



**RIVERWOODS PLANTATION RV RESORT CONDOMINIUM ASSOCIATION, INC.  
4600 ROBERT E. LEE BLVD. E. ESTERO,  
FL 33928**

**Application for Sale or Transfer of Title**

Riverwoods Plantation RV Resort Condominium Association, Inc. is a community designed and intended to provide housing for residents who are fifty-five (55) years of age or older. Proof of age of all applicants to appear on the deed must accompany this application. Please provide photocopy of a Driver's License or Birth Certificate.

**\*\*Note:** No permanent occupancy of any unit is permitted by a person under the age of eighteen (18). At least one person fifty-five (55) years of age or older must be a permanent occupant of each unit, while any person occupies said unit. Persons under the age of fifty-five (55) and more than eighteen (18) years of age may occupy and reside in a unit as long as at least one person of the occupants is fifty-five (55) years of age or older.

All resales must be approved by the Board of Directors of the Riverwoods Plantation RV Resort Condominium Association, Inc. This application must be completed and returned to the Association office along with a copy of the purchase agreement at least thirty (30) days prior to the expected closing date. A non-refundable transfer fee of **\$150.00** must be paid to the Association and accompany the Purchase Application. Please make check payable to: **Riverwoods Plantation RV Resort Condo. Assoc. Inc.**

In making this application, the Applicant(s) agree for themselves and on behalf of all persons who may use the subject property that they will abide by all of the restrictions contained in the Condominium Documents including the Bylaws, the Rules and Regulations, and Policies.

This Application authorizes the Board of Directors of Riverwoods Plantation RV Resort Condominium Association, Inc. to institute an investigation into the background of the Applicant(s) to the extent they deem necessary and Applicant(s) agree the information contained in this application may be used in such investigation, and the Board of Directors and Officers of Riverwoods Plantation RV Resort Condominium Association, Inc. and the Association itself shall be held harmless from any action or claim by the Applicant(s) in connection with the use of the information contained herein or any other investigation conducted by the Board of Directors. **Secretary of the Board Sue Thaxton will contact you for an interview after application submission.**

**\*The recorded deed must be submitted to the association within ten (10) days after closing.**

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

Print Name \_\_\_\_\_

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

Print Name \_\_\_\_\_

**SELLER INFORMATION**

Name(s) of Seller: \_\_\_\_\_

Address of property being sold: \_\_\_\_\_ Lot # \_\_\_\_\_

Seller(s) Phone # \_\_\_\_\_ email: \_\_\_\_\_

Shed included in the sale of the property? \_\_\_\_\_ Yes \_\_\_\_\_ No

Real Estate Agent/Broker: \_\_\_\_\_ Sale Price: \_\_\_\_\_

Date of Closing: \_\_\_\_\_

**APPLICANT PERSONAL INFORMATION**

Full Name of Occupant \_\_\_\_\_ Date of Birth \_\_\_\_\_

Full Name of Spouse/Other \_\_\_\_\_ Date of Birth \_\_\_\_\_

Current Home  
Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Contact Phone Number \_\_\_\_\_ Email \_\_\_\_\_

Make/Model of Automobile to be kept at Riverwoods Plantation RV Resort Condominium Association, Inc.

Make/Model: \_\_\_\_\_ Year: \_\_\_\_\_ License PL# \_\_\_\_\_ State \_\_\_\_\_

\*Please note Riverwoods Plantation is a one vehicle per driveway community and your vehicle must fit straight in the driveway\*

I/We are purchasing this unit with the intention to: (circle all that apply)

- (1) Reside here on a full-time basis
- (2) Reside here on a part-time basis
- (3) Lease the unit
- (4) Purchased for a relative

Please specify: \_\_\_\_\_

For those purchasing a unit on Pet Row (two pet maximum):

Pet Name \_\_\_\_\_

Breed \_\_\_\_\_ Color \_\_\_\_\_

Pet Name \_\_\_\_\_

Breed \_\_\_\_\_ Color \_\_\_\_\_

Regarding your current address:

