



Gardens of Gulf Cove
Property Owners Association, Inc.
~ A Deed Restricted Community ~

Checklist for Buyers
and additional Occupants

All forms can be submitted in person, e-mail, or via U.S. Mail. After hours we have provided a locked drop box at the management office located at 6464 Coniston St. Please fill forms out completely to avoid any delay.

- ☐ 1. Fill out the **Background Application** for each adult over the age of eighteen (18) intending to reside at the property. Please use one (1) form for a married couple.
- ☐ 2. Fill out the **Property Owner Registration** form and **Homeowner Disclosure** form.
- ☐ 3. **Provide a copy of a valid Driver's License**, legally accepted ID (if no driver's license) or Passport (non-US citizen) for each adult – along with the application documents.
- ☐ 3. A **Personal Check or Money Order** must accompany the application, payable to: **GGC POA**
We do **NOT** accept cash, credit or debit cards.
We cannot accept checks drawn from institutions outside of the United States.

\$ **75.00** - each person over the age of 18 (background check)
\$ **75.00** - for a **married couple** (background check)
\$ **150.00** - for the **Application Fee**

These fees are subject to change without notice.
- ☐ 5. The Association Manager will review the background reports. If there are complications with a report, additional review may be necessary with the Board of Directors and/or Attorney.
- ☐ 6. Upon approval of the background check, each applicant will be notified by management.
- ☐ 7. Within 30 days of taking possession you must register with the Association by providing a completed Registration form, Homeowner Disclosure Statement and a copy of the new Warranty Deed.

After all steps are completed, visit the Management Office for your Recreation/Pool pass(es)

Additional information on this process and other important rules can be found in the Gardens of Gulf Cove Bylaws and the Declaration of Covenants and Restrictions, available at www.TheGardensOfGulfCove.com.
Your cooperation with these requirements is greatly appreciated.
Thank you for deciding to make our community your home!

6464 Coniston Street, Port Charlotte FL 33981 ~ office: 941-697-4443 ~ fax: 888-841-5370
E-mail: gardensofgulfcove@gmail.com ~ Website: www.thegardensofgulfcove.com

Gardens of Gulf Cove Property Owners Association, Inc.

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BACKGROUND APPLICATION

NOTE: Please print neatly. Information that is not legible will delay the process of this application. Provide a copy of a valid driver's license, legally accepted ID (if no driver's license) or passport (non-US citizen) with application for each adult.

** Non-married applicants or additional occupants residing at residence over the age of 18 need to fill out a separate form.

Garden's Property Address: _____

Approximate Closing date: _____

Applicants Full Legal Name: _____ **Maiden/Alias:** _____

Phone #: _____ Email Address: _____

Date of Birth: _____

Driver's License # _____ State _____

Have you ever been evicted? _____ If so, please explain: _____

Have you ever been arrested on misdemeanor or felony? _____ If so, list County & State: _____

If yes, explain: _____

Present Address: _____ **ZIP CODE:** _____ **OWN / RENT**

Dates (from – to) _____ Manager/Landlord: _____ Phone: _____

Reason for leaving: _____

SPOUSE

Spouse Full Legal Name: _____ **Maiden/Alias:** _____

Phone #: _____ Email Address: _____

Date of Birth: _____

Driver's License # _____ State _____

Have you ever been evicted? _____ If so, please explain: _____

Have you ever been arrested on misdemeanor or felony? _____ If so, list County & State: _____

If yes, explain: _____

I understand that an investigative background inquiry is to be done, including but not limited to identity, prior address(es) verification and criminal history. I understand that for the purpose of this inquiry, various sources will be contracted to provide information, including but not limited to various federal, state, municipal, corporate and private sources which may maintain records concerning my past activities relating to possible criminal conduct, civil court litigation, driving history as well as other information. I authorize without reservation, any company, agency, party or other source contacted to furnish the above information.

