



HERITAGE VILLAGE MASTER UNIT OWNERS' ASSOCIATION, INC.

Guidelines for promotion of the Park to promote sales and rentals

Description

This document explains the role of the Association and the owners participating in this program of selling, buying and renting.

General Objective

This program was developed with the purpose of helping owners, knowing that one day every owner will want to sell or rent their property.

Specifically, the goal is to define the participation of the Association and the owners in regards to the sale, purchase and rental of properties.

Furthermore, this document defines the nature and the process of these participations.

Guiding Principals

- The buying, selling and renting of properties is a private event between the contracting parties. To this end, the Association is not responsible for the contractual agreements pertaining to the purchase, sale or rental of properties in the Park.
- The tour guides of the Park can identify the properties that are for sale but will not stop for a visit of the property
- The Association is not aware of any information related to the status of the property for sale or rent in the Park. It is the responsibility of the buyer or renter to seek all required information from the owner before the transaction.
- The participation of the owners to this program is completely voluntary.
- Within the scope of this program, all parties involved appreciate the benefits of investing time and money to assure its success.
- Only the owners having paid the participation fees will benefit from the services offered through this program. Renters are exempt from the fees.
- The Association intends to respect all laws and rules of the State of Florida, the County of Okeechobee and the United States of America.
- When available and required, volunteers may help the selling owners and buyers with the registration of property titles.

Participation of the Association

- The Association commits to promoting the Park via various means available and subject to yearly budget and the owners' financial contribution to the program.
- The Association has in place the following promotional means which may vary: the Park's website, the list of properties available for sale or rent, the colored flags identifying the subject properties, open door days and other promotional activities undertaken.
- The Association commits to providing a report on program activities at the Annual General Meeting.

Participation of the Owners

- The intent to participate in the program must be done by completing a form available on our website and at the Welcome Center.
- The owner of a property being put up for sale commits to disbursing a fee of \$200 for a two-year period.
- Only the participants having paid the fees will benefit from the promotional activities mentioned above. Renters are exempt from the fees.
- The participation fees are non-refundable and must be paid at least two weeks prior to a promotional event. Owners paying their fees after the deadline will receive a colored flag identifying their property and will be added to the other promotion media as soon as possible.
- All colored flags will be removed at the beginning of April and re-installed, if applicable, at the beginning of November on the properties of participants having paid the fees.
- The owners of properties for sale or rent are responsible for providing all relevant information required for the promotion activities.
- Only colored flags provided by the Association can be displayed on a lot. Open house signs may be placed on the properties for sale one week prior and 1 week after of the open house events organized by the Marketing Comity.
- During the scheduled open-door event, owner(s) or a representative must be present on the property to facilitate visits and answer visitor questions.

Effective Date

These guidelines take effect after their adoption at the Annual General Meeting.

Adopted on March 16 2018

Diane Rochon
Secretary General