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## A 55+ DEED RESTRICTED COMMUNITY

### Realtor Policy

Approved: 10/9/2020

We thank you for your interest in our beautiful community. We are certain you will enjoy Lakeridge Falls, an active adult 55+ community where the 55+ status is strictly observed, and security is taken very seriously. Please take a moment to go over the following guidelines:

- The Association governing documents and/or forms are available on the Association's website at [www.LakeRidgeFalls.org](http://www.LakeRidgeFalls.org).
- Homeowners or listing agents must notify the gatehouse, **941-355-1328**, prior to any scheduled showing.
- Open houses will be conducted between the hours of 10:00a.m and 5:00p.m. on Saturdays and Sundays **only**.
- Realtors and their invitees, i.e. clients, photographers, etc, may view the Association's amenities during normal business hours. Access to the various amenities requires a FOB key, which is to be provided by the listing agent.
- Realtors must accompany their invitees while on-site and must ensure they depart once it is concluded.
- The speed limit throughout the community is **25 MPH**.
- No cable services are provided by the Association.
- All financial reports are to be provided by the homeowner.
- Once an executed contract is reached, Realtors must submit the Application to Purchase/Lease/Occupy with all related information **within 3 business days** to the Association offices located at 4200 LakeRidge Blvd, Sarasota, FL 34202.
- Applications to Purchase/Lease/Occupy and any related information may be emailed to [PropertyManager@LakeRidgeFalls.Org](mailto:PropertyManager@LakeRidgeFalls.Org). However, applications will not be processed until the application fee is submitted - \$100 per person or legally married couple.
- All applicants must go through a credit and criminal background check.
- All individuals who are planning on residing on the property are required to go through the application process.
- The Association reserves the right to require applicants who do not meet the age requirement to sign a residential agreement.
- Please call us at 941-360-1046 ext 101 or 103 or email us at [PropertyManager@LakeRidgeFalls.Org](mailto:PropertyManager@LakeRidgeFalls.Org) with any questions or concerns.

Thank you very much for respecting this policy and good luck and great success in this real estate transaction.

Sincerely,

*The Board of Directors of LakeRidge Falls Community Association*