



Date Stamp

Cedar Ridge at Autumn Woods Condominium Association, Inc. Purchase Checklist

Dear Prospective Owner,

Please submit the following for approval to purchase in Cedar Ridge at Autumn Woods:

- _____ Signed Application Checklist
- _____ Completed Application
- _____ \$150 Non-Refundable Application Fee – Made payable to **Anchor Associates**
- _____ 1 Character Reference Form
- _____ Copy of State or Government Issued Photo ID for each applicant over age 18
- _____ Background Release
- _____ Background Fee of \$50 per adult U.S. Citizen/ \$75 per adult Foreign National
Non-Refundable – Payable to **Anchor Associates**
- _____ Completed Directory and Email Consent
- _____ Completed Home Watch and Emergency Contact
- _____ Sales Contract with applicable condo/HOA disclosure(s)
- _____ Pet Registration – must have Board Approval

Unit Address _____

Title Company _____ Phone # _____

Missing or incomplete information will result in the delay of processing or disapproval of your application. Complete application **MUST** be received 20 days prior to occupancy.

Applicant Signature

Applicant Signature

If you have any questions please contact Anchor Associates at 239-649-6357 or
applications@anchormanagers.com.

Thank You,

Anchor Managers

2340 Stanford Court • Naples, Florida 34112
(239) 649-6357 office • (239) 649-7495 fax

Cedar Ridge at Autumn Woods Condominium Association, Inc. Application for Approval to Purchase

Street Address _____ Unit # _____ Sale Closing ____/____/____

Owner Name _____ Phone _____

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

APPLICANT INFORMATION			
Last Name	First	Middle	
Home Address		Apartment/Unit #	
City	State	ZIP	
Phone #	Cell #	Other Phone #	
Email Address			
Employer		Employer's Phone #	

APPLICANT INFORMATION			
Last Name	First	Middle	
Home Address		Apartment/Unit #	
City	State	ZIP	
Phone #	Cell #	Other Phone #	
Email Address			
Employer		Employer's Phone #	

OCCUPANTS		
Please list the name, relationship and date of birth of all occupants not listed above who will be living in this unit.		
Full Name	Relationship	Date of Birth

REFERENCES	
Please list two personal references.	
Full Name	
Relationship	Phone ()
Full Name	
Relationship	Phone ()

Current or Most Recent Landlord	
Please list most recent landlord.	
Landlord	Phone ()
Address	How Long

VEHICLES				
No commercial vehicles or motorcycles are permitted.				
Year	Make	Model	License plate #	State
Year	Make	Model	License plate #	State

Residency		
I am purchasing this unit with the intention to :		
<input type="checkbox"/> Reside on Full-Time Basis	<input type="checkbox"/> Reside on Part Time Basis	<input type="checkbox"/> Lease the unit

DISCLAIMER AND SIGNATURE	
In order to facilitate consideration of this application, I/we, the applicant(s), represent that the above information is factual and correct, and agree that any falsification or misrepresentation in this application will justify its disapproval.	
I/we have received, read and understand the Rules and Regulations of Cedar Ridge at Autumn Woods Condominium Association, Inc. and will comply.	
Signature	Date
Signature	Date

Note: A \$25 late processing fee on all applications when all supporting documents are not received 20 days prior to occupancy date. No unit may be occupied without prior approval. Unit occupied without approval, the occupant would be subject to eviction and the unit subject to a fine.

Return this request to:

Cedar Ridge at Autumn Woods Condominium
Association, Inc.
c/o Anchor Associates, Inc.
2340 Stanford Court
Naples, Florida 34112
(239) 649-6357 phone
(239) 649-7495 fax
Applications@AnchorManagers.com



APPLICATION APPROVAL

_____ Approved	Date _____
_____ Disapproved	By: _____
	Board Officer or Director



Date Stamp

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BACKGROUND & CREDIT CHECK AUTHORIZATION

The Association has the right to perform background and credit checks on all applicants. By completing this authorization form, I give Anchor Associates, Inc. the right to administer a background and credit check as a part of the application approval process. Include with this form a non-refundable check made out to Anchor Associates. Each background and credit check is a non-refundable \$50 per adult for US Citizens and \$75 per person for Foreign National. Include a state or government issued photo ID.