If ownership, how long? \_\_\_\_\_

If rented, how long? \_\_\_\_\_

If rented, name of current or most recent Landlord \_\_\_\_\_

Landlord phone # \_\_\_\_\_

Employed By: \_\_\_\_\_ How long? \_\_\_\_\_

Position: \_\_\_\_\_ Retired: \_\_\_\_\_

Spouse/Other Employed by: \_\_\_\_\_ How long? \_\_\_\_\_

Position: \_\_\_\_\_ Retired: \_\_\_\_\_

Bank References: \_\_\_\_\_

**Three Personal References:**

(1) Name: \_\_\_\_\_

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

Phone: \_\_\_\_\_ Years known: \_\_\_\_\_

(2) Name: \_\_\_\_\_

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

Phone: \_\_\_\_\_ Years known: \_\_\_\_\_

(3) Name: \_\_\_\_\_

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

Phone: \_\_\_\_\_ Years known: \_\_\_\_\_

**Person to be notified in case of an emergency:**

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

**Names(s) as it will appear on the title:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I (we) am aware of and agree to abide by the Association Documents of Riverwoods Plantation RV Resort Condominium Association, Inc. the Articles of Incorporation, Bylaws, and any and all properly promulgated Rules, Regulations, and Policies.

\*Please Note: Seller is to provide Association Documents.

**Please initial you have received and reviewed the following:**

1. Declaration of Condominium \_\_\_\_\_ 6. Amended & Restated Rules and Regulations \_\_\_\_\_

2. Exhibit A, Legal Description of Property \_\_\_\_\_ 7. Policies Governing Use \_\_\_\_\_

3. Exhibit B, Percentage of Ownership \_\_\_\_\_ 8. Master Declaration of Covenants \_\_\_\_\_

4. Articles of Incorporation \_\_\_\_\_ 9. Current Budget 04/01/21-03/31/22 \_\_\_\_\_

5. By Laws \_\_\_\_\_ 10. Most Recent Year End Financial Statement \_\_\_\_\_

**APPLICANT SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

**APPLICANT SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

Approved on behalf of the Board of Directors by: \_\_\_\_\_ Date: \_\_\_\_\_

Disapproved on behalf of the Board of Directors by: \_\_\_\_\_ Date: \_\_\_\_\_

**RIVERWOODS PLANTATION RV RESORT CONDOMINIUM ASSOCIATION INC.  
FREQUENTLY ASKED QUESTIONS AND ANSWERS**

**Q: WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?**

A: An Association member is entitled to one vote for each unit owned. Generally speaking, Unit Owners are entitled to vote for the election of Directors, the level of reserve funding, waiver of certain financial reporting requirements, and amendments to the Declaration, Articles of Incorporation and Bylaws of the Association. Owners are entitled to vote in person or by limited proxy. The election of Directors is conducted at the annual meeting through a balloting procedure.

**Q: WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON MY RIGHT TO USE MY UNIT?**

A: Article 14 of the Amended and Restated Declaration of Condominium, contains restrictions regarding occupancy, residential use, housing for older persons, nuisance, and pets. The foregoing is only a listing of some of these restrictions. Additional restrictions may be found in the Amended and Restated Declaration of Condominium and Amended and Restated Rules and Regulations. All prospective buyers are urged to review the Condominium Document carefully.

**Q: WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON THE LEASING OF MY UNIT?**

A: Entire Units may be leased as set forth in Article 16 of the Amended and Restated Declaration of Condominium. The minimum lease term is not less than thirty (30) consecutive days, except immediate family or Unit Owners can lease for not less than seven (7) consecutive days.

**Q: HOW MUCH ARE MY ASSESSMENTS TO THE CONDOMINIUM ASSOCIATION FOR MY UNIT TYPE AND WHEN ARE THEY DUE?**

A: The amount of your assessment is \$700.00 per quarter effective 4/01/22. The first quarterly assessment is due April 1, the second is due July 1, the third is due October 1 and the last is due January 1.

**Q: DO I HAVE TO BE A MEMBER IN ANY ASSOCIATION?**

A: No

**Q: AM I REQUIRED TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES?**

A: Yes, for temporary exclusive use of a storage area for a boat at the Riverfront Recreation Area, for storage space at the Maintenance Building Storage Area for an RV/trailer, shed, and a second vehicle.

**Q: IS THE CONDOMINIUM ASSOCIATION INVOLVED IN A COURT CASE IN WHICH IT MAY FACE LIABILITY IN EXCESS OF \$100,000?**

A: No

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALE CONTRACT AND THE CONDOMINIUM DOCUMENTS**

