

**SNUG HARBOR YACHT CLUB, INC.
A CONDOMINIUM ASSOCIATION**

NOTIFICATION OF PENDING SALE

Notifications to:

- 1.) Advantage Property Management, Attn: Teresa Emmons (772) 334-8900 teresaE@advantagepropmgt.com
This must be a full set of documents in hard copy delivered to Advantage Property Management
- 2.) SHYC New Member Welcome Committee: Hillary Egan eganhill@gmail.com
E-mail notification of a full set of documents is acceptable

Property: Snug Harbor Yacht Club, Inc. Unit No. _____, located at
_____, Stuart, FL 34996

Seller(s) _____	Buyer(s) _____
Address _____	Address _____
Cell Phone(s) _____	Cell Phones(s) _____
Email(s) _____	Email(s) _____

Seller's Agent Information:

Buyer's Agent Information:

Name _____	Name _____
Agency _____	Agency _____
Address _____	Address _____
Cell Phone _____	Cell Phone _____
Email _____	Email _____

Closing Information:

Name of Closing Agent: _____

Address: _____

Phone: _____

Email _____

Date and Time of Closing: _____

ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTS

Purchaser(s) acknowledge(s) receipt of Snug Harbor Declaration, Articles, By-Laws, Proprietary Agreements, Rules and Regulations and represent(s) that he/she/they have executed and enclosed the required notarized document concerning the Association’s restrictions as they relate to the property being purchased.

Buyers: _____

Purchase Date: _____

Document(s) received by Signature Property Management representative:

_____ **Date** _____

Document(s) received by Snug Harbor Yacht Club New Member Committee:

_____ **Date** _____

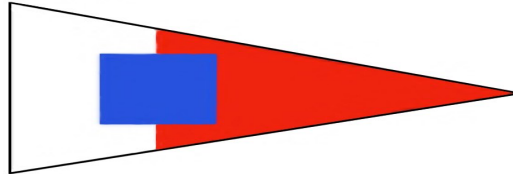
WELCOME PARTY DATE SELECTION

Welcoming Social Reception A welcome reception sponsored by the Buyer’s Agent will be held at the SHYC Clubhouse on a Tuesday, Wednesday or Thursday from 5:30-7:00 with set-up at 4:30. Party dates are preferred before closing but may be afterwards if necessary.

Date choices: 1) _____ 2) _____ 3) _____

Note: Welcome parties by Realtors traditionally provide catered food and drinks (soda, beer and wine) with cups and plates for about 60 people. Caterer suggestions: Bite Catering (305) 394-3575, Osceola Café (772) 283-6116 and Bagel Bites (772)600-5860.

Note that this form will be provided at a meeting scheduled with SHYC, the buyers, and their representatives



SNUG HARBOR YACHT CLUB, INC. a Condominium

Affidavit of Acknowledgement of the SHYC Declaration, Covenant Restrictions, Rules and Regulations

The **Snug Harbor Declaration** is a legal document filed with the Martin County Court that establishes its existence and further governs the use and maintenance of condominium property through the actions of its Board of Governors. Use and maintenance includes not only common areas, but in our case it also **defines owner responsibilities (financial and otherwise) and limits what owners may do with their property**. You are being provided with a current copy of the Declaration and by your signatures affirm that you have read and understood it, and have had an opportunity to ask questions in a meeting with the New Member Committee and Board members that took place on

(date) at SHYC Clubhouse member initials

Your attention is directed to pages 4-5 where the one-time **capital contribution**, as well as annual and special assessments is defined. Attention is further directed to section 4 (page 6): **Building, Use Restrictions and Covenants**. In short, this section requires that any change to the existing buildings or structures (defined in Declaration Exhibit F) on the property must be approved by the recommendation of the Architectural Review Committee and then by the Board of Governors. The placement of fences, the height of a home, the area of any guest house, signage, and the use and rental of the property by the owner are among the things that are restricted or regulated. Furthermore, **Snug Harbor Yacht Club does not allow construction of any type to occur within the setbacks**, which are defined for each property in the Declaration's Exhibit E.

Other Rules and Regulations

The buyers have also received a copy of Rules and Regulations for the management and control of the common elements including the marina, the clubhouse and the tennis courts. All of this information appears on our website www.snughyc.com

This document acknowledges these covenants and restrictions that distinguish Snug Harbor Yacht Club property from those of other properties in Martin County, and that the buyer(s) understand and agree to them *prior to* Board of Governors' approval of any sale. By our (my) signature I (we) establish and confirm that I (we) have read and understand the setbacks and other covenant restrictions stated in the Declaration of Condominium applicable to Lot = (address) and shall abide by their terms and contents.

Signature of buyer(s):

State of Florida sworn or affirmed and signed before me on _____, 2018.

County of Martin

Personally known _____

Produced identification _____

Type of identification _____

Notary Public or Deputy Clerk _____ Stamp or Seal