

VILLAGE ON THE GREEN HOMEOWNER'S ASSOCIATION, INC.

(A Florida Not-for-Profit Corporation and 55-years and older community)

NOTE: A \$150.00 NON-REFUNDABLE FEE PLUS \$50.00 FOR EACH RESIDENT TO COVER BACKGROUND CHECK, COPY OF SALES OR LEASE CONTRACT, and COMPLETED CENSUS FORM and EMERGENCY CONTACT FORM MUST ACCOMPANY THIS APPLICATION BEFORE AN INTERVIEW IS CONDUCTED.

ALL OF THESE PROCEDURES SHALL OCCUR BEFORE OCCUPANCYAddress: _____, Clearwater, FL 33763 **LOT NO.** _____

Name of previous owner: _____ Mailing Address: _____

PERSONAL DATA OF RESIDENT(S):

1. Name: _____ Date of Birth: _____ Res.Phone _____

Please print legibly

Cell: _____

2. Name: _____ Date of Birth: _____ Res.Phone _____

Please print legibly

Cell: _____

1. Driver's License: _____ Vehicle Plate No. _____

2. Driver's License: _____ Vehicle Plate No. _____

eMail Address: _____

1. Social Security #: _____ 2. Social Security #: _____

PURCHASER/CO-OCCUPANT (S): Present Address: _____

IS THERE AN ANIMAL TO BE HOUSED AT THIS ADDRESS? YES ____ NO ____**IF "YES" ADDITIONAL FORMS REQUIRED!! ASK MANAGEMENT COMPANY****ONLY QUALIFIED EMOTIONAL SUPPORT OR SERVICE ANIMALS ALLOWED!!**PURCHASER (S): (If retired, indicate employment prior to retirement)

Current Employer: _____ Phone: _____

Occupation: _____ How Long: _____

ANY OTHER PERSON THAT WILL OCCUPY HOME FOR MORE THAN THIRTY (30) DAYS DURING A YEAR'S PERIOD?

YES ____ NO ____ If yes, each person **must** submit \$150.00 + \$50.00 with completed forms and be interviewed.

Have you ever been evicted? _____ Have you ever been convicted of a crime? _____

Have you ever been in litigation with a landlord, condominium, or homeowner's association? _____

If Yes, please provide details as to Date, Location, and other pertinent information on additional page.

NAME OF REAL ESTATE AGENT & COMPANY AND ADDRESS, OR PERSON HANDLING SALES/LEASE TRANSACTION

PHONE: _____

PURCHASER(S) ONLY: Purchaser(s) understands that s/he/they will automatically become a member of Village on the Green Homeowner's Association, Inc. (aka Patio Homes) and Village on the Green Tract B Recreation Association, Inc., and that all duly enacted assessments of those Associations are due and payable as enacted, and if unpaid are subject to a lien upon the Patio Home at: _____ (Initials) 1. _____ 2. _____

Address

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PURCHASER(S) AUTHORIZE THE ASSOCIATION OR MANAGEMENT AGENT TO SECURE CREDIT AND ANY OTHER INFORMATION DEEMED NECESSARY IN APPROVING THIS APPLICATION _1.____2.____(Initials)

PURCHASER(S) has/have access to and has/have read the following: **(All purchasers Initial each)**

_____ Declarations	_____ By-Laws
_____ Articles of Incorporation	_____ Frequently asked Questions
_____ Current Budget from AmeriTech	_____ End of Previous Year Financials from AmeriTech
_____ Rules and Regulations	_____ Emotional / Service Animal form (if needed)

PURCHASER(S) affirm that s/he/they will abide by all terms and conditions of said documents as now enacted or will be duly enacted in the future. 1.____2.____(Initials)

Current Budget and List of Current Board will be delivered at the interview.