Applicant Printed Name – as shown on Driver License

Spouse Printed Name – as shown on Driver License

✕ _____
Applicant Signature

✕ _____
Spouse Signature

Date

Date

Social Security # is required

Social Security # is required

*The **lower portion** of this form will be destroyed after background is complete.*

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PROPERTY OWNER REGISTRATION

Property Owner's Name(s): _____

Gardens Address: _____

E-mail Address #1: _____ Phone #: _____

☐ I would like Newsletters and General Announcements ☐ I would like official documents, meeting notices, dues statements

E-mail Address #2: _____ Phone #: _____

☐ I would like Newsletters and General Announcements ☐ I would like official documents, meeting notices, dues statements

Mailing Address of Record (*address you would like any hard copy communication mailed to*):

Street: _____

City: _____ State: _____ Zip: _____

Total occupants living in house: _____
(Adults) (Children)

Additional Occupant - Name & relation to responsible occupant(s) *Date of birth*

Additional Occupant - Name & relation to responsible occupant(s) *Date of birth*

Additional Occupant - Name & relation to responsible occupant(s) *Date of birth*

- All owners are required to register with the Gardens of Gulf Cove Property Owners' Association office. In accordance with Florida Statute 720, it is the responsibility of each Property Owner to update this information with the Association business office as often as circumstances require.
- Owners are prohibited from leasing their property for a period of one (1) full year from the date of purchase.
- Resident and Guest IDs are non-transferable – ID cards cannot be “shared”.
- If property is deeded as a Trust, please provide trust documentation.

In keeping with the Bylaws, Covenants & Restrictions, and Rules & Regulations of the Gardens of Gulf Cove and insurance regulations, please fill out this form completely and return it. This information is required to insure only residents (and their authorized occupants) use the amenities. If the Association office does not have current information on file, your additional occupants will not be permitted use of the amenities.

SIGNATURE OF PROPERTY OWNER

DATE

PROPERTY MANAGER NAME & PHONE # (only if applicable)

PROPERTY MGR E-MAIL

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The Board of Directors
Gardens of Gulf Cove Property Owners Association, Inc.

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2023 HOA Disclosure Summary
for Gardens of Gulf Cove Property Owners Association Inc.
A Florida Not for Profit Corporation

