



THE RIDGE AT THE BLUFFS APPLICATION FOR RESIDENCE SALE-TERMS CONDITIONS, APPROVALS

This Application must be complete and fully executed through Approval of The Board of Directors of The Ridge at the Bluffs before any Ridges residence can be sold at closing.

Request for Approval of Residence Purchase:

The following must be attached to and returned along with this Application.

1. A fully executed copy of the sales contract.
2. I. An executed Owners and purchaser(s) Acknowledgement and Acceptance.
3. II. Purchaser Information.
4. III. Homeowner Information.
5. IV. A Photocopy of picture ID of all residents who will occupy the home.
6. V. A Photocopy of all vehicle registrations.
7. VI. Purchaser disclosure summary
8. A nonrefundable fee of \$200.00 must be provided with this application
(Payable to The ridge at the Bluffs H.O.A., Inc.)

Failure of the purchaser(s) and homeowner to comply fully with the requirements shall cause the sale approval to be denied.

Filing:

The Application for residence sale along with all information and materials requested therein, must be complete and executed and submitted to the Association at 215 Cape Pointe Circle, Jupiter, FL 33477, at least (30) days prior to the expected date of occupancy. **The sale is not effective nor may the Unit be occupied by the buyer(s) or personal belongings stored therein without the prior written approval by the Board of Directors of the Association on the form (CERTIFICATE OF APPROVAL SALE AND OCCUPANCY)**

Inspections:

Unit for sale must pass an inspection made by the Association. Said inspection shall include all exterior maintenance architectural changes, landscape, painting and roofs. The inspection is made after this application is submitted to the Association office and prior to the interview. A copy of the report will be mailed to the unit owner.

Interviews:

1. Purchaser(s) should make themselves available for a personal interview.
2. Interviews must be scheduled in advance, after application has been processed by the Association, and **completion of all necessary corrections to the property.**
3. A summary review of the Rules & regulations will occur during the interview.

Approvals:

All applications for residence sales must be approved in writing by the Ridge at the Bluffs Board of Directors. The Approval Document shall be retained in the office file and copied to the purchaser. If a homeowner or purchaser(s) fails to comply with the governing documents and/or the rules and regulations the approval may be nullified by the Board and/or the homeowner fined.

I. PURCHASERS ACKNOWLEDGEMENT AND ACCEPTANCE

The Purchaser (s) acknowledge that should the Association be required to seek enforcement of any covenant or rue, regulation and resolution, and should the Association prevail, the parties shall be liable for all costs and reasonable attorney’s fees incurred by the Association incident to such enforcement.

_____Initial

The purchaser (s) acknowledge and agree that they are responsible for compliance by their family members and guests with the Declaration of Covenants and Restriction for the Ridge at the Bluffs and Exhibits attached thereto: The Articles of Incorporation and By-Laws of the Association identified therein; and Rules & Regulations and Policies of the Association; as amended from time to time.

_____Initial

The purchaser (s) and the intended adult occupant (s) hereby authorize the Board of Directors of The Ridge at the Bluffs Homeowners Association, Inc., to institute such an investigation of the Purchaser and intended occupant (s) as the Board may deem necessary and obtain such information as the Association in its sole discretion deems pertinent. Accordingly, the purchaser (s) and the intended adult occupant (s) specifically authorize the Board of Directors or its attorney or representative to make such investigation. Furthermore, the Association has the right to rely on any part of or all of the information stated on the Application without having to verify the accuracy thereof and without liability to the Association in any manner. If owner requests to review a copy of the investigative report including a credit report to determine suitability of Renter, a copy of the report will be shared by The Ridge at the Bluffs Homeowners Association, Inc. on a confidential basis.

_____Initial

The Purchaser (s) acknowledge and agree that any expenses experienced by the Association to repair damage to the exterior of unit, landscape and plantings or irrigation system as a result of the previous or present owners or negligence or failure to act shall be borne by the Homeowner at time of repair.

_____Initial

The Purchaser (s) acknowledge and agree that it is their responsibility to report to the Association office in writing all maintenance problems that may be needed in a timely manner. This includes but is not limited to all front yard irrigation problems and landscape problems.

_____Initial

The Purchaser (s) acknowledge and agree that they will not tamper with the irrigation systems or front yard plant material unless otherwise instructed by the association.

_____Initial

The Ridge at the Bluffs Homeowners Association, Inc.
215 Cape Pointe Circle
Jupiter, FL 33477
(561) 744-3009 | (561) 744-4957

The Purchaser (s) acknowledge and agree and are hereby informed that present homeowners have been issued a recreation key to the pool and tennis court gates. Said key must be forwarded to purchaser (s) by owner. No new key will be issued without charge of \$50.00 to Homeowner. There will only be one key issued per unit.

