



---

## A 55+ DEED-RESTRICTED COMMUNITY

### LakeRidge Falls Realtor Policy

Amended: 11/10/2023

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, before any scheduled showing.
- Open houses will be conducted between the hours of 10 a.m. and 5 p.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 - \$150 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 Inc.