

**NATURE'S COVE OF HIGHLAND LAKES HOMEOWNERS'  
ASSOCIATION, INC.**

Attached you will find the necessary paperwork which is required to lease/sell your unit at NATURE'S COVE OF HIGHLAND LAKES HOMEOWNERS' ASSOCIATION. Please make sure to have your tenant/buyer *review and sign* the Rules & Regulations, Application, and Fair Housing Act Form.

All forms must be completed and returned to Monarch Association Management with a check in the amount of \$100.00 made payable to: MONARCH ASSOCIATION MANAGEMENT, INC.

After your paperwork is received and your tenant/buyer is approved, your tenant/buyer may move into your villa. The tenant will have all of the rights as an owner. If this is a sale, the information will be forwarded to your attorney or title company. Please give the new tenant/buyer your key to the pool and clubhouse.

Thank you.

Monarch Association Management

NATURE'S COVE OF HIGHLAND LAKES HOA, INC.  
PURCHASE/LEASE APPROVAL APPLICATION

NOTE: Application fee must accompany this form

PROPERTY MANAGEMENT COMPANY:

Monarch Association Management, Inc.  
500 Alternate 19 South  
Palm Harbor, FL 34683

727.204.4766 phone  
cindy@monarcham.com

RESTRICTIONS:

Minimum Lease Period: Six (6) Months  
NO PETS  
No one under 55 years of age  
No Commercial trucks, vans, etc.  
No golf carts to be parked overnight in driveway  
No parking on street – overflow parking north side of Lakepoint Road

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Today's Date: \_\_\_\_\_

Present Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

Purchaser's/Tenant's Personal Information: List Residents Individually

Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

Address: \_\_\_\_\_

Length of time at present address: \_\_\_\_\_

Automobile Information: Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_ Tag#: \_\_\_\_\_

Purchase Information:

Realtor Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Proposed closing date: \_\_\_\_\_

Do you intend to lease the unit? ( ) Yes ( ) No

DOCUMENTS AND AGREEMENT

I have received a copy of the Homeowner's Association Articles of Incorporation, By-Laws, and/or Homeowner's Rules & Regulations, and I agree to abide by these documents.

If I intend to lease my unit, the tenant must submit an application for lease and obtain approval PRIOR to moving in.

Purchaser's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Purchaser's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by Nature's Cove HOA Board of Director: \_\_\_\_\_

Distribution of Approval Form:

1. The purchaser must return the Association Approval Form within fourteen (14) days of closing to Monarch Association Management, 500 Alternate 19 South, Palm Harbor, FL 34683.
2. After approval by Nature's Cove of Highland Lakes Homeowners' Association, the Association Approval Form will be kept in Nature's Cove of Highland Lakes records at Monarch Association Management.
3. Monarch Association Management will keep the original copy of the Association Approval Form, and the closing agent will receive a signed copy of the approval.

FAIR HOUSING ACT - CENSUS  
NATURE'S COVE OF HIGHLAND LAKES HOA

I am/will be a permanent occupant of Unit # \_\_\_\_\_ at \_\_\_\_\_ Palm Harbor, FL 34684 located at Nature's Cove of Highland Lakes HOA.

I understand that the Association is required by Federal Law to have this census form on file in the Official Records in order for the Association to qualify for the Housing for Older Persons Exemption to the Federal Fair Housing Amendments Act of 1988 and the Housing for Older Persons Act of 1995. (This form is restricted from viewing of Official Records except by proper authority).

The following information is true and correct:

A. As of the date shown on this affidavit, there was at least one (1) person occupying this unit who was age 55 or older.

YES \_\_\_\_\_ NO \_\_\_\_\_

B. Has the occupancy of this unit changed since September 12, 1988?

YES \_\_\_\_\_ NO \_\_\_\_\_

C. Please identify the occupant who is over 55 years of age:

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

D. Please identify all other occupants:

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

E. I have provided one of the following as proof of age for all occupants 55 years or older and a copy of this document is attached hereto for the Association's records.

(check one)

\_\_\_\_\_ Birth Certificate \_\_\_\_\_ Driver's License \_\_\_\_\_ Medicare card

\_\_\_\_\_ Voter's Registration card \_\_\_\_\_ other (please specify)

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_.

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

**DISCLOSURE SUMMARY  
FOR  
NATURE'S COVE OF HIGHLAND LAKES HOA**

1. As a purchaser of property in this community, you will be obligated to be a member of our Homeowners' Association.
2. There are recorded restrictive Covenants governing the use and occupancy of properties in this community.
3. You will be obligated to pay assessments to the Association, which are subject to periodic change.

Year 2024    \$190.00 per unit per month

4. Failure to pay these assessments could result in a lien on your property.
5. There is an obligation to pay rent or land use fees for recreation or other commonly used facilities as an obligation of membership in the Highland Lakes Master Homeowners' Association.
6. The restrictive Covenant cannot be amended without the approval of the Association membership.
7. The statements contained in this disclosure form are only summary in nature, and as a prospective purchaser, you should refer to the Covenants and the Association Governing Documents.

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

Purchaser: \_\_\_\_\_

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

Purchaser: \_\_\_\_\_

Nature's Cove of Highland Lakes HOA: \_\_\_\_\_

Name & Title

NATURE'S COVE OF HIGHLAND LAKES  
HOMEOWNERS' ASSOCIATION, INC.  
QUESTIONS AND ANSWERS FORM

2024

**Q. What are my voting rights in the Homeowners' Association?**

A. Each homeowner unit is entitled to one vote, which shall be cast by the respective unit owner. If more than one owner owns the unit, the total owners of such unit shall collectively be entitled to cast a vote attributed to that unit.

**Q. What restrictions exist on my right to use my unit?**

A. Completed application and \$100.00 application fee. One person in household must be 55 years of age or older.

**Q. How much are my assessments to the Homeowners' Association for my unit and when are they due?**

A. Monthly fees are \$190.00 per month payable to: Nature's Cove of Highland Lakes Homeowners' Association.

**Q. Do I have to be a member in any other association? If so, what is the name of the Association and what are my voting rights in this association? How much are my assessments?**

A. Yes. Homeowners' Association of Highland Lakes, Inc. You have the same voting rights as Nature's Cove of Highland Lakes.

**Q. Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**

A. There are no land use fees.

**Q. Is the Homeowners' Association or other mandatory membership involved in any court case in which it may face liability in excess of \$100,000?**

A. No.