

Twin shores beach & marina, Inc.  
3740 Gulf of Mexico Drive  
Longboat Key, FL 34228

TO: Prospective Buyers  
Subject: 55 and Over Status

Dear Applicant:

As you know, one of the main assets that we have here at Twin Shores is our status as a community for people age 55 and above. In order to maintain this very important status as a 55 and older community, the federal government requires that we have proof of age for all residents who are living in Twin Shores. In order to comply with this regulation. We are requesting that all of our residents submit either a copy of their driver's license, passport or birth certificate.

Receiving this information is imperative since we could lose our 55 and older status if we do not have the information on file. Rest assured that anything you provide will be held in confidence, and will be shown only to our administrator and the government should they decide to audit us.

A mandatory personal interview by members of the Board of Directors or their representatives will be required prior to purchase.

Thank you for helping us comply with this federal law.

Sincerely,

Twin Shores Beach & Marina, Inc.

Rev: 5/27/2020

TWIN SHORES BEACH & MARINA, INC.  
APPLICATION TO PURCHASE  
TWIN SHORES IS A RESIDENT OWNED 55 ADULT PARK  
**PLEASE PRINT ALL INFORMATION**

**SELLER**

UNIT # \_\_\_\_\_ CURRENT OWNERS NAME(S) \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE # \_\_\_\_\_ E-MAIL \_\_\_\_\_

**BUYER**

NAME OF BUYER \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP \_\_\_\_\_ TELEPHONE \_\_\_\_\_

DATE OF BIRTH \_\_\_\_/\_\_\_\_/\_\_\_\_ SPOUSE'S DATE OF BIRTH \_\_\_\_/\_\_\_\_/\_\_\_\_

e-mail address (s) \_\_\_\_\_

**Photo ID (s) Required**

NUMBER OF OCCUPANTS \_\_\_\_\_ PARKING FOR ONE CAR ONLY, PETS ARE NOT PERMITTED

REFERENCES: (Twin Shores Residents or at least three non-family members)

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

RETIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

EMPLOYER/FORMER EMPLOYER'S COMPANY \_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP \_\_\_\_\_

OCCUPATION \_\_\_\_\_ # YRS AT PRESENT JOB \_\_\_\_\_

THREE CREDIT REFERENCES INCLUDING ONE BANK

**\$100.00 NON-REFUNDABLE APPLICATION FEE REQUIRED AT THIS TIME MADE OUT TO TWIN SHORES BEACH & MARINA, INC.**

BUYERS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SELLERS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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

**If there is more than one buyer, each buyer must submit a separate application (except when the buyers share the same address)**

Rev: 5/27/2020

May 2020

TWIN SHORES BEACH & MARINA, INC.  
3740 GULF OF MEXICO DRIVE  
LONGBOAT KEY, FL 34228  
Office voice/fax: 941-383-1646

SHAREHOLDER TRANSFER/PURCHASE-INTERVIEW FORM

For purchase of unit # \_\_\_\_\_ A NONREFUNDABLE TRANSFER FEE OF \$100.00 IS DUE WITH APPLICATION.

Which Title Co. or Attorney will handle this transfer? \_\_\_\_\_  
Phone# \_\_\_\_\_

1. Have you received a copy of the Prospectus from either the seller, Realtor or Attorney? \_\_\_\_\_
2. Did you read, understand the Prospectus and agree to abide by the terms of the Prospectus and Bylaws? Yes \_\_\_\_\_ No \_\_\_\_\_
3. Did you receive a copy of the Rules and Regulations and agree to abide by the terms of them? \_\_\_\_\_
4. How much time do you plan on spending in Twin Shores? # \_\_\_\_\_ weeks # months \_\_\_\_\_
5. How many people/entities are buying this unit? \_\_\_\_\_
6. Do you understand you cannot rent the unit for at least 2 years after the interview? \_\_\_\_\_
7. You may lend your unit to family or friends with written notice? See Rules and Regulations and abide with them.
8. Family may visit up to 30 days and be registered in the white book in the clubhouse. It is the owner's responsibility to have friends and family abide by all rules.
9. By State Law and our Rules, any guest or family member staying overnight or longer must be registered in the white guest book in the clubhouse.
10. There is one designated parking space per unit, therefore only one car is allowed per unit. IF you have two cars and a 2<sup>nd</sup> vehicle rental space is available this MUST be applied for and approved prior to bringing the second car.
11. We are a NO PET park. We have strict rules and regulations regarding service and comfort animals. See Rules and Regulations.
12. You will have a mandatory personal interview with the Board or interview committee at which time you will be able to ask questions and/or learn more about Twin Shores.
13. Please refer to our garbage and recycling rules in the Rules and Regulations.
14. Our fiscal year is April 1 to March 31<sup>st</sup> and our HOA fees are due quarterly. April 1, July 1, October 1 and January 1. Late fees will incur if not paid on time.
15. Did your Realtor or seller tell you what your HOA fees will be? \_\_\_\_\_
16. If you are purchasing a Marina Villa please ask for their fees and Reserve schedule.
17. It is our wish that you are well informed of what you are purchasing and what our rules are. There are consequences for not following the rules.

**YOUR SIGNATURE ACKNOWLEDGES THAT ALL STATEMENTS AND ANSWERS ARE TRUE AND ACCURATE.**

BUYERS SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_

BUYERS SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_

INTERVIEWERS SIGNATURES: \_\_\_\_\_ DATE \_\_\_\_\_

## **INFORMATION NEEDED WHEN SELLING OR CLOSING A TWIN SHORES HOME**

If you are using a real estate company, be sure agent knows about cooperatives and the Rules and Regulations of Twin Shores.

Prepare a brochure for display for the case behind the office, Web Site, ([www.twinshoreslbk.us](http://www.twinshoreslbk.us)), and leave information in the home. Information should include homeowners' costs, taxes, Rules and Regulations etc.

### **IF USING LUTZ, BOBO:**

#### **THE FOLLOWING REQUIREMENTS FOR CLOSING AND ISSUANCE OF A NEW MEMBERSHIP CERTIFICATE ARE AS FOLLOWS.**

- Original Membership certificate (or Affidavit of Lost Membership Certificate)
- Copy of Mobile Home Title Certificate from the owner
- Copy of recorded Assignment of proprietary Lease
- If you are an heir, provide Trust Documents
- Copy of HOA Approval of Purchaser(s)
- A check in the amount of \$100.00 payable to Lutz, Bobo for a new membership certificate.

For Legal Title Services call: Lutz, Bobo-Kathy Sawdo or Karen Midlam at 941-951-1800

### **IF USING ANOTHER TITLE COMPANY, YOU WILL NEED;**

- Original Membership certificate (or Affidavit of Lost Membership Certificate) contact Lutz, Bobo
- Copy of Mobile Home Title Certificate from Owner.
- Copy of recorded Assignment of Proprietary Lease from owner
- If you are an heir, provide Trust Documents
- Copy of HOA Approval of Purchaser (s) contact PCM
- Check in the amount of
- \$100.00 payable to Lutz, Bobo for a new membership certificate

**A NEW MEMBERSHIP CERTIFICATE WILL NOT BE ISSUED UNLESS THE ABOVE is received by the Title Co.**

Please let the Title Company know the address where the new membership certificate should be sent.

**The Current owner's Prospectus should be turned over to the new buyer**

Rev: 6/7/2020