PROPOSED MOVE IN DATE: _____

APPLICANT SIGNATURE(S) of AFFIANT(S):

Date: _____ WITNESS __________
Date: _____ WITNESS _____

IN ORDER FOR THIS APPLICATION TO BE CONSIDERED, IT MUST BE COMPLETED AND ACCOMPANIED BY 3 COPIES OF SALES OR LEASE CONTRACT, HUD CENSUS FORM, EMERGENCY CONTACT FORM, ADDITIONAL INFORMATION FORM, SIGNED ARTICLE XII, EMOTIONAL SUPPORT/SERVICE ANIMAL FORMS (if appropriate) AND APPROPRIATE FEE(S)

DELIVER OR MAIL APPLICATION WITH EXHIBITS TO: AMERI-TECH COMMUNITY MANAGEMENT, INC.
24701 US HIGHWAY 19 NORTH, SUITE 102, CLEARWATER, FL 33763

AN INTERVIEW BY THE BOARD OF DIRECTORS MUST BE COMPLETED PRIOR TO APPROVAL OF THIS APPLICATION AND BEFORE CLOSING OF SALE OR LEASE

DO NOT WRITE BELOW THIS LINE

FOR THE BOARD OF DIRECTORS USE ONLY () APPROVED () DISAPPROVED DATE: _____

Print name here	Title	Signature	Date
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Print name here	Title	Signature	Date
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Print name here	Title	Signature	Date
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FREQUENTLY ASKED QUESTIONS & ANSWER SHEET
VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION, INC.
AS OF 2026

Q: Name of the Homeowners Association that governs Patio Homes?

A: *Village on the Green Homeowners Association, Inc. [AKA] Patio Homes.*

Q: What are my voting rights in the Homeowners Association?

A: *Each lot is entitled to one vote. Please refer to Article III of the Declaration of Covenants, Conditions and Restrictions (Green Book)*

Q: What restrictions exist in the Association Documents on the leasing of my residence?

A: *Residents must be owned for at least two (2) years prior to leasing. All leases are subject to approval by the Board of Directors **prior** to occupancy.*

Q: What restrictions exist in the Association Documents on my rights to use my Lot?

A: *Refer to Article XII of the Declaration of Covenants, Conditions and Restrictions for full text.*

Q: How much are my assessments to the Association for my Lot and when are they due?

A: *Assessment fees are subject to change annually on January 1st of each year. Fees are due on the first day of each month and payable by the 10th without penalty. See current budget (attached).*

Q: Where can I find the all the documents pertaining to the Homeowners Associations?

A: *All documentations can be found on our website = <https://villageonthegreenhoa.net>*

Q: How do I notify the Association of any problems or changes I wish to make on property?

A: *There is a tab on the website screen to contact the Management Company with comments and another to report work/repairs that need to be addressed. HOA permits are required*

Q: When are the Association meetings held?

A: *Each month on the 3rd Tuesday there is a Board of Directors meeting at 1:00pm. There is an annual member's meeting in January. A preliminary notice is mailed in November and a follow up in December.*

Q: Will I be a member in any other Association? If so, what is the name of the Association?

A: *Yes, you are automatically a member of the Village on the Green Recreation Association, Inc. [AKA] Tract B, commonly referred to as "Master Board". Fees are included in your monthly assessment from Patio Homes.*

Q: Is the Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each case.

A: *None.*

Q: How do I inform the Association I have a problem with my lawn, sprinklers, and/or fence?

A: *Log into the Association website, (<https://villageonthegreenhoa.net>), use the Maintenance tab. Be sure to scroll down to the submit button.*

ARTICLE XII - RESTRICTIONS

(Located in Homeowner's "Green Book" Amended & Restated Declaration of Covenants, Conditions & Restrictions for Village on the Green Patio home".....Page 8)

SECTION 1. No lot shall be used for any purpose other than as a single-family residence or dwelling.

SECTION 2. At least eighty percent (80%) of the units shall have at least one (1) permanent occupant who is fifty-five (55) years of age or older. Twenty percent (20%) of the units shall be reserved solely for those who secure title by virtue of inheritance from a former owner. No Lot Owner or Approved Lessee of a lot owner shall permit any person under the age of eighteen (18) years to reside in any of the Patio Homes, except as otherwise provided herein. The term "permanent occupant" shall include all persons occupying the unit, except temporary guests.

