

OWNER'S NOTICE TO SELL

VENICE BAY ADULT PARK, INC.
149 Serpentine Dr.
Venice, FL 34285

DATE: _____

OWNER: _____

OWNER'S ADDRESS (if different from Lot Address):

OWNER'S PHONE#: _____

LOT/ADDRESS: _____

LISTING AGENT: _____

LISTING AGENT PH#: _____

OWNER'S SIGNATURE: _____

*Please provide form to Venice Bay Board member or to:
Wisdom Community Management
P.O. Box 51362
Sarasota, FL 34232
Phone: 941-356-4688
Fax: 941-866-9077
Email: jutrimpe@verizon.net

Revised: 03/12/24

Venice Bay Adult Park, Inc.

Disapproval of Sale, Lease or Transfer of Unit

Approval of the Association shall be withheld only if a majority of the entire Board so votes. The Board shall consider the following factors and may confer with counsel in reaching its decision. Only the following factors may be deemed to constitute good cause for disapproval:

- A. The application for approval on its face, or subsequent investigation thereof, indicates that the person seeking approval intends to conduct himself in a manner inconsistent with the condominium governing documents.
- B. The person seeking approval (which shall include all proposed occupants) has been convicted of a felony involving violence to persons or property, or demonstrating dishonesty or moral turpitude.
- C. The person seeking approval has a record of financial irresponsibility, including without limitation bankruptcies, foreclosures or bad debts.
- D. The owner allows a prospective owner to take possession of the premises prior to approval by the Association as provided for herein.
- E. The person seeking approval has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his or her conduct in other social organizations, communities or associations, or by conduct in this condominium as a tenant, unit owner or unit occupant.
- F. The person seeking approval failed to provide the information, fees or appearance required to process the application in a timely manner.
- G. All assessments, fines and other charges against the unit or the unit owner have not been paid in full, provided however, the Association may grant approval subject to payment in full as a condition of the approval.