

The Village at Linwood Condominium Association

Congratulations on your condominium purchase in The Village at Linwood (VAL)

In order to expedite the procedure to secure the necessary information for your settlement, **please read and initial next to each item on the line provided and sign and date this form at the bottom.** Please have your agent send it to the title company who will forward it to the Village at Linwood.

Information for settlement will not be released until this form, along with the census and proof of age, is signed and returned to Associa Property Management. The Village at Linwood is a condominium community with Rules and Regulations that are in place to maintain the beauty, integrity, and uniformity of your investment. In addition to the complete Rules and Regulations, the following items are important for you to know and to recognize prior to and in preparation for you move into The Village.

___ **Only one (1) domestic pet per unit.** Your pet must always be on a leash and walked in identified areas.

___ No one under the age of 19 may live in the Community. At least one person residing in the unit must be 55 years of age or older. **However, 20% of the Community – MAY BE 50 YEARS OF AGE OR OLDER.** YES, I have confirmed with the Management Office that less than 20% are 50 years of age or older **(applies if buyer is under 55).**

___ If I decide to rent my unit, I understand I must provide: the census form with proof of age of the tenant, proof of the tenant's renters insurance, copy of the Certificate of Occupancy (must be updated every two years) **AND A COPY OF THE LEASE AND RIDER (the lease cannot be for a term of less than one (1) year.)**

___ Commercial vehicles **are not permitted** parked overnight at any time. **Only two (2) vehicles per unit.**

___ Pods or any other type of TEMPORARY storage trailers/units **must have prior board approval.**

___ Cardboard moving boxes, packing materials, etc., **must be broken down (FOLDED)** and placed **BESIDE** the recycle bins. Boxes are not to be left whole in the dumpster enclosure. **Plastic bags, of any kind, are NOT permitted in the recycling containers, but should be thrown into the trash dumpster.** Shoprite and other local places recycle them as well.

___ Any material or debris removed from your unit as a part of remodeling or renovation **must be removed FROM THE SITE by the contractor completing the work.** You or your contractors **are prohibited from disposing any of the materials in the dumpster or the dumpster enclosure. This INCLUDES carpeting.**

___ **THERE MUST BE PADDING AND CARPET COVERAGE in at least 80% of the unit** (excluding kitchen and bathrooms) This is for first and second floor units, no exceptions. **AREA CARPET OR THROW RUGS - DO NOT SATISFY THIS REQUIREMENT**

___ Any exterior modification to your unit (i.e. windows, doors, air conditioning compressors, etc.) must be approved in writing, by the Village Board of Directors, **BEFORE** modifications take place. Certain renovations require building permits; these must be obtained at the building department of Linwood City Hall. **IT IS YOU, OR YOUR CONTRACTOR'S RESPONSIBILITY, TO CHECK WITH LINWOOD BUILDING DEPARTMENT WHETHER A PERMIT/S ARE REQUIRED FOR THE WORK BEING PERFORMED. CONTRACTOR NEEDS TO SUBMIT A CERTIFICATE OF INSURANCE.** Nothing can be mounted to the building in any way and wiring cannot penetrate the siding of the building.

*Additional and more detailed information is available in the VILLAGE AT LINWOOD MASTER DEED, THE BY LAWS AND THE RULES AND REGULATIONS (the Condominium Governing Documents)

A quarterly payment/coupon book will be mailed directly to you for payment of Association fees. A new homeowner's packet will be mailed to you with the complete Rules and Regulations for The Village at Linwood. This will be sent once we have confirmation the settlement has taken place (usually within 15 days after settlement). Should you have any questions or concerns, you should contact your Senior Community Manager, Jennifer Johnson at jennifer.johnson@associa.us or her assistant, Christine Boswell at christine.boswell@associa.us at Associa Mid-Atlantic Property Management. Main number is 888-884-8490

This document becomes effective upon settlement completion.

Signature of Buyer

Signature of Buyer (if more than one)

Date

Your Village at Linwood Unit# Address

E-mail Address

Phone Number

NOTE: These three pages must be completed by the new Purchaser/s and sent to Associa Mid-Atlantic by the Title Company when requesting a Resale-Certification. Nothing will be sent to the Title Company without them.

Village at Linwood Condominium Association

Census

In compliance with the Fair Housing Amendments Act of 1988 and the Housing for Older Persons Act of 1995, the attached census must be completed by each owner of the Village at Linwood Condominium Association.

This home is my (check all that apply): _____ Primary Home _____ Secondary Home
_____ Tenant Occupied _____ Owner Occupied

If non-owner occupied but a family member lives in the home, please indicate the relationship

Number of Occupants _____

Occupant Information

NAME OF OWNER(S) AS INDICATED ON DEED DATE OF BIRTH

Owners Address at Village at Linwood _____

Owners Mailing Address (if different than above) _____

Owner(s) Phone Number _____

Cell Number _____

Email: _____

NAME OF OTHER RESIDENTS/TENANTS RESIDING IN HOME* DATE OF BIRTH

***Other residents residing in home can be: Individual(s) residing with the owner of the unit or a tenant if the owner rents their unit**

ALL occupants must provide proof of age. Please attach a copy of driver's license(s), birth certificate(s), or other substantiation(s) of date of birth.

Tenant Information (if applicable)

Home Phone Number _____ Cell Number _____

Date of Lease: From _____ to _____

Pets

Do you have a pet? _____ Yes _____ No

Type (dog, cat, etc.) _____ Breed _____

Vehicle Information **Only two (2) Vehicles per unit**

Vehicle 1: Make _____ Model _____ Color _____ License Plate _____

Vehicle 2: Make _____ Model _____ Color _____ License Plate _____

Emergency Contact Information

Name: _____ Phone: _____ Relationship: _____

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Has a key to your unit been provided at the Clubhouse for emergency use as required? _____

I have received a copy of the current VAL Rules and Regulations _____

Print Name: _____

Signature: _____

Date: _____

Proof of Age, such as a copy of your Drivers License, must be submitted with this form
Please return form to Jennifer.Johnson@associa.us