



## **Lake Whitney Business Park**

- Lease/Resale Application Page
- Deed Page
- Disclosure Summary (Sales Only)
- Email Consent Form
- Voting Certificate (Sales Only)
- Lease/Resale Contract
- Application Fee \$100.00 payable to Lake Whitney Business Park

**Please make sure when submitting your application all documents, and fee is included.**

\*\*\*\*\* If an application is submitted that is ***NOT*** complete, it will ***NOT*** be accepted and/or processed. Please ensure that you have all the required information, forms and signatures to avoid any delay(s) in the approval of your application.

**\*Please submit and/or send all complete applications and fees to Watson Association Management, LLC office located at 430 NW Lake Whitney Place, Port St. Lucie, FL 34986**

**Thank you for your Cooperation!**

430 NW Lake Whitney Place, Port St. Lucie, FL 34986  
435 S. Yonge Street #3, Ormond Beach, FL 32174  
1410 Palm Coast Parkway NW, Palm Coast, FL 32137

Phone 772.871.0004 Fax 772.871.0005  
Phone 386.252.2661 Fax 386.673.4943  
Phone 386.239.1555 Fax 386.246.9271



# Association Management

## LEASE/RESALE APPLICATION

PLEASE ALLOW THIRTY (30) BUSINESS DAYS FOR PROCESSING

Unit #: \_\_\_\_\_ Date: \_\_\_\_\_

### INFORMATION CONCERNING APPLICANT(S):

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Active Military Service Member: \_\_\_\_\_ Yes \_\_\_\_\_ No Phone No: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Active Military Service Member: \_\_\_\_\_ Yes \_\_\_\_\_ No Phone No: \_\_\_\_\_

Business Name: \_\_\_\_\_ Phone: \_\_\_\_\_

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

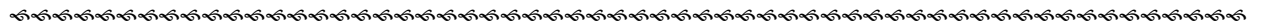
Nature of Business: \_\_\_\_\_

Business Description: \_\_\_\_\_

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

Emergency Contact: \_\_\_\_\_

Phone: \_\_\_\_\_ Relationship: \_\_\_\_\_



- ◆ I (we) fully authorize investigation of all answers and references given.
- ◆ I (we) hereby agree to abide by all documents and Rules and Regulations of the **Lake Whitney Business Park**, a copy of which was received from the Lessor/Seller.
  - If seller fails to provide a set of Documents to Buyer, a copy may be obtained from Association Management at a cost of \$50.00.
- ◆ I agree that I will not rent or sell to any person who has not been approved by the Association.
- ◆ Renters are not permitted to sub-lease their premises.

Owner and/or Lessee agree that the terms of the **attached lease/contract** are within the requirements of the Lake Whitney Business Park Rules & Regulations.

Purchaser / Lessee: \_\_\_\_\_ Date: \_\_\_\_\_

Purchaser / Lessee: \_\_\_\_\_ Date: \_\_\_\_\_

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**DEED RESTRICTED BUSINESS PARK**

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I (we) understand that we are moving into a Deed Restricted Business Park. I (we) hereby agree to abide by all Documents and Rules and Regulations of the Lake Whitney Business Park, I (we) received a copy from the Lessor/Seller. If seller fails to provide a set of Documents to Buyer, I (we) may obtain a copy from the Association Management at a cost of \$50.00.

I (we) further understand the prohibited uses upon Condominium Property, these uses include a) Laundry, Laundromat or dry-cleaning services b) Kennels or other housing of animals c) Outside storage of materials or supplies d) Transmission towers e) Lounges, bars or other such establishments from which alcoholic beverages are sold. f) Restaurants g) Nightclubs, discotheques, dance clubs, adult entertainment establishments (including but not limited to, topless, nude and semi-nude dancing and entertainment) and the like h) Tire sales and installation, auto repairs and body work, and salvage businesses i) Pest control business j) Carpet, drapery or upholstery business k) Manufacturing facilities l) Leaving, parking or storing any campers, recreational vehicles, buses, or boats on the Condominium Property overnight.

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Buyer / Lessee: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer / Lessee: \_\_\_\_\_ Date: \_\_\_\_\_

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DISCLOSURE SUMMARY  
FOR  
*THE LAKE WHITNEY BUSINESS PARK*

1. As a purchaser of property in this community, you will be obligated to be a member of an Association.
2. There have been or will be recorded restrictive covenants governing the use and occupancy of units in this business park.
3. You will be obligated to pay assessments to the association. Assessments may be subject to periodic change. You may also be obligated to pay any special assessments imposed by the association.
4. You may be obligated to pay a special assessment to the respective municipality, county, or special district. All assessments are subject to periodic change.
5. Your failure to pay special assessments or assessments levied by a mandatory homeowners' association could result in a lien on your property.
6. There may be an obligation to pay rent or land use fees for commonly used facilities as an obligation of membership in the association.
7. The developer may have the right to amend the restrictive covenants without the approval of the association membership or the approval of the parcel owners.
8. 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 before purchasing property.
9. These documents are either matters of public record and can be obtained from the record office in the county where the property is located or are not recorded and can be obtained from the developer.

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

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

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**EMAIL CONSENT FORM**

New Florida statutes state it is against the law to send mass emails to owners without their written consent. By completing, signing, and returning this form, you are authorizing the Board of Directors of the Lake Whitney Business Park and Watson Association Management to send you information of the Association meetings, reports on actions taken by the Board at those meetings, violations, updates and/or special information. Your email address will **not** be used for any other purpose than those listed in the previous sentence.

We want to keep you better informed about the developments and issues regarding your investment as an owner in the Lake Whitney Business Park.

\*\*\*\*\*

**Yes**

I authorize Lake Whitney Business Park and Watson Association Management to email me appropriate meeting notices, agendas, reports, violation letters and other information.

**Email Address:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Phone Number(s):** \_\_\_\_\_

**Signature(s):** \_\_\_\_\_

**Printed Name(s):** \_\_\_\_\_

**No**

I do not want to receive emails from Lake Whitney Business Park and Watson Association Management.

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**(SALES ONLY)**

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***VOTING CERTIFICATE***  
***Lake Whitney Business Park A Commercial Condominium***

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KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED IS THE RECORD OWNER (S) IN LAKE WHITNEY BUSINESS PARK A COMMERCIAL CONDOMINIUM SHOWN BELOW, AND HEREBY CONSTITUTES, APPOINTS AND DESIGNATES:

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(Insert one owners name above)

As the voting representative for the COMMERCIAL CONDOMINIUM unit owned by said undersigned pursuant to the by-laws of the Association.

The voting representative is hereby authorized and empowered to act in the capacity herein set forth until the undersigned otherwise modifies or evokes the authority set forth in this voting certificate.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

**(Unit owner's signature – If jointly-owned, both owners' signatures required)**

Property Address \_\_\_\_\_  
Port Saint Lucie, Florida 34986

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When there is a corporation or partnership as owners of the property, then a voting representative must be appointed by the corporation or partnership and becomes the representative. All owners must sign this form to acknowledge this appointment.

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