

# WASHINGTON HEIGHTS HOME OWNERS ASSOCIATION, INC

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## DISCLOSURE OF OWNERS RIGHTS AND OBLIGATIONS

The association holds the deed and administers the common property within the subdivision which includes the entirety of the interior roads and the easements thereof namely Indiana Drive, Hilnick Drive, Shell Drive, Molly Drive and Michigan Drive, two parcels located in the NW and SE corners of the Subdivision and all appurtenances thereon, and easements along the east side of lot 52 and the west side of lots 37, 38 and 39. The following lots in the subdivision are included in the membership of the Association and carry the deeded right to access the common property in accordance with the Articles of Incorporation, Bylaws and Rules of the association; lots 1-52 including lots 40A and 40B, lot 57, lots 67-74 including lots 67A and 68A. Our association's original covenants were filed in Charlotte County Official Records Book 114 Page 276 et seq. and expired in 2000. The Articles of Incorporation, Bylaws and Rules of the association are available on the association website at: <http://washingtonheightshomeowners.com/>

All owners have the right to access common property if they abide by the documents listed above and are required to **pay \$50 annual fee** toward maintenance and administration. All **new owners** must **register and pay one time \$50 registration fee, submit voting designee and official email/ mailing address for notifications** before accessing any common property. Contact association for registration form.

**Lessees are not guaranteed access.** An owner may apply for lessee access and must be approved **subject to conditions and additional fees** as specified in the **Rules** before accessing common property. The owners surrender their right to access common property if access has been granted to their lessee. Contact association for application form.

## ESTOPPEL CERTIFICATION

Date of issuance: \_\_\_\_\_ An estoppel certificate that is hand delivered or sent by electronic means has a 30-day effective period. An estoppel certificate that is sent by regular mail has a 35-day effective period.

Name(s) of the parcel owner(s) as reflected in the books and records of the association:

\_\_\_\_\_

Parcel designation and address: \_\_\_\_\_

Fee for the preparation and delivery of the estoppel certificate: **\$50 payable to Washington Heights HOA, Inc. 35809 Hilnick Dr Punta Gorda, FL 33982**

Name of the requestor: \_\_\_\_\_

The annual fee to access common property is **\$50/year per parcel**

The regular periodic fee is paid through \_\_\_\_\_.

The next installment of the regular periodic assessment is due January 1, 20\_\_\_\_ in the amount of \$50.

The following other moneys are owed on the date of issuance to the association by the parcel owner for a specific parcel is provided.

\_\_\_\_\_

The following moneys are scheduled to become due for each day after the date of issuance for the effective period of the estoppel certificate.

\_\_\_\_\_

There (Is) (Is Not) any open violation of rule or regulation noticed to the parcel owner in the association official records.