

Governors Green Homeowners Association, Inc. ("ASSOCIATION")
Board Resolution

Management Services Related to Sales Transactions

Whereas the Florida Legislature has established new legislation affecting estoppel and other sales approvals in Condominium, Cooperatives, and Homeowner Associations, The Governor has signed this legislation bill and it was put into effect July 1, 2017;

Whereas several new requirements in this legislation can have significant financial impacts on the Community;

Whereas Advanced Management of Southwest Florida, Inc. ("MANAGER") already performs these services for the ASSOCIATION;

Whereas the cost of providing these services is paid by the buyers or sellers of units within the Community and not by the ASSOCIATION;

Therefore, it is agreed by the ASSOCIATION to clarify and confirm its authorization to have MANAGER provide the following services:

- 1) Upon direction from the ASSOCIATION, process applications for approval in connection with sale, transfer or leasing of units and submit to the ASSOCIATION to approve or disapprove such applications. Such processing will be completed as fully as possible by the Manager not more than twenty (20) days after the MANAGER has received the request for approval. Any direct costs involved in investigation shall be borne by the ASSOCIATION.
- 2) ASSOCIATION authorizes MANAGER to provide estoppel certificates and to complete lender questionnaire forms submitted to MANAGER relating to real estate sales and financing transactions in the Community and to charge MANAGER's established fees, that may be changed in MANAGER's discretion and to charge such fees to the parties involved in such real estate sales and financing transactions.
- 3) MANAGER may provide additional information about the ASSOCIATION that is requested by parties to a real estate transaction involving a property subject to the Declaration and charge the requesting party a fee for such service.
- 4) ASSOCIATION acknowledges that MANAGER may utilize a third party vendor to provide the foregoing information in an online platform to facilitate the delivery of the information and that MANAGER may share fees paid to MANAGER with the third party provider.
- 5) MANAGER may include in the estoppel information provided under this subparagraph a transfer fee to be paid by buyers and sellers of units within the Community.
- 6) ASSOCIATION agrees to waive their right of first refusal, if such a right exists in the Association documents.

Agreed and Approved this 26 day of the July, 2017.

Donald Bailey
Association President

Amie S. Jones
Association Secretary