, motor homes, RVs, personal watercraft and boats (except those in marina slips), motorcycles, vehicles with commercial advertising, unregistered vehicles, or vehicles not in operable condition. *Initials* _____
4. **Interior Alterations,** such as wall removal, change of basic interior structure to a Villa, and covering, replacing or modifying any glass or screened surfaces may not be made without prior approval of Board of Directors; any changes made without specific Board of Directors approval would result in a request to unit owner to restore the Villa to an acceptable structure at the expense of the owner. Requests must be submitted in writing for consideration prior to any work being performed. All contractors must provide copies of licenses, liability & worker's compensation, along with Permit from County, if required, to the SRV Office prior to performing any work. *Initials* _____
5. **Exterior Maintenance:** Owners are responsible for repair and replacement of their villa Roofs and Mansards, including carport, and windows and exterior doors. *Initials* _____
6. **Interior Maintenance:** Owners are responsible for repair and replacement of all plumbing pipes, including fixtures within the Villa to water shut-off valve, sewer pipes to the trunk line, and electrical system. Please conserve water as it is included in your monthly maintenance fee. *Initials* _____

- 7. **Plants:** Planting of flowers, shrubs, trees, OR removal of same, requires written approval from Grounds Committee prior to planting or removal. *Initials* _____
- 8. **Common & Limited Common Elements:** All grounds outside the footprint of the Villa belong to the SRV Association and are known as Common or Limited Common Elements. Installation of Patios, Sidewalks, or Stepping Stones is NOT permitted. Expansion or enhancement of existing Patios, Sidewalks or Stepping Stones is NOT permitted. Nothing is to be left on the Common Elements, such as lawn furniture, hoses, ladders, tools, bicycles, etc., except when in use. Lawn furniture on existing patios is permitted but must be stored when residents leave for extended period. *Initials* _____
- 9. **Carports and Entry Sidewalks:** Please keep clear and do not use for storage. *Initials* _____
- 10. **Trash Cans & Recycling Bins:** Please keep in the storage closet until 4pm on Tuesdays; trash is picked up every Wednesday. *Initials* _____
- 11. **Visitors & Guests:** may stay for 30 days in a 12-month period, and only when the Owner is present. After 30 days, they are considered to be 'Permanent' and must have an Orientation. *Initials* _____
- 12. **Immediate Family:** Mother, Father, Sister, Brother, Son and Daughter may visit for up to 29 days even when the Owner is not present and must register at the SRV office; after at 30 days, they are considered 'Permanent' and must have an Orientation, and may only continue their stay if the Owner is present. *Initials* _____
- 13. **Leasing Your Villa:** 15% of SRV Villas may be rented at any given time; all rentals must be Pre-Approved by the Board of Directors; Rental minimum is 3 months and no more than twice annually. *Initials* _____
- 14. **No business, commercial activity or profession** that results in client visits and/or product delivery or picking up at any Villa may be conducted from any Villa. *Initials* _____
- 15. **I accept full responsibility** for the actions of my guests and/or tenants and for informing them of the Association's Rules and Regulations. *Initials* _____
- 16. **SRV** is a community where the Association pays for specified common expenses; examples are cable, water, sewer, landscaping, maintenance of grounds and buildings, and most insurance. Owners pay for their own electricity, telephone, upgraded cable, personal liability insurance, personal property insurance, unit repair and unit maintenance costs. *Initials* _____
- 17. **Monthly Maintenance Fees:** After the closing, new owners receive in the mail, from Argus Management (property managers) a coupon book for making monthly maintenance payments. At this time, owners may opt to select monthly automatic withdrawals from their checking account. *Initials* _____

APPLICANT(S) AGE INFORMATION

As per SRV '02 By-Laws, at least one Resident must be 55 or more years of age.

Resident Age _____

Please attach to this application a copy of an official document, with picture, which proves your date of birth (driver's license, passport, photo ID, etc.)

Resident Age _____

NOTARIZED SIGNATURE(S) OF APPLICANT(S)

x _____

x _____

NOTARY _____ (SEAL)

STATE OF _____ COUNTY OF _____

DATE _____

ORIENTATION COMMITTEE:

Date: _____

APPROVED BY BOARD OF DIRECTORS:

As _____

Date: _____

TO BE FILLED IN BY INTERVIEW-COMMITTEE CHAIR:

BUYER(S) NAMES(S) _____ VILLA _____

ADDRESS _____

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APPLICATION FOR APPROVAL TO PURCHASE

Instructions to Owners, Applicants and Agents:

A personal Orientation with the Sales & Rental Committee is required of ALL who will reside in the Villa, before approval by the Board of Directors may be expected. Villa may not occupied before approval.

Orientation will be arranged when the completed application, a check for \$150.00 covering the administrative fee, and photo-ID's are received at the business office. Checks should be made payable to Strathmore Riverside Villas Association (SRV).

You will be contacted by the Sales & Rental Committee to schedule the Orientation. All who will reside in the Villa please attend, and all Applicants should have read the SRV Association Rules & Regulations prior to Orientation.

Since SRV has been certified as a 55 and older community, it is necessary to have proof of birthdates of all occupants. As per SRV '02 By-Laws, at least one resident must be 55 or more years of age.