

NOTICE OF INTENT TO SELL

ST. ANDREWS CONDOMINIUM ASSOCIATION, INC.

Association Name

_____ Date

This completed Resale and Transfer Agreement and a fully executed copy of the related sales contact must be accompanied by a nonrefundable check in the amount of \$50.00 made payable to the Association named above and returned to the Association's Board of Directors, c/o Management & Associates, 720 Brooker Creek Blvd. #206, Oldsmar, FL 34677.
Phone: 813-433-2000.

This section to be completed by Seller

In compliance with the Declaration of Condominium of the Association of the Association named above, I (we) hereby serve notice that as owner(s) or Agent of the above referenced unit, I (we) intend to offer said unit for sale in accordance with the attached Contract for Sale.

Owner's Signature

Owner's Signature

Printed Name

Printed Name

Phone number

Email Address

Mailing address for responses

SELLER(S) certify that the Purchaser(s) has been furnished the following **a)** set of Governing Documents for the Association with all changes and addenda thereto **b)** agreement to pay any delinquent maintenance fees, special assessments and/or any other outstanding balance prior to or at closing.) **c)** (if applicable) any keys, for unit, pool access, mailbox and gate passes **d)** (if applicable) Seller(s) agree that any conditional architectural changes will be restored (or removed) to their original state unless purchaser(s) noted on this application accept responsibility for these changes (example: enclosed lanais, any changes to the common elements made by owner(s), hand rails, ramps etc).

This section to be completed by Purchaser

The Board will not accept partially completed forms

I (we) intend to purchase unit number/address _____

I (we) acknowledge and understand that the property offered is governed by deed restrictions and rules and regulations which are applicable to both the Unit and Common Property. I (we) agree to abide by such deed restrictions and rules and regulations of the State of Florida Statutes and the Documents of the Association. I (we) have signed and initialed the included record to acknowledge the receipt of the official documents of St. Andrews Condominium Assoc. Inc.

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I (we) are purchasing this property with the intention to: (check one)

- 1. Reside as owner on a full-time basis _____
- 2. Reside as owner on a part-time basis _____
- 3. Lease the property _____

Current address: _____ How long? _____
_____ Phone _____

Email address: _____

Purchaser (1) _____

Occupation _____ How long? _____

Employer _____ Phone _____

Purchaser (2) _____

Occupation _____ How long? _____

Employer _____ Phone _____

Name of present Landlord or Mortgage

Company: _____

Phone # _____

Units are for Single-Family residence only. The following person(s), in addition to the purchaser(s) will occupy the unit:

Name _____

Relationship _____

Name _____

Relationship _____

The following pet will occupy the unit:

Type _____ Weight _____ (under 25 lbs. at maturity)

List Two (2) Personal References (local if possible):

- 1. Name _____
Address _____
Phone _____

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2. Name _____
Address _____
Phone _____

Bank Reference

Name _____
Branch Name /Address _____
Phone _____

Automobile / Vehicle Information:

Make _____ Model _____ Year _____ Tag# _____

Make _____ Model _____ Year _____ Tag# _____

Person to be notified in case of emergency:

Name _____
Address _____
Phone _____ Key to unit? _____(Y/N)

Closing Information: Date of Closing _____

Name of Closing Agent _____ Phone _____

Name of Real Estate Agent: _____ Phone _____

Dated this _____ day of _____, 20____

Signed: _____
Purchaser

Signed: _____
Purchaser

PURCHASER(S) acknowledges: a) receipt of Governing Documents for the Association with all changes and addenda thereto b) agreement to pay any delinquent maintenance fees, special assessments and/or any other outstanding balance if sale is closed with any outstanding balances c) (if applicable) receipt of keys, for unit, pool access, mailbox and gate passes d) (if applicable) Purchaser (s) accepts responsibility for any conditional architecture changes as noted in the last paragraph of the "Section to be completed by Seller".

This section for Association Use

Processing fee received \$ _____ Check # _____

Approved _____ or Disapproved _____ Date _____

By: _____ Title _____
For the Association

St. Andrews Condominium Assoc, Inc.

Welcome to our Community.

St. Andrews Condominium Association, Inc. is a not-for-profit corporation, registered with the State of Florida. The Florida Statutes Section 718 entitled, “The Condominium Act” was enacted in 1976 specifically to govern all condominium associations in the State of Florida. www.leg.state.fl.us/statutes/index.cfm St. Andrews Association must abide by these statutes and also the rules filed with the State of Florida for our individual St. Andrews Condominium Assoc. Inc. These rules are listed in the documents that are included with the purchase of your unit. The Association is subject to sanctions and fines for not following the Florida Statutes and the By-Laws of the Association.

We ask that you familiarize yourself with the documents of St. Andrews Condominium Association, Inc. Please initial that you have received the following documents:

The Declaration of Condominium includes the following Exhibits for your information:

- Exhibit A: Legal Description _____(purchaser initial)
- Exhibit B: Articles of Incorporation _____(purchaser initial)
- Exhibit C: By-Laws of the Association _____(purchaser initial)

Amendments can be made to the By-Laws by an affirmative vote of 75% of the unit owners. To date there have been five filings with the State for amendments to our By-Laws, the first 3 amendments in 1985 are regarding the turnover from the developer, and in addition a 1988 amendment and a 1998 amendment. These amendments are included with the above information packet.

Also included is a copy of Rules and Regulations which can be changed from time to time by the Association. Please read these rules and initial that you have received them.

Rules and Regulations _____ (purchaser initials)

You have purchased your unit to include your living space from the inside of the walls and also the utility conduits that service your unit. All other property is Community Property, which is owned and shared by all owners.

The Association is made up of all owners with each unit being allowed one vote. A Board of Directors directs the daily operations of the Association. The Board of Directors consists of volunteers that are duly elected by the owners of St. Andrews Condominium Assoc. Inc. at the annual meeting.

The annual meeting of the Association Members is scheduled in the month of December of each year. The Board of Directors schedules working meetings of the Board held usually the 3rd Wednesday of each month. Members are invited to attend the Board meetings. If there is a need to address a certain problem the Member is to alert the Property Manager. If necessary, the request will be added to the agenda for the next Board meeting. Association Members may address the Board for a period of time prior to the business meeting. There are always discussions following the meeting and the Board welcomes your presence and input.

All notices, pertinent information and minutes of meetings are posted on the bulletin board near the entrance to the pool. The Property Manager's information: name, phone number, fax number and email address is posted on the bulletin board. All requests and complaints that need to be addressed should be reported to the Property Manager, not individual Board members. A majority vote of the Board members is needed for any action by them. It is more expedient for residents to contact the Property Manager.

There is a lot to say about living under such strict rules, but there is more to gain by living in a condominium community. (1) Each owner has exclusive ownership of the unit, (2) each owner has joint ownership of common areas and (3) each owner has a part in the management and administration of the total condominium property. Tasks of maintenance are performed by third party, experienced vendors.

Please be aware that the grounds are community property and any individual plantings by owners are not allowed. The Landscape Committee oversees the plantings of all flowers, plants, shrubbery and trees. It is important to keep our grounds uniform throughout the community with plantings that are in harmony with our Florida climate and soil. If you have a request please direct it to the Committee.

I have read the above instructions and have received the documents listed.

_____ Signature of Property Owner

Approval of President for recording of purchase

_____ President, St. Andrews Assoc.