

**Prospective Buyers**  
**Please read prior to closing on your home**

Congratulations on your plans to purchase a home in Sonesta Walk HOA and welcome to the Sonesta Walk Homeowner 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 Bi-laws
- ❖ (2) Keys to the mailbox and mailbox number
- ❖ (1) Credit card access control to the pool
- ❖ (4) Rubber wrist bands for pool access
- ❖ Copy of your Estoppel Certificate
- ❖ Pool Rules and Regulations
- ❖ Pavilion Rental Rules
- ❖ Blank ARC Request form
- ❖ Current years Approved Budget
- ❖ Blank Owner Profile
- ❖ 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 bi-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 communities assets. As of 2015 the current monthly assessment is \$85.50 per month due on the first day of the month. Payment for these assessments should be made payable to the Sonesta Walk HOA and mailed to SCPM at 928 E. New Haven Melbourne, Florida 32901.

Space Coast Property Management works as the administrative arm of the Association's Board of Directors. We ask that you call us at your earliest convenience so that we can review the documents you receive, set you up as a Member of the Association, and answer any questions you may have. We can be reached from 9am to 4:30pm Weekdays at 321- 733-3382. Upon hearing from and completing your owner profile we can activate the credit card pool access and provide web site log in instructions.