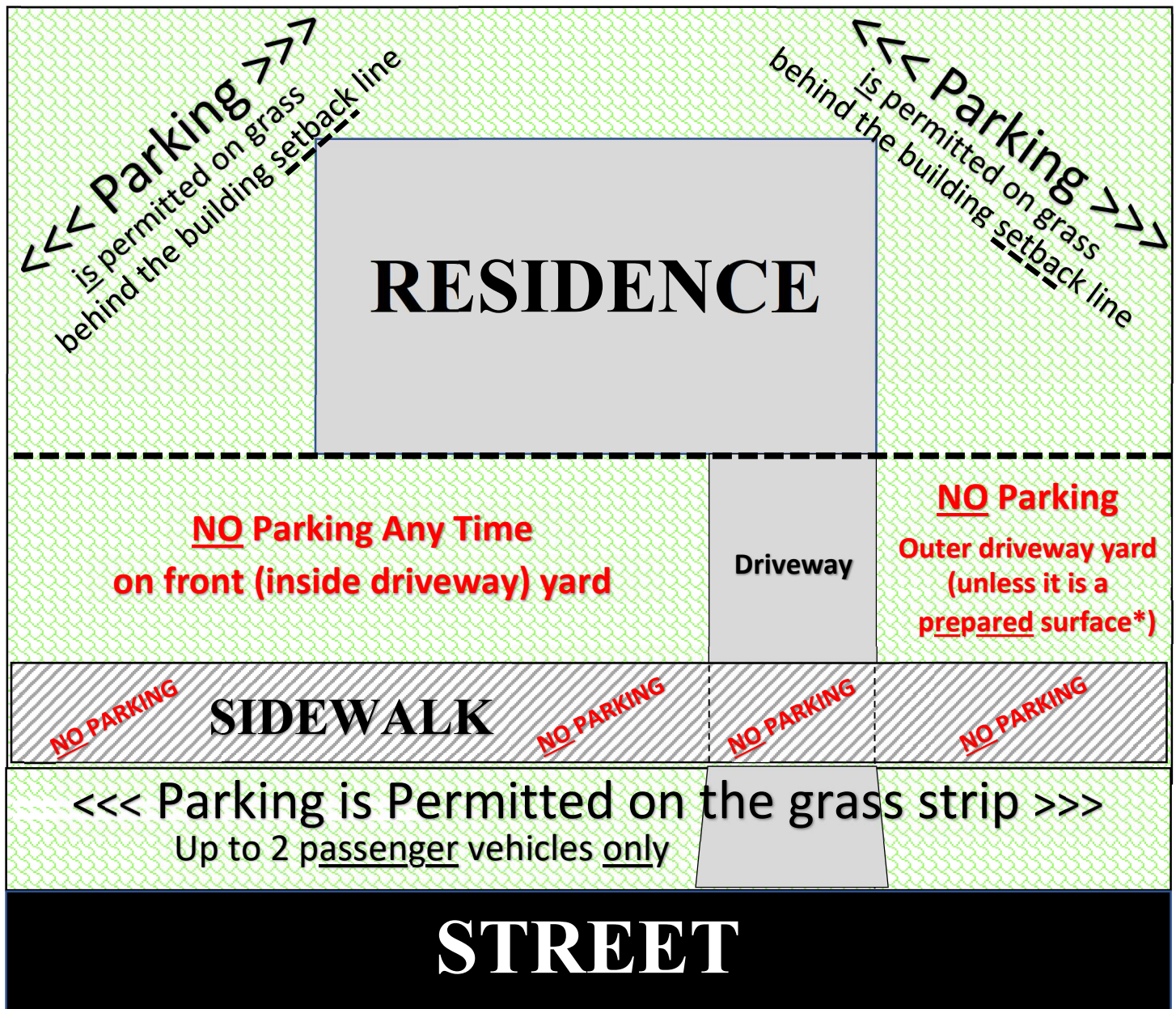
1. Gardens of Gulf Cove is a mandatory membership property owners association. As a purchaser in the Gardens of Gulf Cove, you will be obligated to be a member of the Property Owners Association.
2. There are restrictive covenants recorded in the official records of Charlotte County, Florida. These covenants govern the use and occupancy of properties within the association. **You are advised to review the governing documents in their entirety on our website www.thegardensofgulfcove.com under the documents & forms tab.** In addition to the recorded documents the Board of Directors have adopted reasonable rules for the use of the common elements.
3. You will be obligated to pay assessments to the association. Assessments may be subject to periodic change. For the budget year 2023 the annual assessment is \$420.00. You may also be obligated to pay special assessments imposed by the association upon notification by the board of directors.
4. Your failure to pay these special or regular assessments to the association when due could result in a lien on your property.
5. The association is governed by the laws of the State of Florida, the County of Charlotte and the United States.
6. The restrictive covenants may be modified or restated from time to time by the affirmative vote of the membership as outlined in the covenants and by-laws.
7. The statements contained in this disclosure are only summary in nature. As a prospective purchaser in this community, you should refer to the covenants and governing documents before purchasing property.

Date

Purchaser

Date

Purchaser



* For the purposes of approved vehicle parking on the outer driveway area a prepared surface is defined as poured concrete, concrete pavers, asphalt, crushed stone, rock aggregate, or shell and must be maintained free of vegetation.

Grass, vegetation or bare soil is not considered a prepared surface.

For more detailed information and clarification, please reference the
Gardens of Gulf Cove Property Owner's Association
2nd Amended & Restated Declaration of Covenants & Restrictions
Article 7.15.1 through 7.15.7

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E-mail: GardensCompliance@gmail.com ~ Website: www.thegardensofgulfcove.com

RV
Storage Lot



A vibrant and beautiful community of single family homes. Facilities include tennis courts, exercise equipment, pool tables, shuffleboard, horseshoes and bocce. Various clubs including bowling, cards, luncheons and more! Clubhouse with pool. Recreation center with a heated pool. Very reasonable annual fees!

Clubhouse / Office
6464 Coniston Street, Port Charlotte FL 33981
Phone: 941-697-4443
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