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## Interested in Owning a Home in the Lake Ridge Community?

### Below are important facts you should know.

- This is a 55+ Community. Homes MUST only be used as single family residential and CANNOT be used for any other purpose.
- **AT LEAST ONE (1) FULL-TIME RESIDENT MUST BE FIFTY-FIVE (55) OR OLDER LIVING IN THE HOME.**
- **UNDER NO CIRCUMSTANCES MAY A CHILD UNDER NINETEEN (19) YEARS OF AGE AND/OR ENROLLED IN SECONDARY EDUCATION (HIGH SCHOOL) BE A RESIDENT IN THE LAKE RIDGE COMMUNITY.** Family members of residents who are under the age of nineteen (19) are permitted to visit. Permitted visitations shall not exceed twenty-nine (29) consecutive days nor more than a total of sixty (60) days in any calendar year.
  - ❖ The Board of Directors do not possess the power to grant any exceptions to the age restrictions set forth in the Governing Documents.
- Before a home may be rented, a minimum **residency** requirement of three (3) years is imposed by the Governing Docs.
- Being familiar with the current Rules & Regulations and Architectural Standards is of great importance for peaceful living in the community.
- Prior to closing, the Governing Documents can be obtained from <https://www.condocerts.com/> for a fee.
- Notice: When a home is listed for sale in Lake Ridge an inspection of the property is done to determine if there are any violations present. This process exists in efforts to prevent buyers from inheriting any violations for which they could become responsible. In the event that the property has an outstanding violation at the time of the closing, this violation status will be disclosed to the purchaser.

### After Closing:

- ❖ **After Closing, new owners are required to call the Management Office at (732)-886-1246 to schedule an orientation appointment soon after moving in.** The Management Office hours are Monday to Friday, 9am-4pm. The Office closes from 12:30-1pm for lunch. Please note that appointments can only be held after the closing concludes. **The owners must bring to the orientation a copy of the Deed, a valid Government issued Photo ID for each person residing in the home, and a most recent copy of the Lot survey, if available.** Access cards will be provided and the Welcome Packet, which includes the HOA Governing Documents.