Print all information neatly and legibly.

Applicant Name _____

DOB _____ Social Security # _____

NIN # _____ Passport # _____

Current Address _____

Previous Address _____

Applicant Name _____

DOB _____ Social Security # _____

NIN # _____ Passport # _____

Current Address _____

Previous Address _____

By signing this form I agree that the information provided is correct and to administer a background and credit check.

Signature _____

Date _____

Signature _____

Date _____

***FAX OR E-MAIL COMPLETED FORM**

Date Stamp

Cedar Ridge at Autumn Woods Condominium Association, Inc.

c/o Anchor Associates, Inc.

2340 Stanford Court

Naples, Florida 34112

(239) 649-6357, phone (239) 649-7495, fax

To Whom It May Concern:

The applicant(s) named below are applying for membership or rental in Cedar Ridge Condominium Association, Inc. The Board of Directors would appreciate it if you would furnish us with whatever information you consider pertinent regarding the character and stability of the applicant(s).

Upon completion, please return this form to the applicant. This completed Character Reference Form **MUST** be sent with the application in order for the Board to approve their purchase or lease. Thank You for your assistance in this matter!

Applicant Names_____

Street Address_____

City_____ State_____ Zip_____

How do you know the applicant(s)?_____

How long have you known the applicant(s)?_____

Would the applicant(s) make a good neighbor, in your opinion? _____Yes _____No

Reference Signature

Application for Purchase

Cedar Ridge at Autumn Woods condominium Association, Inc.



Date Stamp

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Main Office:
2340 Stanford Court, Naples, FL 34112
(855) 649-6357 phone • (888) 210-6001 fax
www.anchormanagers.com

Agreement for Pre-Authorized or ACH Payments

Association Name: _____

I/we hereby authorize the "Association" and Anchor Associates, Inc., to initiate debit entries in the amount of my Association assessment from my account indicated below. I also authorize the Financial Institution named below to debit same to such account.

Financial Institution Name: _____

City: _____ **State:** _____ **Zip:** _____

Transit/ABA No: _____ **Account No:** _____

This authority is to remain in full force and effect until the Association and the Financial Institution have received written notification from me of its termination in such time and manner as to afford the Association and the Financial Institution a reasonable opportunity to act upon the request. I further understand that payments will be deducted from my account between the first (1st) and tenth (10th) of each month in which the assessment is due, and should my payment be returned for any reason, I understand that I can be terminated from the program and I will be charged a \$25.00 administrative fee.

A VOIDED CHECK (NOT DEPOSIT SLIP) MUST BE ATTACHED.

Important Note: Automatic debit payments will begin on the next period after receipt of this form.

Name(s): _____ **Home Phone:** _____

Unit Address: _____ **Alt Phone:** _____

Mailing Address (if different): _____
Street Address City State Zip

Signature

Date

Anchor Associates, Inc.

2340 Stanford Court
Naples, Florida 34112
(239) 649-6357, phone (239) 649-7495, fax
admin@anchormanagers.com

Date Stamp

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Owner Information Update

Owner Name: _____

Community Name: _____

Property Address: _____

Alternate Address (if applicable): _____

Contact Numbers: _____	_____
<i>Phone Number</i>	<i>Phone Type</i>
_____	_____
<i>Phone Number</i>	<i>Phone Type</i>
_____	_____
<i>Phone Number</i>	<i>Phone Type</i>

Email Address(es): _____

By signing this consent, I/we authorized the Association to print the completed information any applicable Community Directory and send correspondence and/or official notices via e-mail:

☐ All ☐ Invoices Only ☐ Directory ☐ None

HOME WATCH

Name of Home Watch: _____

Phone: _____

Email: _____

EMERGENCY CONTACT - Please provide the Association with a contact person in case of an emergency.

