



HOMEOWNERS' ASSOCIATION, INC.

Shady Lakes HOA Guide for Buyers and Sellers

Overview

This document is intended to provide guidance to home buyers and sellers, answering common questions unique to the Shady Lakes community. The community is governed by its Declaration of Restrictions and Protective Covenants, and the subsequent amendments ("DRPC"). These governing documents can be found on the Shady Lake website at www.shadylakeshoa.com. In addition to the "DRPC", The Rules and Regulations document can also be found on the Shady Lakes website. That document is only to serve as a helpful guidance overview and is not meant to act as an amendment or interpretation of the entire "DRPC." Please refer to the "DRPC" on the website for a complete explanation.

Contacting the HOA

Email address: info@shadylakeshoa.com

Mailing address: Shady Lakes Homeowners' Association, Inc.
4521 PGA Blvd, Box 198
Palm Beach Gardens, FL 33418

HOA Dues

1. Annual Maintenance Assessments vary from \$1000-\$1500 (typically)
2. Payments are due by March 1 (typically), paid through December 31
3. No refunds if home sold mid-year
4. Late fee: \$75.00 per each late payment event, and also interest as allowed by the State of FL

Estoppel Letters

1. Letters should be emailed to the treasurer at: treasurer@shadylakeshoa.com
2. Estoppel letter fee: \$100.00 due and payable upon request
3. Refer to the mailing address above
4. Note: The signed Buyer Acknowledgement Form must be received by Shady Lakes HOA prior to closing, prior to issuance of the estoppel letter.

4521 PGA Blvd., Box 198, Palm Beach Gardens, FL 33418

Contact Email: info@shadylakeshoa.com

www.shadylakeshoa.com

Required Information for New Buyers:

1. Shady Lakes HOA Rules and Regulations (found on the Shady Lakes website)
2. Declaration of Restrictions and Protective Covenants (found on Shady Lakes website)
3. New buyers must confirm with the HOA that they have received the HOA Rules and Regulations document and have read the Shady Lakes Declaration of Restrictions and Protective Covenants. The signed Buyer Acknowledgement Form must be received by Shady Lakes HOA prior to closing, prior to issuance of the estoppel letter.

Pets Allowed

1. A reasonable number of dogs, cats or other common household pets are allowed

Meeting the HOA

1. The HOA Board of Director(s) is available to discuss or meet new homeowners upon request as described above.

Yard Signs

Shady Lakes has restrictions on the type of "For Sale", "Open House" and "Yard Sale Signs" that can be displayed in both the homeowner's property and common areas and right-a-ways within and adjacent to our community. Homeowner must submit a photo of the sign and receive approval from the HOA board before posting any sign. Kauff's Signs has the template for the "For Sale" sign. These can be ordered from:

Kauff's Signs
3587 Northlake Blvd
Palm Beach Gardens, FL 33403

Example sign:

**Commonly Asked Questions**

- Q: What are the types of dwellings in Shady Lakes?
- A: All single-family homes with garages and driveways, Fee Simple (97 total)
- Q: Does the HOA require a Sales Application for a new buyer?
- A: No. If the home will be leased, the tenant must be approved by the HOA.

- Q: Is HOA approval required before closing on the purchase of a home in Shady Lakes?
- A: The signed Buyer Acknowledgement Form is required to be returned to the Shady Lakes HOA prior to closing, prior to issuance of the estoppel letter.

- Q: Is there a recreational or ground lease?
- A: No

- Q: Is there a club house or other facilities?
- A: No, there are open common grounds with a gazebo and lakes

Thank you for your cooperation. Welcome to Shady Lakes.

Sincerely:

Shady Lakes Homeowners and HOA Board of Directors