

SALE OF RESIDENCE SERENOA COMMUNITY ASSOCIATION, INC.

Effective 6/25/19

PROGRESSIVE COMMUNITY MANAGEMENT, INC.
3701 South Osprey Avenue
Sarasota, FL 34239
(941) 921-5393 FAX: (941) 923-7000

INFORMATIONAL APPLICATION FOR PROSPECTIVE OWNERS

Upon the sale of the home, the seller will give his or her gate entry devices to the new owner. The new owner will have 2 weeks (14 days) from the listed closing to return these initial devices to PCM or to the Security and Front Gate Committee. At the end of this two week period, or when the new owner places a deposit on new devices, whichever occurs first, the initial devices will be deactivated. New owners must submit this form in order to receive the new entry devices (listed later on this form).

NEW OWNER(S): _____ Date: _____

SERENOA ADDRESS: _____ Lot# _____

Email Address(es): _____ / _____

*Include in Serenoa Directory Yes ___ No ___

*Include in Serenoa Security Emails Yes ___ No ___

TELEPHONE #'S: _____ / _____ **PHONE NUMBER FOR GATE: _____

****THIS IS VITAL FOR PROPER PROGRAMING OF THE ENTRY SYSTEM. IF NOT AVAILABLE AT TIME OF THIS FORM'S SUBMISSION, CALL PCM WHEN KNOWN .**

CHILDREN OR OCCUPANTS (for resident directory):

Name: _____ DOB _____ Name: _____ DOB _____
Name: _____ DOB _____ Name: _____ DOB _____

Return to SCA of devices received from Previous Owner. Name(s): _____
Device numbers: _____ / _____ / _____ / _____ / _____

The new resident will place a deposit on clickers (\$75.00 each) and/or cards (\$15.00 each), RFID Sticker are \$10 non-refundable Make checks for payment in full to the order of Serenoa Community Association, checks to HOA gate device coordinator.

| First & Last Name to Assign the Clicker or Card to | Relationship | Circle One per Line | #issued |
|--|--------------|----------------------------------|---------|
| _____ | _____ | Clicker/\$75 Card/\$15 RFID/\$10 | _____ |
| _____ | _____ | Clicker/\$75 Card/\$15 RFID/\$10 | _____ |
| _____ | _____ | Clicker/\$75 Card/\$15 RFID/\$10 | _____ |
| _____ | _____ | Clicker/\$75 Card/\$15 RFID/\$10 | _____ |
| _____ | _____ | Clicker/\$75 Card/\$15 RFID/\$10 | _____ |
| _____ | _____ | Clicker/\$75 Card/\$15 RFID/\$10 | _____ |

Total Due: \$ _____

GOVERNING DOCUMENTS

All Gate Entry Devices issued for use in gaining entrance to the Serenoa Community remain the Property of the Serenoa Community Association. Their issuance and use are governed by the Provisions of Sections IV, V, VI and VII of the Serenoa Community Association Rules and Regulations.

The seller must furnish the buyer a copy of the Covenants and Restrictions, Articles of Incorporation, By Laws and the Rules and Regulations. In addition, annual maintenance fees must be current by the seller.

The undersigned purchaser hereby acknowledges receipt of the above mentioned documents, has read them carefully and agrees to be included in the SCA directory and to abide by all deed restrictions, architectural controls and restrictions contained therein.

Signature(s) of Buyer(s): _____ Date: _____

_____ Date: _____

ACKNOWLEDGEMENT OF RECEIPT OF APPLICATION BY AGENT FOR THE BOARD OF DIRECTORS,
PROGRESSIVE COMMUNITY MANAGEMENT, INC., _____ Date _____

Return: JR

Signature

SERENOA COMMUNITY ASSOCIATION, INC
3701 SOUTH OSPREY AVE. SARASOTA, FL 34239

Dear Serenoa Resident,

We are aware of the future sale of your property. As a reminder, upon the signing of an agreement of sale, the seller or the agent must inform the Security Committee or SCA's agent, PCM, that the property is under contract of sale and when the expected closing date will be.

PLEASE HAVE THE BUYER COMPLETE THE ATTACHED FORM.

Upon sale of a resident, the seller will give two clicker gate entry devices to the buyer if two were issued. The seller will return all other additional entry devices to the Serenoa Community Association Security Committee or its agent. The SCA will refund any deposit made upon the issuance of these devices, provided the devices are returned in good working order.

The buyer will have two weeks to go the SCA Security Committee or its agent to obtain however many entry devices the buyer wants and to return the device or devices given to the buyer at sale. The buyer will pay the appropriate deposit or deposits for these devices. After two weeks have elapsed from the date of sale, the SCA will de-activate the devices given to the buyer by the seller. If the buyer does not comply with this procedure, entry into the community could be difficult when the gates are closed. It is the responsibility of the new homeowner to notify the Security Committee of their name and phone number for the guest entrance directory. *This telephone number can not be a cell phone number.* The Serenoa Community Association is not responsible for non-compliance with this request.

We ask for your cooperation in making the new residents welcome to the Serenoa community.

PCM Management, Agent
3701 South Osprey Ave
Sarasota, FL 34239
(941) 921-5393

Architectural Review Guidelines For New Residents of Serenoa

The Architectural Review Committee (ARC) would like to welcome you to your new home in Serenoa. The purpose of our committee is to help maintain the aesthetic beauty of our neighborhood when changes are made to any residence. The guidelines we use are the BUILDING RESTIRCTIONS AND MAINTENANCE OBLIGATIONS (Article III) of the Covenants and Restrictions of Serenoa Community Association.

The list of items that need to ne reviewed may seem daunting, but here are some guidelines for some of the most popular types of projects:

Submit a Request for Review if you are going to paint your home any color other than the current color. This includes the front door. Make sure to include a paint sample. If it is a dark or vibrant color we may ask for a large sample, or ask to see a sample house.

Submit a Request for Review if you are going to build and addition. You will need two sets of blueprints at the time of submission. If you would like guidance before the prints are drawn up, we will be glad to assist.

Submit a Request for Review if you are going to re-landscape your yard. You may replace dead of odd plants as necessary.

Submit a Request for Review if you are going to install a play system that occupies more than 400 square feet of ground. All play systems are to be located in the back yard, and consider your neighbors view if you are on a lake view lot.

You do not need to submit a request for basketball hoops and landscape edging. Call if you want to do any driveway alteration. The guidelines here depend on the scope of the project.

When in doubt, call and we will assist you! We meet the second Tuesday of each month, and requests are due by 5:00 PM the day before.

Serenoa Community Association, Inc.

Return to John Rice, 6445 Taeda Drive, Sarasota, Florida jdrice999@gmail.com

Serenoa Community Association

WAIVER FORM

I/WE, Agree for the Serenoa Community Association to publish our phone numbers and email addresses in the Serenoa Community Association Resident Directory.

Name: _____

Address: _____

Lot Number: _____

Phone Number: _____

Phone Number: _____

Number to be called from gate: _____

Email Address: _____

Email Address: _____

Signature: _____

Signature: _____

Date: _____

If you wish to NOT have your email and/or phone number in the Serenoa Directory, then put **“Non-Pub”** after the applicable entry.