Emergency Contact: _____

Phone: _____

Email: _____

I/We occupy this residence: ☐ Full-time ☐ Part-time/2nd Home ☐ Investment/Rent it out_____
Signature_____
Date

Please return to Anchor Associates, Inc. at
2340 Stanford Court, Naples, FL 34112
Fax(239)649-7495 -or- Email admin@anchormanagers.com

Cedar Ridge at Autumn Woods Condominium Association, Inc.

Pet Registration

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

OWNER INFORMATION

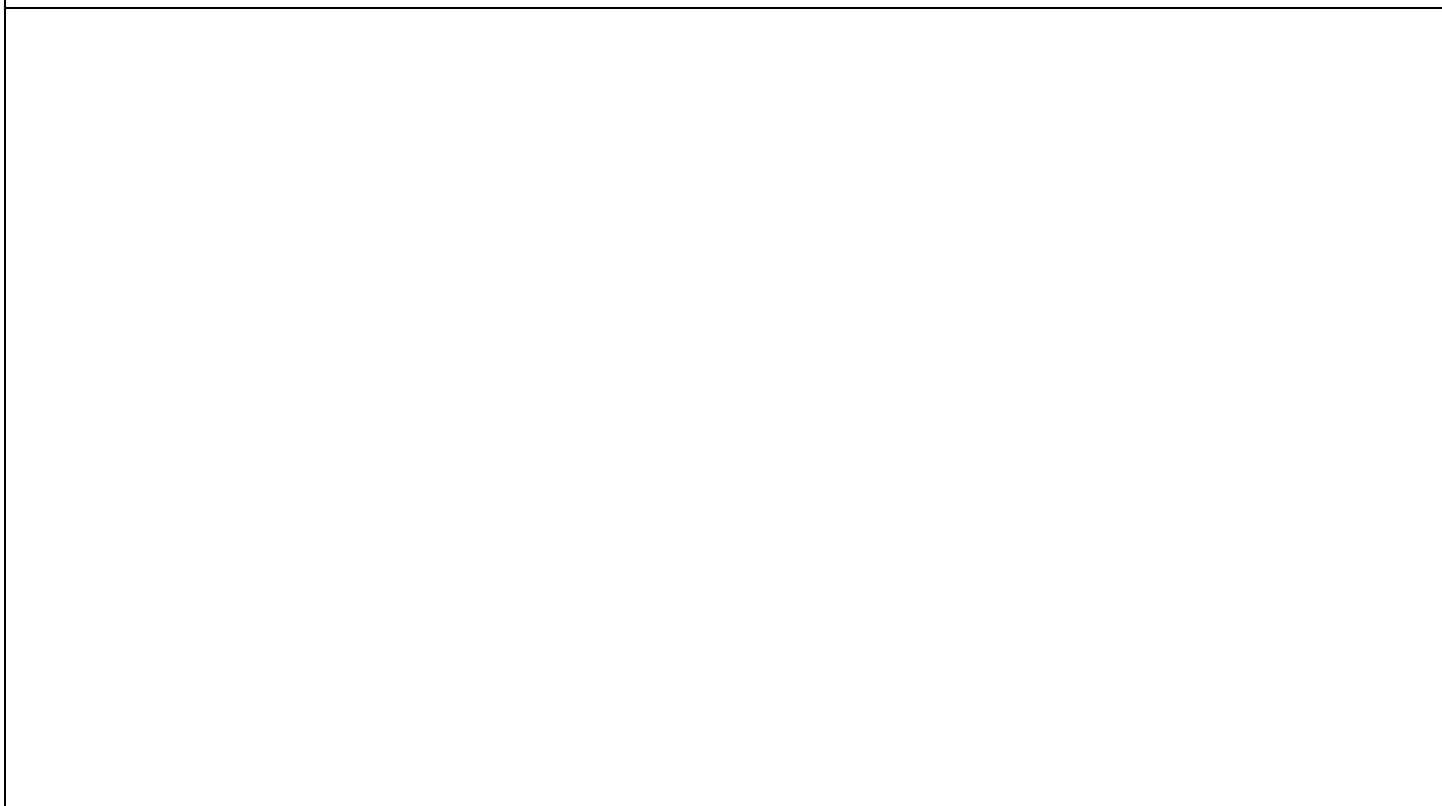
Name(s)
Cedar Ridge Address

PET INFORMATION

Name	Date of Birth	
Sex	Weight	
Species	Breed	
Primary Color	Secondary Color (if applicable)	
License #	Expiration Date	County/State
Rabies Vaccination Date	Microchip # (if applicable)	

PHOTO IDENTIFICATION

Please provide a picture of you animal attached in the space below.



VETERINARIAN INFORMATION

Name

Address

City

State

ZIP

Phone #

Fax #

DISCLAIMER AND SIGNATURE

I/we represent that the above information is factual and correct, and agree that any falsification or misrepresentation in this registration form will justify further investigation by the Board. I/we agree that the above reference pet is licensed with Collier County per their Animal Control Ordinance. I/we agree that if the above referenced pet dies, I/we will notify Anchor Associates of the death and will complete a new form if a replacement pet is obtained.

I/we understand that the ability to keep such a pet is a privilege, not a right. Failure to adhere to the Cedar Ridge Declaration and Rules & Regulations regarding pets shall result in action taken by Cedar Ridge Board of Directors.

Signature

Date

Signature

Date

REGISTRATION REQUIREMENTS

The following items must be included in order to properly register your pet:

- _____ Completed Pet Registration form
- _____ Copy of Certificate of Vaccinations
