

# Notice to New Buyers: Rental Restrictions In Effect

Condominium Units  
Harbor Watch Condominium Association  
Chesapeake, VA 23320

Attached to this notice is an amendment to the Bylaws of Harbor Watch Condominium Association.

This amendment imposes a 20 % limit to the number of units which may be rented within the Harbor Watch Condominium Association complex at any given time during the calendar year.

This limit has been exceeded as determined by the Board of Directors and Harbor Watch Condominium Association Management Company.

New owners will not be permitted to rent their units until such time as the number of rented (leased) units is reduced to less than 20%.

Buyers must acknowledge, by signature below, that they have read the amendment limiting rental units and attest that they are purchasing a unit in Harbor Watch Condominium Association to be a non-rental unit, which will be used solely in compliance of the Rules and Regulations of Harbor Watch Condominium Association as living quarters for themselves and/or their family.

Signature of Buyer:

I, \_\_\_\_\_ (printed name of buyer) do hereby certify that I have read the Harbor Watch Condominium Association amendment to its Rules and Regulations limiting the number of rental (leased) units to 20%. Further, I will not rent (lease) any property purchased at Harbor Watch Condominium Association at any time until notified by the Management Company that the number of units rented or leased is less than 20% and that the restriction is released for additional rentals.

Description of property being purchased: Address \_\_\_\_\_  
Unit Number \_\_\_\_\_.

\_\_\_\_\_  
Signature of Buyer

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Date

This form must be signed and returned to the Harbor Watch Condominium Association Management Company, Select Group, Inc, within 5 days of closing on the sale of a condominium unit.

THE SELECT GROUP, INC.  
2224 VIRGINIA BEACH BLVD, SUITE 201  
VIRGINIA BEACH, VA 23454  
TEL: 757 486-6000  
FAX: 757 486-6988

## CONDOMINIUM RESALE CERTIFICATE

TO: PAULA MOORE, PRUDENTIAL TOWNE REALTY, 971-2838  
DATE: JULY 19, 2012  
ASSOCIATION: HARBOR WATCH CONDOMINIUM ASSOCIATION  
UNIT ADDRESS: 1 SANDY POINT LANE #218  
CHESAPEAKE VA 23320

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Pursuant to 55-79.97 of the Code of Virginia, we hereby certify the following as of the date hereof:

1. The status of assessments with respect to the unit is as follows:

The amount of unpaid assessments for the period through July 31, 2012 is \$0.00.

2. The condominium instruments do not create any rights of first refusal or other restraints on free alienability of the units.

3. There are no expenditures of funds approved by the Board of Directors which shall require an assessment in addition to the regular assessment during the current or the immediately succeeding fiscal year, except: None known by Management at this time.

4. The amount of all assessments and any other fees and charges currently imposed by the Association together with any known post-closing fee charged by management, if any, associated with the purchase, disposition and maintenance of the unit and the use of the common elements:

Condominium Assessments are due on the 1st day of each month, in the amount of \$320.00 for the current 2012 Budget Year. Late fees are charged when an assessment is not received within 10 days of the due date in the amount of \$32.00 or 10% of such assessment.

5. The unit owner may be liable for fees or other charges to the following entity or facility: None

6. A copy of the current reserve study report or a summary thereof is attached to this certificate. As of the date of this certificate, the status and amount of any reserve or replacement fund (reserve account) is approximately \$124,045.12, and the following amounts, if any, have been designated by the Board of Directors for the following specific project(s): None known by Management at this time.

7. A copy of the Association's current budget or a summary thereof and a copy of the statement of financial position (balance sheet) for the last fiscal year for which a statement is available, including the statement of the balance due of any outstanding loans of the Association is attached to this certificate.

8. There are no pending suits or unpaid judgments to which the Association is a party which either could or would have a material impact on the Association or which relates to the unit being purchased, except as follows (include a statement the nature and status of any suit or judgment): None known by Management at this time.

9. **The following insurance coverage is provided for all unit owners by the Association (including the fidelity bond maintained by the Association) and the additional insurance coverage normally secured by each individual unit owner:** State Farm Insurance currently provides the master insurance policy for Harbor Watch Condominium Association. Please contact them, 757-499-0559, for information pertaining to coverage. Flood Insurance is currently provided by EL Creech, 757-340-2000. It is recommended that each unit owner obtain insurance covering property damage to his/her unit (not covered by the Unit owner's association policy) and personal property liability. You are urged to consult with your insurance agent.
  
