

Helpful Buyer Information

Potential Buyer and future owner,

This is a very short list of highlights from our Bylaws and Rules & Regulations Binder that we hope will be helpful for you. This **does not replace our request that you read the binder before closing** and also **the purchase of your new home is not completed until the last step, which is an orientation/interview with the Board.**

- This is a 55 and older community. At least one occupant must be 55 years old.
- Make sure you receive the 3 ring Binder, mailbox keys (2) and Clubhouse key (at least 1 key) when you take ownership. If you do not there is a charge to purchase these items.
 - All the documents in the binder and forms can be found on our website along with other valuable information. www.gardencovepark.com
- This community is a CO-OP. In a CO-OP YOU DO NOT OWN the land your home sits on. It is owned by the community of which you are buying a share. It is rare that you will find a lending institution to loan you money to purchase a home in this type of community because you WILL NOT own the land the home sits on.
- If you are going to be installing a new home on your site please read the section Article 16 in the Rules and Regulations in your 3 ring binder that explains this process before proceeding.
 - DO NOT use the Lee county web site to determine the size of your prospective home's lot size, it is NOT accurate. The Board is happy to provide measurements if needed.
- Homeowners are responsible for mowing, edging, and caring for shrubs. A Form 7 is required for making any changes to your landscaping.
- There are only two permanent residents allowed to live in the home. Time limits on guests are listed in the binder.
- South West Florida CAM Services is our management company, they can be reached by phone at 239 243 8700 or email at assn@swflcam.com
- See the Bulletin Board by the mail boxes for activities Board member names , contact information and meeting notices. This information is also sent out via email once we have that contact information for you.
- Internet is available in the clubhouse and also a printer. Password is on the bulletin board..
- Not any fencing allowed for pets or to create lot lines.
- There are 7 seats on the Garden Cove Board of Directors. Board Meetings are scheduled the third Thursday of the month at 10am EST via both in person and zoom. All Shareholders are welcome to attend.
- Our Maintenance/HOA fee is \$176 month and is paid to our management company. This pays for many things including but not limited to: water/pool and clubhouse maintenance/ community area mowing and grounds maintenance.