

## 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
- . 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. The assessments are due the first day of the month. To inquire about payment for these assessments contact the Sonesta Walk HOA Management office.

Space Coast Property Management (SCPM) works as the administrative arm of the Association's Board of Directors. We ask that you contact 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 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; the office is located in Historic Downtown Melbourne @ 928 E. New Haven Ave, Melbourne, Florida 32901 or by phone at 321-733-3382. 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.

Sonesta Walk HOA, Inc.  
Owner Information Sheet

Homeowner Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

Homeowner Name(s) \_\_\_\_\_

\_\_\_\_\_

Contact Numbers \_\_\_\_\_ (H) \_\_\_\_\_ (C) \_\_\_\_\_ (O)

\*Contact Email(s) \_\_\_\_\_

*\*By providing your email address, you are consenting to receive any and all notices regarding \_\_\_\_\_ Association business by electronic transmission as allowed by 720.303(4)(g) fs. Please note that it is your responsibility to notify management if your emails address changes.*

Who is currently residing at the property? (Please check one)

- Homeowner(s)
- Tenant\*
- Vacant
- Other (please explain) \_\_\_\_\_

*\*If your property is leased, please send a copy of the lease agreement to the management company by mail, fax, or email. If your property is being professionally managed, please provide the management company with the information of your property manager. Please make sure your property manager communicates all rules and regulations with any prospective tenants. You are responsible for all actions of your tenants.*

\_\_\_\_\_  
Homeowner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowner Signature

\_\_\_\_\_  
Date

**Management Company Information**

Space Coast Property Management

928 E New Haven Avenue

Melbourne, FL 32901

Phone: 321.733.3382

Fax: 321.733.0718

Main Email: [ClientServices@TowersMgmt.com](mailto:ClientServices@TowersMgmt.com)

Monica Riley, Managing Agent