

PROSPECTIVE BUYERS

Please read prior to closing on your home!

Congratulations on your plans to purchase a home in Sonesta Walk, and welcome to the Sonesta Walk Homeowners Association. You are most likely going to close at the title company or attorney's office. **You should be leaving that office with the following Association documents and materials.** It is the *seller's responsibility* to provide you with these documents and materials. Should you not be provided with these materials, **please demand them prior to completing the sale** to avoid costly replacement fees being charged by the Association after close. Please refer to the list below:

- Copy of the Articles of Incorporation
- Copy of the Declaration of Covenants
- Copy of the Association By-Laws
- Two (2) keys to the mailbox and the associated mailbox number
- One (1) card access control to the pool
- Four (4) rubber wrist bands for pool access
- Copy of your Estoppel Certificate
- Copy of the Pool Rules and Regulations
- Pavilion rental procedures and rules
- A blank ARC Request Form
- Copy of the current year's approved budget
- Blank owner profile for you to complete and deliver to SCPM (see below)
- HOA fee coupons for the remainder of the fiscal year

Buying into a deed-restricted community has its responsibilities. By closing on this home you have voluntarily agreed to every covenant and by-law included in these documents. Please spend time understanding these rules so that unintended violations do not result in fines. Additionally, you have agreed to participate in the assessments/dues that the community charges each owner for the expenses the Association incurs managing the community's assets. These are currently \$85.50 per month (2012-2013 FY) due the first day of the month. Payment for these assessments should be made payable to the **Sonesta Walk HOA** and mailed to SCPM, 645 Classic Court, Suite 104, Melbourne, Florida 32940.

Space Coast Property Management works as the administrative arm of the Association's Board of Directors. We ask that you call them at your earliest convenience to arrange a meeting to review the documents you receive, set you up as a member of the Association, which includes establishing online access to SCPM so you can check on your account and access documentation and forms, and answer any questions you may have. SCPM can be reached from 9:00 a.m. to 4:30 p.m. weekdays at (321) 508-1875. Upon hearing from you and completing your owner profile, your pool access card will be activated and you will be provided with online log-in instructions.