- _____ Picture of your pet

Return this registration form to:

Cedar Ridge at Autumn Woods
Condominium Association
c/o Anchor Associates, Inc.
2340 Stanford Court
Naples, Florida 34112

(239) 649-6357 phone

(239) 649-7495 fax

admin@anchormanagers.com

APPLICATION APPROVAL

_____ Approved

Date _____

_____ Disapproved

By: _____

Board Officer or Director

Date Stamp

KNOW THE LAW

*Understand the expectations for
responsible pet ownership
in Collier County*



License and Vaccinate Your Pet

Dogs, cats, and ferrets over four months old must have a current rabies vaccination.

Dogs and cats over four months old must have a valid annual County license. The license must be affixed to the collar or harness unless the animal is confined.

Proper Animal Care

Pets and livestock must be provided with adequate shelter, a sufficient quantity of good and wholesome food and water, exercise, and fresh air.

Pets may not be confined in an unattended motor vehicle under conditions or for lengths of time that may endanger the health and/or physical well-being of the animal.



Be a Good Neighbor

Pets must be confined to the owner's property or walked on a leash. Pets may not run at large.

Pets may not chase, run after, or jump at vehicles or bicycles using the right-of-way; and may not snap, growl, snarl, jump upon, or threaten persons using the right-of-way.

Pet feces must be immediately removed and properly disposed of. Pets may not create a sanitary nuisance on public or private property.

Pets may not make noise that is offensive and of such a continuous duration of time that it creates a nuisance.

For the Dog Owner

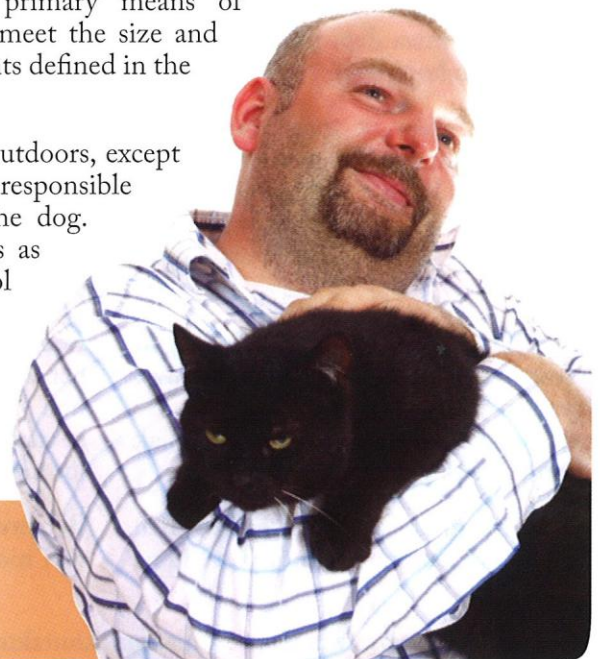
Any enclosure used as a primary means of confinement for a dog must meet the size and structural integrity requirements defined in the Animal Control Ordinance.