_____Initial

The Purchaser (s) acknowledge, agree and are hereby informed that they have been issued a set of Declaration of Covenants and Restrictions for the Ridge at the Bluffs and Exhibits attached thereto: The Articles of Incorporation and By-Laws of the Association identified therein; and Rules & Regulations and Policies of the Association. The Purchaser (s) acknowledges and agrees to abide by all of these documents.

_____Initial

NOTE: This application shall not be approved unless all Association dues, fines and fees are paid up to date at the time of interview.

THIS APPLICATION FOR APPROVAL OF SALE AND OCCUPANCY IS EXECUTED BY THE PARTIES ON THE DATES SPECIFIED BELOW. IF ANY PARTY DOES NOT UNDERSTAND THIS APPLICATION, THE PARTY SHOULD SEEK LEGAL ASSISTANCE.

Printed Name of Buyer

Signature of Buyer

Date

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II. PURCHASER INFORMATION

1. Purchaser (s) Name _____

Present Address: _____

Daytime Phone: _____ Cell Phone: _____

Evening Phone: _____ Email Address: _____

Billing address after purchase _____

2. Will you retain ownership of the home and not rent it for a minimum of one year?

Yes _____ No _____

3. Is this home purchased as a second home? Yes _____ No _____

Will you occupy this home full time? Yes _____ No _____

4. Do you have pet (s) Yes _____ No _____ If yes, how many? _____

What breed and size? _____ Animals kept inside or outside? _____

5. All other persons, regardless of age, who shall occupy the unit at any time for a period over 2 weeks:

NAMES AND AGES OF PROPOSED OCCUPANTS OF THE HOME:

Name:	Age:	Relationship
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

6. List all vehicles owned or used by all occupants:

<u>YEAR:</u>	<u>MAKE – MODEL – BODY TYPE</u>	<u>STATE</u>	<u>LICENSE NUMBER</u>
_____	_____	_____	_____
_____	_____	_____	_____

7. Employment Information: For each adult occupant, please state the following

Name of Employer	Occupation	Phone Number	How long
_____	_____	_____	_____
_____	_____	_____	_____

Purchaser Signature: _____

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III. CURRENT HOMEOWNER INFORMATION

Date: _____

Current Owner(s) Name: _____

Address: _____

Seller's Mailing Address: _____

Daytime Phone: _____ Cell # _____ Evening #: _____

Forwarding address after sale: _____

Seller's Agent: _____ Phone: _____ Fax: _____

Date of Closing: _____

Are all your assessments paid? _____

Seller should check the following to be sure they are in compliance:

1. Is your driveway clean? _____
2. Is your roof clean? _____
3. Is the paint on your house, doors & fascia in good condition? _____
4. Are plant beds complete in front yards? _____
5. Have you made any exterior changes to home? _____

Did you apply for Architectural Control Committee approval? _____

This includes, but is not limited to, front area plantings, exterior lights, landscape area structures, painting and irrigation alterations. If answer is yes, what was done? Please explain:

Present Homeowner's Signature: _____

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IV. PHOTCOPY ID *of* EVERYONE LIVING *in the* HOME

(PLEASE ATTACH COPIES)

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V. VEHICLE REGISTRATIONS

(PLEASE ATTACH COPIES)

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VI. PURCHASER DISCLOSURE SUMMARY
for
THE RIDGE AT THE BLUFFS HOMEOWNERS ASSOCIATION INC.

1. As purchaser(s) of property in this Community, you will be obligated to be a member of a Homeowners' Association.
2. There are Covenants, Rules and Regulations, Articles of Incorporation and By Laws governing the use and occupancy of property in this Community. You are obligated to conform to them.
3. You are obligated to pay assessments to the Association. Assessments will be subject to periodic change. You are obligated to pay any special assessments imposed by the association.
4. Your failure to pay assessments could result in a fine and/or a Lien on your property.
5. Purpose of purchase: (please check one)

1. Rental Investment _____
2. Year Round Resident _____
3. Summer Home _____

6. If it's a rental investment do you intend to have a property manager manage your rental? ___yes ___no If so Who: _____

7. The statements contained in this disclosure form are only summary in nature, and , as a prospective purchaser, you should refer to the covenants and The Association governing documents
8. These documents are matters of public record and can be obtained from the Record Office in the County where the property is located.

DATE: _____

PURCHASER SIGNATURE: _____

PURCHASER SIGNATURE: _____

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