SECTION 3. Lot Owners or Lot Owner's approved lessee shall be permitted to have visitor occupants of any age for up to three weeks during a six-month period, or maximum of six weeks in a twelve month period; provided that at no time shall any Patio Home be occupied by more than six individuals.

SECTION 4. No dog or cat or any other pets shall be permitted in any of the Patio Homes or on the lots or common area, except for birds such as canaries or parakeets, or fish such as goldfish, or tropical varieties, which may be kept by lot owner in the owners' respective Patio Home provided that not such birds and/or fish shall be raised for commercial purposes. Federal law has demanded the acceptance of Emotional Support or Service Animals with the provision allowing a required Emotional Support /Service Animal Form to be completed as part of the Sales/Lease/Co-Occupancy Application. This includes anytime such an animal resides at any time. Visiting Emotional Support or Service Animals must also a registration form completed (Obtained by applying on the Website, using the General Maintenance tab

SECTION 5. No trucks or commercial vehicles (except during the period of approved construction) is in our original documentation. The restriction on personal trucks has been superseded by Florida State Law. However, commercial vehicles, campers, mobile homes, boats, house trailers, boat trailers, or trailers of every other description shall not be permitted to be parked or to be stored at any place on the lots or roads. They may be parked in the common areas at the clubhouse IF approved by the Recreation Association President. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as pick up, deliver, & other commercial services while work is being done. Automobiles shall be parked only on the respective lot owner's driveway. No parking of any vehicle is allowed on any private road (that includes all roads except Laurelwood Drive).

SECTION 6. Other than trees, shrubbery & landscaping initially installed by Declarant, no trees, shrubbery or other landscaping shall be installed or maintained unless the same shall have been first approved in writing by the Board, whose approval may be arbitrarily withheld. (Footnote: does not apply to flowers & small plants.) It is mandatory that all bushes be trimmed and flower beds be weeded, even if a resident is away from their home for an extended period.

SECTION 7. No fences other than those initially installed by Declarant and no walls or hedges shall be permitted anywhere within the property except as approved in writing by the Board, whose approval may be arbitrarily withheld. Fences may not be painted. Bushes, trees, etc. shall not be located as to push fencing.

SECTION 8. No outdoor clothes drying activity shall be conducted on any of the lots except in enclosed areas where same is hidden from view of adjoining lots. Additionally, clothes may only be dried on removable lines and Poles which shall be removed and stored except during actual drying time.

SECTION 9. All garbage and trash containers and oil and gas tanks must be placed underground or in enclosed areas so as to render the contents thereof hidden from the view or adjoining lots. Said facilities shall be kept in a clean and sightly manner.

SECTION 10. No exterior radio, television, or any other electrical antennas or aerial may be erected or maintained anywhere upon any lot. Satellite dishes, one meter or less in diameter, are allowed with Board approval on location.

SECTION 11. The initial street mailboxes shall be selected, furnished and pieced on the respective Lots, by the Declarant. Said mailboxes shall be maintained, repaired and replaced from time-to-time as needed at the cost and expense of the Lot Owner. Any replacement shall be of the same type and color as initially furnished.

SECTION 12. Neither permanent nor portable swimming pools, spas, sheds, or exterior drapery shall be constructed or maintained on any portion of the property.

SECTION 13. One real estate sign may be displayed in the house or garage window only, or from a mounted bracket in units located on a cul-de-sac. Open House signs may be placed in the yard on special days (i.e., on the day of Open house only). However, no signs of any other nature will be permitted at any time. Expressly prohibited are political signs, garage sale signs, and signs of similar like.

SECTION 14. No structure of any temporary character, such as portable basketball hoops, goal nets, hockey nets or other recreational equipment shall permitted either temporarily or permanently on any lot or street.