A dog may not be tethered outdoors, except when in visual range of a responsible party located outside with the dog. Additional specific conditions as defined in the Animal Control Ordinance must also be met.

Owners must confine a female dog in heat so that she cannot be bred, unless the breeding is specific and intentional.

Failure to comply with any of these regulations could result in a fine up to \$500.

Questions? Call DAS at (239) 252-PETS (7387) or visit us online at www.collierpets.com.



RULES AND REGULATIONS
FOR
CEDAR RIDGE AT AUTUMN WOODS, A CONDOMINIUM

The definitions contained in the Declaration of Condominium of Cedar ridge at Autumn Woods, a Condominium ("Declaration") are incorporated herein as part of these Rules and Regulations.

1. The walkways, entrances and stairways shall not be obstructed or used for any purpose other than ingress and egress to and from the building(s) and the other portions of Cedar Ridge.
2. The exterior of the Homes and all other areas appurtenant to a Home shall not be painted or modified by any Home Owner in any manner without prior written consent of the Association by its Board and pursuant to Article 19 of the Declaration and pursuant to the Community Declaration.
3. No article, including, but not limited to, cloth, clothing, rugs or mops shall be hung or shaken from the doors, windows or screened porches of the Homes or placed upon the outside window sills of the Homes without the prior consent of the Board.
4. No personal articles shall be allowed to stand on any portion of the Common Elements; however, Home Owners may utilize the Limited Common Areas of the Home which are defined as: the doors, front and lanai if applicable of a Unit and a three foot radius. The garage door of a Unit and a three foot radius for the display of Exterior Holiday Decorations. The Regulation for the use of the Limited Common Areas is as follows:

Lights or decorations may be erected on the exterior of Units in Commemoration or celebration of publicly observed holidays provided such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners by illuminating bedrooms, creating noise or attracting sight-seers. All lights and decorations that are not permanent fixtures of the Unit which are part of the original construction or have been properly approved as permanent improvements by the ARC-M or ARC-N shall be removed within thirty (30) days after the holiday has ended. Christmas holiday decorations or lights may not be displayed prior to the Friday after Thanksgiving of any year. For other holidays, decorations or lights may not be displayed more than two (2) weeks in advance of the holiday. The Neighborhood Association shall have the right, upon thirty (30) days prior written notice to enter upon any Lot and summarily remove exterior lights or decorations displayed in violation of this provision. The Neighborhood Association, the individuals removing the lights and decorations, shall not be liable to the Owner for trespass, conversion or damages of any kind except intentional misdeeds and gross negligence. Trees and shrubs in Common Areas must be left undisturbed (undecorated).

