

PROPERTYWORX, LLC
RESALE DOCUMENT REQUEST FORM

Oronoke Woods has an Occupancy Requirement. The buyer of any unit must live in the unit for a period of 24 months. Please review Article X, Section 10.2 Restrictions on Alienation and the Restriction on Leasing Agreement 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

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

- (a) Each Unit is restricted to residential use as a single family residence except for home professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash or storage requirements. No sign indicating commercial uses may be displayed outside a Unit. A single family residence is defined as a single housekeeping Unit, operating on a non-profit, non-commercial basis, between its occupants, cooking and eating with a common kitchen and dining area, with no more overnight occupants than two per bedroom as designated on the plans on file with the building official of Waterbury.
- (b) Parking spaces are restricted to use by the Units to which such parking space is a Limited Common Element, as a parking space for vehicles (specifically excluding, however, trucks, and commercial vehicles having a capacity of more than three quarter ton and campers).
- (c) The use of Common Elements is subject to the Bylaws and the Rules of the Association.

Section 10.2 - Restrictions on Alienation. A Unit may not be conveyed pursuant to a time sharing plan as defined under Chapter 734b of the Connecticut General Statutes.

No Unit Owner shall be permitted to rent their Unit to any third party, whether related or not, for a period of twelve (12) months from the date of the acquisition of legal title to the Unit.

A Unit may not be leased for a term of less than sixty days. All leases and rental agreements shall be in writing and subject to the requirements of the Instruments and the Association.

ARTICLE XI

Easements, Licenses

All easements or licenses to which the Common Interest Community is subject are listed in Schedule A-1 to the Declaration. In addition, the Common Interest Community may be subject to other easements or licenses granted by the Declarant pursuant to its power under Article VIII of this Declaration.

ARTICLE XII

Reallocation and Allocation of Limited Common Elements

Section 12.1 - Allocation of Limited Common Elements Not Previously Allocated. The Declarant has reserved the right, under Section 8.1 (a) of this Declaration to allocate as Limited Common Elements the parking spaces shown on the Survey. If any such spaces are so allocated, they shall be assigned to particular Units by amendment of this Declaration.

ORONOKE WOODS

RESTRICTION ON LEASING AGREEMENT

LEASING/RENTING NEWLY PURCHASED UNITS AT ORONOKE WOODS IS PROHIBITED UNTIL YOU HAVE LIVED IN THE UNIT FOR 12 MONTHS.

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

I/We have read the Oronoke Woods Restrictions on Alienation and understand the 12 month 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