SECTION 15. Lease Restrictions. Beginning with the effective date of this amendment, any rental or lease of a Patio Home must comply with the following:

- a) No owner may rent or lease a Patio Home during the first twenty-four (24) months of ownership.
- b) No owner may rent or lease more than one (1) Patio Home at any given time.
- c) No Patio Home may be rented or leased for a period of less than twelve (12) months.
- d) A Patio Home that is rented or leased shall be defined as a Patio Home that is occupied by other than the owner of record, his/her spouse, or their immediate family, if any. A Patio Home that is occupied by the owner of record's immediate family in the absence of the owner(s) shall not be defined as a Patio Home that is rented or leased.
- e) A Patio Home may only be rented or leased on (1) time per twelve (12) month period, except in the event of the death of the tenant during tenancy; and then only if the proposed new tenancy otherwise complies with this Section of the Declaration.
- f) Owners may lease their Patio Homes subject to the requirements of this Section, provided that all such leases are entered into compliance with the requirements of this Section of the Declaration, and the Florida Statutes, and are vetted, interviewed and approved in advance by the Board of Directors.

- g) A copy of the proposed lease shall be furnished to the Board of Directors; together with an application fee established by the Board of Directors, in an amount determined from time to time, but not to exceed the maximum established by law, to cover the costs of contracting references given by the applicant and such other costs of investigation, including credit and background checks that may be incurred by the Board of Directors; and a completed application form for approval of the lease by the Board of Directors, or a committee designated by the Board of Directors.
- h) All prospective lessees, and all intended adult occupants, prior to approval or disapproval by the Boars, are required to appear for an interview before the Board of Directors, of a committee designated by the Board of Directors, as a condition of approval.
- i) Within thirty (30) business days after receipt of the proposed lease, a fully completed application form, payment of the application fee, and such other requirements as the Board may have, the Board of Directors of the Association shall either approve or disapprove the transaction. The time does not begin to run until all requirements are fulfilled. The approval of the Board of Directors shall be in recordable form signed by the two officers of the Association and shall be delivered to the Owner. Failure of the Board of Directors to act within such thirty (30) day period shall deem to constitute approval, following which the Association nevertheless shall prepare and deliver written approval in recordable for, as aforesaid.
- j) The Owner and the Board of Directors, of a committee designated by the Board of Directors, shall advise the lessee(s) of the contents of the Declaration, the By-Laws, the Rules & Regulations, and all the rules and regulations of the use of Association Property and of Tract "B", the Recreation Area.
- k) Sub-leasing is prohibited.
- l) Assignment of lessees is prohibited.
- m) No application fee shall be charged in connection with the extension or renewal of a lease.
- n) All Patio Homes which are rented or leased as of the date of recording of the amendment may remain rented or leased to the current tenant(s) for the duration of the current tenancy, and any and all renewals or extensions thereof. Upon the termination of the tenancy of the current tenant(s), the Owner must comply with the provisions of this Section of the Declaration, and all current restrictions and rules governing rentals and leasing.
- o) The effective date of this amendment will be the date of its recordation in the Public Records of Pinellas County.

SECTION 16. Purchase and Sale. In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the Lots, the transfer of a home by any Lot Owner shall be subject to the following provisions, which each Owner covenants to observe.

- a. Transfers Subject to Approval
 - 1) Sale. No Lot Owner may dispose of a Lot or any interest therein by sale without approval of the Association, except to a Lot Owner.
 - 2) Other Transfers. If any Lot Owner shall acquire his title by any manner not heretofore considered in the foregoing subsections, the continuance of his Ownership of his Lot shall be subject to the approval of the Association.
- b. Approval by Association. The approval of the Association which is required for the transfer of ownership of homes shall be obtained in the following manner.
 - 1. Notice to Association.

