



A Resident-Owned Community

## **MINIMUM RESIDENCY REQUIREMENTS - ACKNOWLEDGEMENT**

### **AGE REQUIREMENTS:**

At least one resident per unit must be 55 years of age. There is an exception to the 55+ rule, if we currently exceed the 80% rule of HUD, we can allow people under 55 years of age to reside in the community. Persons under 21 years of age are not allowed to reside in the community.

### **BACKGROUND CHECKS: Credit minimum score of 650.**

- \$20.00 per person for Background only
- \$30.00 per person for Credit and Background
- Copy of driver license(s)

Using a recognized professional consumer report company, we review charge accounts, loans and mortgages for balances and payment history.

- Never been adjudicated for a crime.
- No history of evictions.

**PETS:** Maximum of two (2) not to exceed 45 pounds in combined weight are permitted.

- Certain breeds of dogs (including but not limited to Doberman, Pinschers, German Shepherds, Rottweilers, Chows and Pit Bulls or any mix thereof) are not permitted due to their size and/or aggressive natures.
- No Agricultural and wild or exotic animals such as iguanas, snakes, ferrets, etc. are permitted.
- Pets must not be tied unattended outside your home at any time, no matter how short a time it may be. Pets, when outside the manufactured home, must be on a leash no longer than six feet, and under full control of the owner. All droppings must be immediately removed by the Residents.

This acknowledgement of minimum residency requirements must be signed before we process the Application for Residency.

Lot # \_\_\_\_\_

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Applicant/Spouse's Signature

\_\_\_\_\_  
Date



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**CRITERIA FOR PROSPECTIVE RESIDENTS, OWNERS AND OTHERS**

**Approval application for purchase, addition, transfer, gift, sub-occupant, caregiver or inheritance**

Gold Tree Co-Op, Inc. (GT) requires the following before closing:

1. Credit and criminal background check for persons living at GT. Fill out an application and pay the application fee. Checks are to be made payable to: Gold Tree Co-Op, Inc.. Acceptance of the processing fee does not in any way constitute approval of this resident.

Non-refundable fee per each request:

**Credit and criminal background check for those who are purchasing in GT:**

Single person	\$30.00
Two people living in residence	\$60.00

**Criminal background check for those living in GT, but are not owners, per person:**

Sub-Occupant (over 30 days)	\$20.00
All caregivers	\$20.00

2. **Need to have a photo ID – driver’s license or passport.**
3. Interview by Manager and one Board member after park approval. Occupancy prior to approval is prohibited.

- ✓ I agree for myself and on behalf of all persons who may use the unit, will abide by all of the restrictions contained in the Bylaws, Rules & Regulations, Association Documents and restrictions which are or may in the future be imposed by GT.
- ✓ I will provide GT with a copy of the closing statement, Assignment of Occupancy Agreement, titles and Membership Certificate within 60 days after closing.
- ✓ I understand that there is a restriction on pets and I may not have a pet(s) that is in excess of 45 pounds at maturity.
- ✓ I understand that sub-leasing or occupancy must be reported to the office. I am responsible to inform my tenants / renters of the rules & regulations of the park. If sub-renting, there might be a tourist tax charged through the Manatee County Tax Collector.
- ✓ GT is a community designed and intended to provide housing for residents who are age 55 or older. In addition, no permanent occupancy of any unit is permitted by a person under the age of 21.
- ✓ Purchaser must notify the office with the exact date of closing.

I understand that any violations of the terms, provisions, conditions and covenants of the GT documents provides cause of immediate action, as therein provided, or termination of the leasehold under appropriate circumstances.

Lot # \_\_\_\_\_

_____	_____	_____	_____
<b>Applicant’s Signature</b>	<b>Date</b>	<b>Co-Applicant/Spouse’s Signature</b>	<b>Date</b>



# Gold Tree Co-Op, Inc. - Application for Residency

We invite you to complete the following application to start the process of entry into our professionally managed community. We endorse the Fair Housing Act and qualify each application equally. We value every person regardless of their race, color, religion, national origin, age, disability, genetics or genetic information, familial status, gender identity or expression, or veteran status. We use a national agency to consistently qualify potential customers using written guideline, including credit reports, criminal background checks and public records available. We thank you for the opportunity to serve you.

Price paid for home: \$	Sales Agent :	Lot #	Rent \$
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### Personal Information

Applicants Last Name		Applicants First		Middle	Jr/Sr
Birth Date	Social Security	Drivers License/State		Marital Status M S D	
Co-Applicants Last Name		Co Applicants First		Middle	Jr/Sr
Co-App Birth Date	Co-App Social Security	Co-App Drivers License/State		Co-App Marital Status M S D	
Present/Northern Address		City	State	Zip Code	How Long?
Phone # ( )	Cell Phone # ( )		email address		
Prior Address		City	State	Zip Code	How Long?

### Employment Information

Applicants Current Employer		Street Address		City	State
Zip Code	Business Phone	Position	Monthly Gross	How Long?	
Co-Applicants Current Employer		Street Address		City	State
Zip Code	Business Phone	Position	Monthly Gross	How Long?	

