

## Limetree Fact Sheet for Realtors

**# OF UNITS** – 392 villa-style units. One or two-bedroom designs, some with garages.

**AGE 55+ COMMUNITY** - All H.U.D age 55 or older restrictions.

**AMENITIES** – 3 heated/cooled pools, clubhouse, library, gym, billiard room, activities building, shuffleboard, bocce court, tennis & pickle ball courts.

**LEASE RESTRICTIONS** – 24-month waiting period to rent following purchase of a unit. Units can be leased for a minimum term of one (1) month and maximum term of twelve (12) months, and only once in a twelve-month period. There is a 20% rental cap. Lessee must complete on-line application and be approved by the Association Board prior to move in.

No pets for renters.

**VEHICLE RESTRICTIONS** – Passenger automobiles only. No commercial vehicles, trucks, panel vans, RVs or motorcycles. Vehicles must be registered with Limetree to obtain a decal. Two designated parking spaces per unit.

**PET RESTRICTIONS** – Owners are allowed one pet per unit weighing 15 pounds or less at maturity. Renters and guests are not permitted to bring pets onto property.

**2023 QUARTERLY MAINTENANCE FEES** – \$1,550.00 per quarter, due on the first day of January, April, July and October. Fee includes insurance and maintenance of the common areas and buildings (including roofs), landscape, irrigation, water, garbage, external pest control and basic HD cable.

**WIND MITIGATION REPORTS**- if necessary, current owners have the ability to access the most current wind mitigation report on Limetree's secure portal for their building.

**APPLICATION** – Online application/background screening and a personal interview prior to move-in is required for all residents (owners, occupants and renters). Apply at [www.tenantev.com](http://www.tenantev.com) – Limetree's community code is 7978. Final approval is by the Association Board.

**Open House** – are NOT allowed.

Estoppels and Questionnaires are provided through HomeWiseDocs.com. Use the sign-up link to register.

**Property Managed by SEACREST SERVICES, INC.**

**561-697-4990**