5. No Home Owner shall make or permit any noises that will disturb or annoy the occupants of any of the Homes or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Home Owners. In addition, except in an emergency, a Home Owner shall not cause or permit the blowing of any horn from any vehicle of which he or she, or his or her family members, guests, invitees or lessees shall be occupants.
6. Each Home Owner shall keep such Home in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown from the doors or windows thereof any dirt or other substance.
7. Each home owner who plans to be absent from his or her Home during the hurricane season must prepare his or her Home prior to such Home Owner's departure by:
 - a. Removing all furniture, potted plants and other movable objects from his or her porch, balcony or patio, if any; and
 - b. Designating a responsible firm or individual satisfactory to the Association to care for the Home should the Home suffer hurricane damage. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters pursuant to Section 17.16 of the Declaration.
8. Each Home Owner shall regularly pick up all garbage, trash, refuse or rubbish outside his or her Home, and no Home Owner or resident shall place or dump any garbage, trash, refuse or other materials on any other portions of the Cedar Ridge Property or Autumn Woods. All garbage, trash, refuse or rubbish must be placed in appropriate trash facilities or bags. All refuse shall be stored inside the Home Owners garage. No noxious or offensive odors shall be permitted.
9. Water closets and other water apparatus in the Homes or upon the Common Elements shall not be used for any purpose other than those for which they were constructed. Any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Home Owner responsible for same.
10. No Home Owner shall request or cause any employee or agent of the association to do any private business of the Home Owner, except as shall been approved in writing by the Association.
11. The agents and employees of the association and any contractor or worker authorized by the Association may enter any Home at any reasonable hour of the day for the purposes permitted under the terms of the governing Documents. Entry will be made by prearrangement with the Home Owner, except under circumstances deemed an emergency by the Association or the manager, if any, in which case, access is deemed permitted regardless of the hour.
12. No vehicle or other possessions belonging to the Home Owner or to a member of the family or guest, invitee or lessee of a Home Owner shall be positioned in such manner as to impede or prevent ready access to another Home Owner's Garage. The Home Owners, their family

members, guests, invitees and lessees will obey the parking regulations posted by the Association, and the Community Association in the private streets, parking areas and drives, and any other traffic regulations promulgated in the future, for the safety, comfort and convenience of the Home Owners.

13. No Home Owner shall use or permit to be brought into the Home any flammable oils or fluids, such as gasoline, kerosene, naphtha or benzene, or other explosives or articles deemed extra hazardous to life, limb or property.
14. No Home Owner shall be allowed to put his or her mail receptacle, name or street address on any portion of his or her Home, except in such place and in the manner approved by the Board and Declarant for such purpose.
15. The Association may retain a passkey to each Home. If a Home Owner alters any lock or installs a new lock on any door leading into his or her Home, such Home Owner shall provide the Association with a key for the use of the Association or the Board.
16. Any damage to the Condominium Property or equipment of the Association caused by any Home Owner, family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Home Owner.
17. Each Home Owner shall be held responsible for the actions of his or her family members, guests, invitees and lessees.
18. Food and beverage may not be prepared or consumed, except in the Home or in such other areas as may from time to time be designated by the Board. The use of gas and/or charcoal grills is not permitted in Cedar Ridge.
19. Complaints regarding the management of the Condominium Property or regarding actions of other Home Owners shall be made in writing and forwarded to the Board of Directors.
20. A Home Owner shall show no sign, advertisement or notice of any type on the Common Elements, other portions of Autumn Woods, or in or upon his or her Home so as to be visible from the Common Elements, or any public way, without prior written consent of the Association by its Board in accordance with the provisions of Section 17.4 of the Declaration and in accordance with the Community Declaration.
21. No Home Owner is permitted to keep a domestic pet, whether permanent or temporary, in his or her Home without the prior written permissions of the Board. Such permission in one instance shall not be deemed to institute a blanket permission in any other instance and any such permission may be revoked at any time in the sole discretion of the Board. However, under no circumstances will a pit bull be permitted on any portion of Cedar Ridge. Additionally, no horses, cows, pigs, swine, goats, chickens, pigeons or any such animals, fowl or reptiles be kept in Cedar Ridge. Any pet must be carried or kept on a leash when outside the Home. No pet

shall be kept on a leash when outside of a Home or in any screened porch or patio, unless someone is present in the Home. A Home Owner shall immediately pick up and remove any solid animal waste deposited by his or her pet. The Home Owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in Cedar Ridge. If a dog or any other animal becomes obnoxious to other Home Owners by barking or otherwise, the Home Owner thereof must cause the problem to be corrected; or if it is not corrected, the Home Owner, upon written notice by the Association, will be required to dispose of the animal.

