

Garden Homes at Grove Isle

200 North Grove Isle Circle
Vero Beach Fl, 32962

SALES - LEASE- LEASE RENEWAL- 2017

1. When a Sale, Lease or Lease Renewal, is proposed, A letter of intent must be sent by mail, to the Board of Directors at 200 N Grove Isle Circle or email (gardenhomesgroveisle@yahoo.com) along with the following information.

Sale: Name of agent, name of company Agent works for, Agents Address, Phone number, Email address or if it is a Private Sale.

Lease: Name of Lessor, address of property and, date of occupancy
Minimum lease is 6 months, Maximum lease is 12 months.
The Garden Homes at Grove Isle By-Laws do not allow for a shorter or longer lease without Board approval.

After receiving the letter of Intent, the Board will need (30 days before closing or date of occupancy) a completed Application along with a application fee of a \$100.00 and with a copy of the lease or sales contract.

3. All monetary obligations and maintenance fees must be current.

4. After all the completed forms and the application fee is received, The Garden Homes HOA Board of Directors can exercise or not, the right of first refusal of sale along with the final approval or disapproval of the Sale or Lease.

5. The request for an estoppel letter should be made to:
Elliott Merrill. 835 20th Place, Vero Beach, Fl 32960
Phone- 772-569-9853
Atten: Mary H

6. Prior to the closing date for sales or occupancy for lease, the Welcoming Committee will meet with the proposed buyer or lessee to go over the rules and regulations of the Garden Homes and answer any questions they might have.

7. Any change in status (lease to sales or sales to lease or removing house from the market) should be reported to: Garden Homes Board of Directors.

8. All Current Homeowners should be in receipt of a Copy of the Garden Homes Documents Booklet, that contains All the Governing Documents. The Booklet should remain with Garden Home. If it is necessary to replace, there is a \$50.00 replacement charge.