- i. Sale. An Owner intending to make a bona fide sale of his home or any interest therein shall give to the Association notice of such intention, together with the name and address of the intended purchaser and such other information concerning the intended purchaser as the Association may reasonably require.
 - ii. Gift, Devise or Inheritance, Other Transfers. A Lot Owner who had obtained his/her title by gift, devise or inheritance, or by any other manner not theretofore considered, shall give to the Association notice of the acquiring of his title, together with such information concerning the Owner as the Association may reasonably require, and a Certified copy of the instrument evidencing the Owner's title.
 - iii. Failure to Give Notice. If notice to the Association herein required is not given, then at any time after receiving knowledge of a transaction or event transferring Ownership or possession of a Lot, the Association at its election and without notice may approve or disapprove the transaction or Ownership, the Association shall proceed as if it had received the required notice on the date of such disapproval.
 - iv. The Association shall have the ability to conduct a background and credit check on all applicants, at the expense of the applicant. The Board shall have the authority to require a personal interview of a proposed transferee as part of the approval process described elsewhere herein.
- 2. Certificate of Approval: For sales, and any other transfer of title, then within 30 days after the receipt of such notice and information, the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a Certificate executed by the President or Vice President and Secretary, in recordable form, and shall be delivered to the purchaser and a copy thereof kept on file with the Association for inspection of any party of interest to the transaction.
- 3. Approval of Corporate Owner or Purchaser. Inasmuch as the Lots and homes may be used only for residential purposes, and a corporation cannot occupy a home for such use, if the Owner or purchaser of a home is a corporation, the approval of Ownership by the corporation may be conditioned upon requiring that all persons occupying the home be also approved by the Association.
- c. Disapproval by Association. Disapproval of a sale or other transfer of ownership of a Lot shall be based upon the requirements of Florida Law and may be based upon criminal history.
 - i. If the Owner of the Lot is delinquent in payment of any monies owed to the Association, the sale or lease of the Lot can be disapproved.
 - ii. If the prospective buyer provides information on the application form which is a material misrepresentation, and impacts on the occupancy, the Board has the right to disapprove the sale.
 - iii. If the proposed buyer is in violation of the Governing Documents, before taking occupancy of the Lot, then the Board has the ability to disapprove the sale. This also applies to a person who previously owned or lived in another home in the Community, either as a guest, a visitor or a renter, if the applicant has violated the Documents during the prior occupancy.
 - iv. If the proposed buyer has been convicted of a felony or otherwise has a criminal background, the Board may disapprove the sale.

- d. Unauthorized Transactions. Any sale, or other transfer of title, which is not authorized pursuant to the terms of this Declaration, shall be void unless subsequently approved by the Association.
- e. Transfer Fee. In connection with the application for approval of sale, the Association shall have the right to charge a fee for the transfer or lease of a Lot by its Owner of up to \$150.00 per applicant, other than husband and wife, or up to such maximum amount as may be allowed by Florida Law, as amended from time to time, the exact amount to be determined by the Board of Directors from time to time. The fee is to be paid to the Association with the required notice of intent to make a sale or lease, and the application, as set forth above, and no transfer will be processed until the fee is paid, the application has been complete and submitted, and the screening interview has been completed.
- f. Exceptions. The restrictions on sales shall not apply to first mortgage lenders which acquire title through foreclosure or judicial sale, or by deed in lieu of: foreclosure, or to any subsequent sale by the first mortgage lender.

WE AGREE TO ABIDE BY THE ARTICLE XII RULES & REGULATIONS OF VILLAGE ON THE GREEN PATIO HOMES ASSOCIATION LISTED ABOVE.

_____	_____	_____	_____
Owner's signature	Date	Co-owner's	Date

FAIR HOUSING ACT – CENSUS

VILLAGE ON THE GREEN HOMEOWNERS' ASSOCIATION, INC.

I/We am/are the permanent occupant(s) of Lot _____, located at

Clearwater, Florida 33763 in Village on the Green Homeowners' Association, Inc.

