

**THE ISLAND CLUB OF VERO BEACH  
HOMEOWNERS ASSOCIATION, INC.**  
*C/o Schlitt Property Management, Inc., 4007 North HWY A1A. Ft. Pierce, FL 34949  
Phone (772) 388-6312 Fax (772) 595-0720*

**APPLICATION FOR SALE OR LEASE**

In making the foregoing application, I represent to the Board of Directors of **THE ISLAND CLUB OF VERO BEACH HOMEOWNERS ASSOCIATION, INC.**, that the purpose of this application is for the Purchase/Sale or Lease of the property as described below:

Purchase/Sale Residence \_\_\_\_\_ Lease  
Residence \_\_\_\_\_

Seller/Lessor \_\_\_\_\_  
Buyer/Lessee \_\_\_\_\_

Address:  
\_\_\_\_\_

**NOTICE TO THE ASSOCIATION**

Not less than 20 business days prior to the date of any closing of a Sale or the effective date of any Lease; the unit owner shall notify the Association in writing of his/her intention to sell or lease. The unit owner shall furnish the Association with a copy of the contract for purchase and sale or a copy of the lease.

It is not the intention of the Association to grant a right of approval or disapproval of purchases or leases. It is the intent of the Association to impose an affirmative duty on the unit owners to keep the Association fully advised of changes and occupancy and ownership.

**LEASE AGREEMENT TERMS**

All lease agreements between owners and lessees shall be in writing. Owners are entitled to lease their unit a maximum of one (1) time each calendar year. The term of the lease shall *NOT* be less than four (4) months and must state that lessee be subject in all respects to the terms and provisions of the Association's Declarations. Any failure by lessee to comply with such terms and conditions shall be material default and breach of lease agreement.

**ASSOCIATION APPROVAL**

Upon receipt of a copy of the contract for purchase and sale or a copy of the lease, the Association shall within 10 business days issue a Certificate of Approval. It shall be the responsibility of the purchaser to furnish the Association with a recorded copy of the deed of conveyance indicating the owner's mailing address for all future assessments and other correspondence from the Association. Provided, however, prior to the issuance by the Association of a Certificate indicating the Association's approval of the transaction, the purchaser or lessee shall be required to agree with the Rules and Regulations of the Association.

**DELINQUENT UNIT OWNERS**

In the event that a unit owner is delinquent in paying assessments, or the owner, buyer, family, guests, agents, licensees, or invitees are not in compliance with any provision of the Declaration, the Association has the right to disapprove of any sales. In the case of a lease, the Association has the right to disapprove of and to void any lease at any time prior to or during the Leasehold tenancy until any delinquent assessments are paid and/or until any violation of the Homeowners' Documents is corrected.

**THE ISLAND CLUB OF VERO BEACH  
HOMEOWNERS ASSOCIATION, INC.**  
C/o Schlitt Property Management, Inc.,

**APPLICATION FOR SALE OR LEASE (CONTINUED)**

**CAPITAL CONTRIBUTION**

A Capital Contribution in the amount equal to one quarters assessment will be paid at closing by the buyer.

I Hereby agree for myself and on behalf of all persons who will use the property which I seek to purchase/lease that I will abide by all of the restrictions contained in the By-Laws, Rules and Regulations, Association Documents, which are or may in the future be imposed by **THE ISLAND CLUB OF VERO BEACH HOMEOWNERS ASSOCIATION, INC.**

I. I have received a copy of all Association Documents: Yes\_\_\_\_\_ No\_\_\_\_\_

I have received a copy of the Rules and Regulations: Yes\_\_\_\_\_ No\_\_\_\_\_

I have received entry gate controllers from previous owner: Yes\_\_\_\_\_ No\_\_\_\_\_

*(Additional gate controllers can be obtained from Schlitt Properties Management, Inc. at a cost of \$30.00)*

II. I understand that I will receive from the Board of Directors a Certificate of Approval. Occupancy prior to receipt of Certificate of Approval is prohibited.

III. Applicant agrees to provide to the Association a copy of the Closing Statement and a copy of the Recorded Deed as soon as possible after closing.

Closing Agent's Name \_\_\_\_\_ Phone: \_\_\_\_\_

In making the foregoing application, I am aware of the above guidelines concerning property conveyances contained in the Declaration of Covenants of **THE ISLAND CLUB OF VERO BEACH HOMEOWNERS ASSOCIATION, INC.** Any decision will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant

AUTHORIZED BY: \_\_\_\_\_

APPROVAL DATE: \_\_\_\_\_

RETURN EXECUTED APPLICATION TO:

Kelly Walsh  
Schlitt Property Management, Inc.  
4007 North HWY A1A  
Ft. Pierce, Fl 34949  
(772) 388-6312, Fax: (772) 595-0720