

# Buyers Check-off list (Please read, sign and return)

In an effort to streamline the purchase and transfer of your owners Share at Stonehedge- please read the following.

NOTE: The office at Stonehedge does not do any real estate transactions. We can offer help with before and after details of association amenities and owner responsibilities, but any questions related to the purchase of the home must be addressed by the closing agent or the realtor. If purchasing thru a "by Owner" listing, the closing and recording of the purchase MUST go thru a certified closing agent.

## **Before you close**

An "in person" interview must be completed with all persons associated with the purchase and occupancy of the home. This can be set up thru the Realtor and the office at Stonehedge.

Notify the Stonehedge office of your purchase closing date when scheduled AND any changes to that scheduled date.

Make sure you get the mail box key and inquire about the back gate (North Gate) remote from the seller.

Additional North Gate remotes can be purchased at the office.

Make sure you have all the details worked out (with the seller) on who will be paying the monthly maintenance fee to the association in the month you are scheduled to close (if there are any prorated fees –you must work those out with the buyer- (Ameri-Tech Management does not handle prorated fees).

## **After you close**

Welcome to Stonehedge. "A Great Place to Live"

This informational sheet is intended to be a condensed reminder of some of owner responsibilities after purchase at Stonehedge. Refer to the Rules and Regulations booklet for the full owner responsibilities and guidelines of the Park.

**Home Titles:** Please provide the Stonehedge office the original titles or copies of so we may have them on record.

**Park Share:** The office will provide you a copy of the original Park Share once signed by the Board and recorded.

**Occupancy:** If you are not planning to occupy the home on a full time basis or even if you are, and plan to travel for more than 2 weeks' time, a FLY AWAY form, available in the office and online, must be on file in the Stonehedge office **PRIOR to your departure.**

**Maintenance Fees:** Monthly maintenance fees can be paid in a variety of ways- please contact or stop by the Stonehedge office or call Ameri-Tech Accounting directly ( 727-726-8000 ext 227, Jennifer)for the details.

**Fees Include:** Monthly fees include basic cable thru Spectrum, City Water, Trash and Recycle collection, lawn cutting and lawn treatment with pesticides (for bugs) and herbicides(for weeds) Note: termite, ant, flea control and under coach spraying are not included.

**Cable Services:** Spectrum additional services may be requested by you and billed to you directly at a discounted rate. You must call to add additional services (727-329-5020). You can also call directly to report any technical support needed with your services.

**Trash pickup:** scheduled for Monday. Trash (Monday afternoon pickup) must be put out in bags (no trash cans allowed) and must be put out the morning of pick up.

**Recycle pickup** (Thursday morning pickup) may be put out the evening before. Recycle materials include, cardboard, newspapers, plastic, glass. Aluminum cans can be recycled at the drop-off areas by the clubhouse. All trash receptacles and recycle bins must be stored out of sight in enclosed areas after pickup.

**Dumpster use:** 2 additional dumpsters, located by the garage are available for additional waste. PLEASE FOLLOW THE GUIDELINES POSTED AT THE DUMPSTEERS FOR YOUR DISPOSAL ITEMS.

**Home Alterations:** Any alterations to the exterior of your home or yard MUST be requested thru the Office and approved by the Board **at least 2 weeks** prior to any worked preformed (“Request to make changes” form on the website and in the office).

**Sprinkler and City Water:** Homeowner responsibility. You **MUST** familiarize yourself with the basic operation of the Irrigation system (well water) and Irrigation system timer as well as the City Water and Irrigation water shutoffs. Maintenance will provide help with the initial instructional operation and up keep of the irrigation system.

**Guests:** All guests must register in the Guest Registration book located in the Clubhouse.

**Rentals:** You must own your home for no less than 2 years (24 months) BEFORE it can be rented out. All rentals must be for a minimum of 3 months. Rental application forms in office and on line. Submit minimum 30 days in advance

**Pets:** Pets are ONLY allowed to reside regularly on the designated pet section lots (ANY guests visiting with pets MUST register PRIOR to arrival- limit stay of 7 days – other restrictions apply).

Pet section lots are PERIMETER lots ONLY #1 thru 27, 30, 37, 38, 45 thru 63, 66, 80, 91, 92, 103, 104, 115, 116, 127, 128, 139 thru 146, 180, 181, 188 thru 192, 211 thru 218, 227, 228, 238, 239, 249, 250, 261, 262

**Motorcycles:** are allowed – factory or similar type muffler pipes only -strict noise levels enforced- see rules and regs for any restrictions (PG 16)

**Pool Hours:** Dawn to Dusk.

**Clubhouse Hours:** Open 7AM-9PM

**Office Hours-** see below

**General Park Information:** Pick up the latest and/or past editions of the Beacon Monthly Newsletter to catch up on and read about future happenings here at Stonehedge. The Beacon and other Park information also available on our website: [stonehedgeonthehill.org](http://stonehedgeonthehill.org)

Please read the Rules and Regulations booklet again, after you purchase, and familiarize yourself with the full park regulations and your responsibility as a homeowner in Stonehedge.

**Numbers you may need:**

Manager- Tony Toscano 727-639-1248 (weekend and after hour emergency)

Ameri-Tech Property Management 727-726-8000 (weekend and after hour emergency)

Ameri-Tech Accounting (9AM -5PM- for any payment questions) 727-726-8000 ext 227 Jennifer

Stonehedge on site Office 727-942-7917 Office Hours M-W-F 8:30 to 3:30 Tu and Th 8:30-12 noon

Please call with any further questions.

Welcome to the neighborhood

Thank you from the Board and Management at Stonehedge

**Owners Signature** \_\_\_\_\_

**Print Name** \_\_\_\_\_ **Date** \_\_\_\_\_