



## **NEW BUYER OVERVIEW**

We want to be sure any interested buyer(s) understand(s) that a unit in the Buckingham cannot be owned by a corporation, a limited partnership, a limited liability company nor similar non-natural person(s); one owner is 55+ and a unit cannot be rented until at least 1 (one) year after the date of purchase; we currently have a rental wait list.

Our adopted budget (and proposed budget for the next fiscal year, if applicable) is in the "Financials" section of our website. We do not anticipate any assessment(s), and our Engineering Survey and Reserve Study can be found under "Maintenance" on our website.

All potential buyers must familiarize themselves with the Buckingham and Master Association Rules and Regulations, which are also all located on our website.

Smoking is permitted in individual condos and on private terraces but not anywhere on our common property.

Pets are not permitted (including those of visitors) unless they are certified as an ESA (Emotional Support Animal) or a DSA (Disability Support Animal), in which case we require the following:

- A request prepared by the owner and addressed to the Association via US Mail.
- Documentation verifying that the owner is disabled under the Fair Housing Act, describing the needed accommodation and showing the relationship between the disability and the requested accommodation.
- Documentation of the above should come from a licensed medical professional, mental health provider, therapist or other person who can verify the disability and explain how an assistance animal is needed to overcome or deal with the disability.
- If the application indicates that the assistance animal is a DSA, we will request that the owner provide what task the animal is trained to perform for her/him.

The attached forms need to be completed and returned to me before we (Steve Mooney, President and I) schedule a meet-and-greet with the potential buyer(s). The proof of age form requires a copy of at least one owner's driver's license. The voting certificate should be signed by both owners, if the unit is being purchased jointly. We will complete and send the Resale Approval Form (needed at closing) after the interview.

Together with the above forms, we will need two checks both made payable to Town Shores of Gulfport #218. One is the interview/administration fee (\$200), and the other is a move-in deposit (\$100), which will be returned or destroyed if no damage to common property is incurred.

Irene Gernon, Buckingham Secretary  
igernon57@aol.com / 914-217-4742

**PROOF OF AGE**

**ASSOCIATION:** Buckingham

**TO THE RESIDENT IN APARTMENT #** \_\_\_\_\_

Our Declaration of Condominium and By-Laws were amended to meet a requirement for an exemption from the Fair Housing Amendment Act of 1988. The exemption is needed to provide housing for older persons.

One of the terms of the exemption requires eighty percent of the units to have at least ONE permanent resident age 55 or older.

According to Kathleen Coughlin, an attorney for HUD, the Association must verify and keep records on file to prove that the age requirements for the exemption are met on a continuing basis. The purpose of this letter is to provide the proof.

#1  Please place an X here if there is at least ONE permanent occupant in your apartment age 55 or older

Date: \_\_\_\_\_ Signed: \_\_\_\_\_ Apt# \_\_\_\_\_

#2  Please place an X in this box if there is NO permanent occupant in your apartment age 55 or older

Date: \_\_\_\_\_ Signed: \_\_\_\_\_ Apt# \_\_\_\_\_

I have been a resident of this Association since \_\_\_\_\_  
(Date submitted)

If you placed an X in box #1, please attach proof of age for a qualifying occupant as indicated by one of the acceptable documents listed below:

- A copy of a drivers license, OR
- A copy of a birth certificate, OR
- A copy of Baptismal certificate

Town SHORES OF GULFPORT #218, INC.  
THE BUCKINGHAM HOUSE  
6060 SHORE BLVD. SOUTH  
Gulfport, FL 33707

Date: \_\_\_\_\_

**STATEMENT**

We/I, \_\_\_\_\_ understand that Town Shores of Gulfport #218, Inc. known as the Buckingham House is a 55 and over Association. We/I understand that only one (1) person whose age is 55 and over must reside in this unit. Any violation of this rule, will cause our association to lose our 55 and over status and will force the association to begin eviction proceedings.

We/I, \_\_\_\_\_ have read and understood all of the governing documents as well as the Town Shores Master Association Rules and Regulations.

By signing below, we/I will abide by this and other rules as set forth in our documents.

\_\_\_\_\_  
Buyer # 1 Signature

\_\_\_\_\_  
Buyer # 2 Signature

Date \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Seal:

My Commission Expires:

**Buckingham House  
Town Shores of Gulfport #218**

I certify that I have read the Blue Book for the Buckingham Building and the Rules and Regulations of the Buckingham Building and the Town Shores Master Association.

I further certify that I agree to abide by these Rules and Regulations and failure to do so may result in levy of those sanctions provided for by law or in said Blue Book and Rules and Regulations against me. I understand the Blue Book and the Rules and Regulations may, from time to time, be amended; and I agree to be bound by any such lawful and properly enacted amendments.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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Witnessed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_


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**VOTING CERTIFICATE**


**Town Shores of Gulfport No. 218, Inc.**

**INSTRUCTIONS:**

Enter Unit  
Number Here 

Choose Owner  
to be Voting  
Member Here 

Date Document  
Here 

All Owners of  
the Unit Must  
Sign Here 

**STATE OF: FLORIDA**

**COUNTY OF: PINELLAS**

**This certifies that the undersigned are the record owners of a Majority present vested interest in Unit # \_\_\_\_\_ at Town Shores of Gulfport No. 218, Inc.**

**We hereby designate \_\_\_\_\_ as the voting member of the Town Shores of Gulfport No. 218, Inc. Annual Members' Meeting and he/she shall be the only person to represent all of the owners with the authority to cast binding votes or proxies on our behalf pursuant to the Bylaws of the Association.**

**DATE: \_\_\_\_\_**

\_\_\_\_\_  
**Signature of Owner**

\_\_\_\_\_  
**Signature of Owner**

\_\_\_\_\_  
**Signature of Owner**

\_\_\_\_\_  
**Signature of Owner**