

PROPERTYWORX, LLC  
RESALE DOCUMENT REQUEST FORM

Divinity Gardens has an Occupancy Requirement. The buyer of any unit must live in the unit for a period of three (3) years. Please review the excerpt from the Amended and Restated Declaration of Divinity Gardens - July 2016 with the buyer. The Restriction on Leasing Agreement must be signed by the buyer and be returned with this request form.

Unit Address: \_\_\_\_\_ Anticipated Closing Date: \_\_\_\_\_

Sellers Name: \_\_\_\_\_

Sellers Attorney and Phone: \_\_\_\_\_

Buyers Name: \_\_\_\_\_

Buyers Phone: \_\_\_\_\_ Buyers Email: \_\_\_\_\_

Buyers Attorney and Phone: \_\_\_\_\_

Purchase Price: \_\_\_\_\_

Listing Agent and Phone: \_\_\_\_\_

Name of Person Accepting Delivery of Package:

Email of Person Accepting Delivery of Package: \_\_\_\_\_

Phone Number of Person Accepting Delivery of Package: \_\_\_\_\_

The complete resale package consists of the Resale Certificate, Condominium Documents, Budget, Rules and Regulations as well as other pertinent information regarding your association. All packages will be emailed to the person accepting delivery referenced above.

***PLEASE READ THROUGH THE DOCUMENTS CAREFULLY. SOME CONDOMINIUMS HAVE SPECIFIC RESTRICTIONS REGARDING OWNER OCCUPANCY, COMMERCIAL VEHICLES AND PETS.***

The cost for the Resale Package is: \$125.00.

The turnaround time once we receive the check and request form is approximately 8-10 business days.

Please make check payable to: Propertyworx, LLC

Mail to: P.O. Box 12  
Oakville, CT 06779

Phone: 860-274-5182

Fax: 860-274-5572

Email: [terry@propertyworx.com](mailto:terry@propertyworx.com)

Propertyworx LLC, 1278 Main Street, Suite 8, Watertown, CT 06795

## **Excerpt from the Amended and Restated Declaration of Divinity Gardens July 2016**

### ARTICLE 10 - Restrictions on Use, Alienation, Occupancy, and Leasing

#### Section 10.13 - Restrictions on Leasing of Units

In order

- i) to protect the equity of the individual property owners at Divinity Gardens Condominium;
- ii) to carry out the purpose for which the Condominium was formed by preserving the character of the Condominium as a homogeneous residential community of predominantly owner-occupied homes;
- iii) to prevent leasing as a regular practice for business, speculative investment or other similar purposes; and
- iv) to prevent the Condominium from assuming the character of an apartment investment, renter-occupied complex, the Units are hereby restricted from leasing in accordance with the following provisions:
  - a) Initial Occupancy Requirement. Except as otherwise provided herein, no Unit Owner shall rent or lease his or her Unit until said Unit Owner of record has owned and occupied the Unit for a period of three (3) years, even if the Unit has been rented immediately prior to the date of the purchase and/or ownership.

# DIVINITY GARDENS

## RESTRICTION ON LEASING AGREEMENT

**LEASING/RENTING NEWLY PURCHASED UNITS AT DIVINITY GARDENS IS PROHIBITED UNTIL YOU HAVE LIVED IN THE UNIT FOR THREE (3) YEARS.**

**Family members and friends ARE still considered tenants unless you reside in the unit with them on a permanent basis.**

I/We understand that Divinity Gardens has a three-year occupancy restriction. I/We further understand that the Board WILL take action should we violate this rule.

\_\_\_\_\_  
Signature of New Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of New Buyer

\_\_\_\_\_  
Date

The Board of Directors & Management appreciates your support and cooperation.

Thank you.

Propertyworx  
860-274-5182