I/We understand that the Association is required by Federal Law to have this census form completed and on file in the official records of the Association to continue to qualify for the Housing for Older Persons Act of 1995. In order to maintain our retirement community lifestyle and continue to prevent persons under the age of 18 years of age from permanently residing in our community.
(Viewing of this form is limited to the properly authorized persons or agencies)

As of the date shown on affidavit, there is at least one (1) person occupying my unit who is age 55 or over _____ Yes _____ No

Please identify each of the occupants who is/are 55 years of age or older:

Name: _____ Date of Birth: ____/____/____

Name: _____ Date of Birth: ____/____/____

Please identify all other occupant(s):

Name: _____ Date of Birth: ____/____/____

Name: _____ Date of Birth: ____/____/____

I/We have provided one of the following showing proof of age for ALL occupants and a copy of this/these document(s) is/are attached hereto for the Association's records.

Check form being provided for proof of age.

_____ (1) Birth Certificate _____

_____ (2) Driver's License # _____

_____ (3) Medicare Card # _____

_____ (4) Voter Registration _____

_____ (5) Other (specify) _____

Dated this _____ Day of _____, 2023

Print Name of Affiant

Affiant Signature (Person providing information)

VILLAGE ON THE GREEN PATIO HOME HOMEOWNER'S ASSOCIATION

EMERGENCY CONTACT FORM

Updated: _____

Resident's / Co-resident's Name

Lot #

Street Address

Phone #1

Email Address

Phone #2

I wish to have Phone #1 ☐ Phone #2 ☐ listed in the Dial Directory

In the case of Emergency, I can be reached through the following phone numbers:

Contact Person

Area Code – Phone Number

Contact Person

Area Code – Phone Number

IMPORTANT: In case of a Medical Emergency or natural disaster, duplicate keys for my home have been provided to the following person(s), who are authorized to permit access to my home.

Name

Address

Area Code – Phone Number

Name

Address

Area Code – Phone Number

Owner's Signature _____

If there are any questions, please contact:

Andrew George, LCAM, 727 726-8000 Ext 301 Ameri-Tech Property Manager for Patio Homes or any member of the Board of Directors

VILLAGE ON THE GREEN PATIO HOMES HOMEOWNERS' ASSOCIATION, INC

A 55 and older community

Attention to homeowners who plan to be away for an extended period of time.

As you know, we like to keep our Lots and shrubs up to par and garden areas free of weeds.

This is the homeowner's responsibility. Therefore, we expect that if you, as a homeowner, are planning to not be at home for an extended period of time to take care of these matters. Please make arrangements for someone or some firm to keep your Lot free of weeds and your bushes trimmed in your absence.

This requirement is not only for the community to always look nice, but also in respect of your neighbors. So, be sure you make plans for the care of your Lot if you happen to be away from your Lot for an extended period.

Attention to homeowners who plan to change or update any outside area of their Lot, including, but not limited to painting, roofing, windows, trees, sidewalks, driveways, etc.

BEFORE any changes or updates to the outside area of your Lot **YOU MUST** have an approved HOA permit signed by a Board of Director per the Association's Amended and Restated Declaration of Covenants, Conditions, and Restrictions document (found on the website – **villageonthegreenhoa.net**)

Attention all homeowners:

1. VOG HOA is an age-restricted community, and the following age-related restrictions shall apply:
 - a. At all times there must be at least one individual aged 55 or older in permanent occupancy of each home. A census will be conducted every 2 years.
 - b. At no time shall any individual under the age of 18 be permitted to permanently occupy the home. Any additional residents must go through the interview process.
2. Leasing and occupancy are restricted within the community as follows:
 - a. Leasing is prohibited within the first 24 months of ownership of the home.
 - b. Thereafter, a home may be leased once per year for a term of at least 12 months, after obtaining approval from the Board of Directors.
 - c. Visitors of any age shall be permitted to occupy a home for a maximum of 3 weeks in any 6-month period, not to exceed 6 weeks in a calendar year.
 - d. An owner's immediate family members (defined as parents, siblings and children of the Homeowner or his/her spouse) are permitted to occupy the home without the owner's presence (subject to the age restrictions listed above) and same shall not be considered a lease.

Owner

Date

Co-Owner

Date