



SHERIDAN WOODS COMMUNITY ASSOCIATION, INC.

700 Sheridan Woods Drive, West Melbourne, FL 32904

(321) 216-2053 - Website: www.swdhoa.com - Email: sheridan.woods.FL@gmail.com

TO: Any Party Renting Property within the Sheridan Woods Community Association Subdivision

SUBJECT: Disclosure Summary for Renters

Dear Prospective Renter,

Concurrent with or before completing your rental agreement for a property within Sheridan Woods Community Association Subdivision, please complete this form (2 pages) and return an original fully-executed copy to the address shown above (or scan and include as an email attachment). Directly or through their real estate agent, it is the Property Owner's obligation to provide an executable copy of this Disclosure Summary to the Renter(s). This file is available for download online at the following website: <http://swdhoa.com/disclosure-summary>

Thank you,
The Sheridan Woods Board of Directors

**DISCLOSURE SUMMARY FOR
SHERIDAN WOODS COMMUNITY ASSOCIATION SUBDIVISION**

- 1) IN ACCORDANCE WITH THE Declaration of Covenants and Restrictions for Sheridan Woods, Section 11.1, "The Leased Premises are part of a Subdivision. All persons occupying property in Sheridan Woods Subdivision are required to observe the Covenants and Restrictions of the Sheridan Woods Community Association." AS A RENTER OF PROPERTY IN THIS COMMUNITY, YOU ARE OBLIGATED TO BE AWARE OF THE RESTRICTIVE COVENANTS AND STANDING RULES OF SHERIDAN WOODS COMMUNITY ASSOCIATION. UNLESS A STANDING RULE OR COVENANT IS THE EXCLUSIVE RESPONSIBILITY OF THE PROPERTY OWNER, YOU ARE EXPECTED TO COMPLY WITH SUCH STANDING RULES AND COVENANTS.

- 2) THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY. THE DOCUMENTS ARE CURRENTLY AVAILABLE FOR DOWNLOAD ONLINE AT THE FOLLOWING WEBSITE:
<http://swdhoa.com/covenants/>

- 3) THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE RENTER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE RENTING PROPERTY.

- 4) THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED DIRECTLY FROM SHERIDAN WOODS COMMUNITY ASSOCIATION.

RENTER CERTIFICATION

The Renter(s), by signing below, certifies that he/she received this Disclosure Summary and has read and understands the *Declaration of Covenants and Restrictions for Sheridan Woods* and the latest version of the Association’s Standing Rules.

Printed Name: _____

Signature: _____

Date: _____

Printed Name: _____

Signature: _____

Date: _____

PROPERTY OWNER CERTIFICATION

The Property Owner(s), by signing below, certifies that he/she provided this Disclosure Summary and provided a copy of the *Declaration of Covenants and Restrictions for Sheridan Woods* to the Renter(s) and the latest version of the Association’s Standing Rules.

Printed Name: _____

Signature: _____

Date: _____

Printed Name: _____

Signature: _____

Date: _____