



Waterway Pines Condominium Unit Resale

If you are considering selling your Waterway Pines Condominium unit, please be aware of the following policies of the Association as stated in our Bylaws and established by the Board:

- As you consider leaving Waterway Pines, we encourage you to contact the Board member responsible for sales so that he may help to smooth the process for you and any prospective buyer.
- A new purchaser is required to deposit with the Association a sum equal to two month's assessments. This payment has been a requirement of all unit sales, both new and re-sales, and is not refundable and cannot apply toward any future monthly assessment or special assessment of the Association. All future monthly assessments must be paid via automatic Electronic Fund Transfers from the co-owner's checking or savings account directly to the Association account.
- Prior to closing, your title company must contact our current Association Board Treasurer (found at <http://www.wwpines.net/index.php/about-us/>) to confirm the status of the monthly assessment balance.
- The co-owner who owns the unit on the first day of the month in which it is sold is responsible for payment of the assessment for that month. Any pro-ration for the current assessment is between the buyer and the seller at closing.
- The seller must provide written notice to the Association board within five days of the completion of the of the sale transaction with a copy of the sales agreement. Contact information for the new owner and the name and address of the mortgagee must also be submitted for Association records.

Waterway Pines Bylaws and Rules and Regulations and other pertinent documents and forms are available on our website: www.wwpines.net . Please make prospective buyers, realtors, and/or the title company aware of where to find the Association requirements and that they are to be part of the purchase agreement. Please make prospective buyers and realtors aware of Waterway Pines pet and lease policies as the policies are enforced by the Board of Directors.

Lastly, whether you stay or leave, we thank you for your contribution to our community.