

Garden Cove Residence Association, INC

Selling a Hurricane IAN Damaged Home

The Garden Cove Rules & Regulations Section 3.2.17 states: All expenses incurred to bring a Unit in total compliance with Park standards shall be borne by the Unit Owner, or the successor in title, and all work necessary to be done on said Unit to bring it up to Park standards, shall be done before the transfer of said ownership, and no new Unit Owner or tenant shall be accepted until such work is complete, except with written permission of the Association.

The Board has made an exception to this rule due the damage caused by hurricane IAN. The home must be livable condition before it can be sold i.e., it must have water, electricity, sewer, no broken windows, or mold inside. If there is any questions concerning livable consult with the Board.

The new owner must bring the home up to park standards within 6 months from the transfer of the Share.

I attest that the home is in livable condition at the time of sale.

Seller _____ Date _____

I agree that the home will be brought up to park standards within 6 months of the share transfer.

Buyer/s _____ Date _____