### Additional Information

Additional Monthly Gross Income \$ Explain:		Auto: Make, Model		Year	Tag #
# of Pets	Size of Pets	Auto #2 : Make, Model		Year	Tag #
Additional Occupant		Relationship	Birthdate	Current Landlord or Mortgage Company Name: Address: Phone #:	
Additional Occupant		Relationship	Birthdate	Current Rent or Mtg / Monthly Pymt : \$	
Mortgage Co. for Manufactured Home		Address of Mortgage Company		Phone #	
Make of Home	Serial # of Home	Loan #	Pymt Amt \$	Names on Loan	
Emergency Contact		Relationship	Phone #		
Street Address		City	State	Zip Code	

### HAVE YOU OR ANYONE IN YOUR HOUSEHOLD BEEN CONVICTED OF A FELONY OR SEX CRIME?

YES \_\_\_\_\_ NO \_\_\_\_\_ If YES, Please explain

This is an application for residency, completing the application does not in itself grant residency into the community. I hereby certify that the facts set forth in the above application are true and complete to the best of my knowledge. I understand that if accepted, falsified statements on this application shall be considered cause for eviction. You are hereby authorized to make any investigation of my personal history and financial and credit record through any investigation or credit agencies or bureaus of your choice, based on the above information.



\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
SIGNATURE OF CO-APPLICANT

\_\_\_\_\_  
APPLICATION DATE

\_\_\_\_\_  
APPROVED BY

\_\_\_\_\_  
APPROVAL DATE



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**PET OWNER**

I have received a copy of Section VIII. Pets, Items 1a. to 1j. and item 2. In the Gold Tree Rules & Regulations.

I have read & understand the pet rules and agree to same.

I also understand that I will be asked to permanently remove my pet(s) from Gold Tree if I do not abide by the pet rules & regulations.

Lot # \_\_\_\_\_

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

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

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

## VIII. PETS

### 1. Residents' Pets

- a. Small domestic house pets, not to exceed two (2) pets in number and not to exceed forty-five (45) pounds in combined weight, are permitted in the Community.
  - b. It should be noted that certain breeds of dogs (including but not limited to Doberman Pinschers, German Shepherds, Rottweilers, Chows and Pit Bulls or any mix thereof) are not permitted due to their size and/or aggressive natures. Agricultural and wild or exotic animals such as iguanas, snakes, ferrets, etc. are not permitted.
  - c. If a Resident seeks a waiver for a pet that is a service or therapy animal, the applicant must provide for Board review a prescription from a medical professional stating the reason for the need and a letter from a veterinarian stating the animal's name, breed, weight, age and general nature. If the Board approves the pet, then "Application 2007 - Pet Medical Exception" must be completed.
  - d. Pet owners must comply with all state, county and local laws and Board of Health regulations.
  - e. Pets must not be tied unattended outside your home at any time, no matter how short a time it may be. Pets, when outside the manufactured home, must be on a leash no longer than six feet, and under full control of the owner. All droppings must be immediately removed by the Resident. Pet litter must not be buried or covered over; it is to be put in a suitable closed container and placed in the garbage for trash collection. It is the Resident's responsibility to maintain their unit clean of pet litter at all times.
  - f. Do not use your neighbor's lawn for walking your pet.
  - g. No pets are allowed in the recreational areas at any time.
  - h. No dog houses are allowed.
  - i. Pets must not annoy the neighbors. Excessive barking or noise will not be tolerated. Pets must not be left home alone in the Park if they bark, cry, or whine when by themselves.
  - j. If a complaint concerning a pet is made to Management, the Resident owning the pet will receive a warning. If a second complaint is made to the Management concerning the same pet after the warning has been given, the Resident may be required by the Corporation to permanently remove the pet from the Community.
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2. Guests' Pets - The Community's pet rules and policies for Residents apply equally to all guests, including relatives of residents.



# HOMEOWNER EMERGENCY INFORMATION FORM

NAME(S) OF OWNER: \_\_\_\_\_ LOT#: \_\_\_\_\_

HOME TEL: \_\_\_\_\_ CELL: \_\_\_\_\_ ALTERNATE: \_\_\_\_\_

**LIST ALL OCCUPANTS LIVING IN HOME:**

NAME	RELATIONSHIP	AGE	OWNER/OCCUPANT

**EMERGENCY CONTACTS:**

NAME & RELATIONSHIP	TELEPHONE

SEASONAL OR YEAR ROUND OCCUPANCY: \_\_\_\_\_ -

OFFSITE ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

AWAY TELEPHONE # \_\_\_\_\_

AWAY TELEPHONE # \_\_\_\_\_

**PLEASE CHECK HERE TO RECEIVE GOLDTREE NEWSLETTERS:** YES  NO

EMAIL ADDRESS: \_\_\_\_\_

PLEASE NOTE: YOU MAY DOWNLOAD THE NEWSLETTER FROM THE WEBSITE [www.goldtreecoop.com](http://www.goldtreecoop.com)

PET(S) YES  NO  MAXIMUM OF 2 NOT TO EXCEED 45 LBS: (ALL PETS MUST BE INDICATED)

BREED	NAME	WEIGHT & DESCRIPTION

**VEHICLE(S) & GOLF CART INFORMATION:**

MODEL	TYPE	COLOR	YEAR	LICENSE & EXP. DATE

RV STORAGE SLOT \_\_\_\_\_ WHAT IS STORED \_\_\_\_\_ LICENSE # \_\_\_\_\_

LAWN CARE CONTACT \_\_\_\_\_ TEL: \_\_\_\_\_

WHO HAS KEY \_\_\_\_\_ TEL: \_\_\_\_\_

CO-OP OR LEASE: \_\_\_\_\_ IF LEASE, CURRENT RENT:\$ \_\_\_\_\_ /MO EXTRA PERSON CHARGE: \_\_\_\_\_