10. **Improvements or alterations, if any, made to the condominium unit or the limited common elements assigned thereto, are not in violation of the condominium instruments, except:** An exterior inspection performed by the Management Company on July 17, 2012 revealed the following violation: (1) The front door needs to be painted.  
  
No interior inspection has been performed of the unit. Any change to the interior structure of the unit has been performed without the knowledge or approval of the condominium association. The owner(s) accept full responsibility and liability for any interior modifications.
  
11. **A copy of the Declaration, Bylaws, rules and regulations, architectural guidelines, if any, and amendments thereto are attached to this certificate.**
  
12. **The Condominium is not located within a development subject to the Virginia Property Owners' Association Act (Section 55-508, *et seq.* Code of Virginia) as amended.**
  
13. **A copy of the notice given to the owner by the Association of any current or pending rule or architectural violation is attached to this certificate, if applicable.**
  
14. **A copy of any approved minutes of the Board of Directors and the Association meeting for the six calendar months preceding the request for this resale certificate is attached to this certificate.**
  
15. **The Association has filed with the Common Interest Community Board (CICB) the annual report required by Va. Code Section 55-79.31:1.**

Filing number assigned by the CICB: 0550-001528

Expiration Date: 01/31/2013

16. **The limitation on the number of persons who may occupy a unit as a dwelling is:** The Declaration states: Each of the dwelling units shall be restricted to single-family dwelling use, that is, to use as a residential dwelling unit by a single family.
  
17. **There are no restrictions, limitation or prohibition on the right of a unit owner to display the flag of the United States, including the size, time, place, and manner of placement or display of such flag, except:** The Rules and Regulations state: "...flags may be attached to a floor, ceiling or vertical support of the decks of a limited common area of a unit or on a wooden railing of such limited common area or as approved in writing by an adopted Resolution of the Board of Directors of the Association."
  
18. **The contact information for the Manager of the Association is:**

Sara Kight, AMS®, CMCA®, PCAM®  
The Select Group, Inc.  
CICB License #0501-000185 Expires – 6/30/2013  
2224 Virginia Beach Blvd, Suite 201  
Virginia Beach, Virginia 23454  
(757) 486-6000

19. Other:

A. There is currently a rental cap in place. Only 20% of the units in Harbor Watch Condominium Association may be rented at any one time. Enclosed is a "Notice to New Buyers: Rental Restrictions In Effect" which must be signed and returned to the Harbor Watch Condominium Association Management Company, The Select Group, Inc., within 5 days of closing on the sale of a Condominium unit.

20. Fees for Resale Certificate to be collected at the time of settlement or 45 days from delivery of resale package:

\$ <u>100.00</u>	Inspection of Unit and Preparation of Documents
\$ _____	Expedite Fee
\$ _____	Additional Hard Copy of the Certificate
\$ _____	Commercial or Overnight Delivery Service or Hand Delivery
\$ <u>100.00</u>	<b>SUBTOTAL</b>
\$ _____	Post-Closing Fee to Establish Purchaser as Owner In Association Records
\$ _____	Resale Certificate Update
\$ _____	Financial Update
\$ <u>100.00</u>	<b>TOTAL</b>

THE ASSOCIATION REQUIRES A COPY OF THE SETTLEMENT STATEMENT OR (I) THE COMPLETE RECORD NAME OF THE SELLER, (II) THE ADDRESS OF THE UNIT, (III) THE COMPLETE NAME OF THE PURCHASER, (IV) THE DATE OF SETTLEMENT, AND (V) A BRIEF EXPLANATION OF THE APPLICATION OF ANY FUNDS TRANSMITTED PER VA. CODE SECTION 55-79.97:3B.

COMPLETE CONTACT INFORMATION FOR THE PARTIES TO WHOM THIS CERTIFICATE SHALL BE DELIVERED:

<u>Paula Moore, Prudential Towne Realty</u>	_____
<u>971-2838</u>	_____
_____	_____
_____	_____

Prepared by:

\_\_\_\_\_  
Jennifer Summs

Attachments:

- \_\_\_\_\_ Current Reserve Study Report or Summary
- \_\_\_\_\_ Current Budget or Summary
- \_\_\_\_\_ Certificate of Annual Report
- \_\_\_\_\_ Statement of Financial Position (Balance Sheet)
- \_\_\_\_\_ Declaration, Bylaws, rules and regulations, architectural guidelines, if any, and amendments
- \_\_\_\_\_ Notice of current or pending rule or architectural violations
- \_\_\_\_\_ Approved minutes of Board and Association for 6 calendar months preceding this certificate
- \_\_\_\_\_ Other \_\_\_\_\_

Certificate Furnished To: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_