22. No clothesline or similar device shall be allowed on any portion of the Common Elements.
23. Commercial vehicles, motor homes, recreational vehicles, boats, motorcycles are not permitted to be parked, placed, or stored in or on Cedar Ridge. No maintenance or repair shall be done to any vehicle, except in the garage and isolated from public view. The Association shall have the right to authorize the towing away of any vehicles in violation of these provisions and the provisions of the Community Documents with the costs to be borne by the owner or violator.
24. A Home Owner shall not install any screen doors, roll-ups, storm shutters, awnings, hardware or the like without the prior written approval of the Board as to design and color and, in any event, Board approval shall not be granted unless such items substantially conform to the architectural design of the building and the design of any such items which have been previously installed at the time Board approval is requested, and approval in accordance with the Community Declaration. Such approval, however, does not and shall not be construed to constitute approval or conformance with the county or city building codes. It shall be the responsibility of each Home Owner to check with all applicable governmental and quasi-governmental agencies and to obtain the appropriate permits prior to installation of any of the foregoing items.
25. No solicitation for any purpose shall be allowed without the prior written consent of the Board, which consent may be withheld at the Board's sole discretion; provided, however, the Board shall not unreasonably restrict any Home Owner's right to peaceably assemble or right to invite public officers or candidates for public office to appear and speak in the Common Elements.
26. Garages may be used for only the parking of motor vehicles and for minimal storage (i.e. chairs, tools etc.). No Garage shall be permanently enclosed so as to make such garage unusable by an automobile, and no portion of a Garage originally intended for the parking of an automobile shall be converted into a living space or full storage area. No Home Owner shall utilize Parking Spaces other than their garage and the driveway in front of such garage except in the event both such parking areas are already occupied by vehicles (as opposed to being utilized for storage). No individual air conditioning units shall be permitted in a Garage. All Garage doors shall remain closed when not in use by a vehicle entering or exiting the Garage. No garage may be used for hanging laundry. No obnoxious, unpleasant or offensive activity shall be carried on, nor shall anything be done, which can reasonably be construed to constitute a nuisance, public or private in nature.

27. A Home Owner shall not install any floor covering in the Home other than carpeting (such as wood or tile) in any room other than the bathroom, kitchen/breakfast area or laundry/utility area or other than in a Home which does not have another Home below it, without prior written approval of the Association. The Association requires that soundproofing insulation be placed under such floor coverings before installation in all units above the first floor. If a Home Owner installs alternate floor covering without the prior written consent of the Association or without the insulation required by the Association, then the Association shall have the right to cause such Home Owner to remove the alternate floor covering.
28. The procedure for reporting violations of these Rules and Regulations shall be as follows: Any Home Owner may report a violation of the Rules and Regulations to the Association or its management company. All violation reports are to be submitted in writing and will be considered confidential.
29. The procedure for enforcing these Rules and Regulations shall be as follows:
- a. **First Offense (1st notice):** When the Association becomes aware of noncompliance of a rule or regulation by a Home Owner, family member, guest, invitee or lessee, it shall send a certified letter to the Home Owner advising him or her of the rule which he or she has been accused of violating and warning that strict compliance with these Rules and Regulations will be required. Each day on which a violation occurs shall be deemed to be a separate offense.
 - b. **Second Offense (2nd Notice):** If the Association receives a second report that a violation has been repeated or has been continued beyond the time specified within the first notice, the Board, after verifying the violation, may authorize a fine to be levied upon the Dwelling Unit Owner. The fine for a second offense may not exceed the maximum amount permitted by the Act. Notice of a second violation shall be sent to the Dwelling Unit Owner and, if applicable, its licensee or invitee, of the right to an opportunity for a hearing before a committee of other Dwelling Unit Owners. This notice shall further explain that pursuant to F.S. 718.303(3), a fine may be levied for this and future repeat offenses with this notice as the single notice and opportunity for hearing provided to the Dwelling Unit Owner.
 - c. **Third Offense (3rd Notice):** If the Association receives a third report that a violation has been repeated or has continued beyond the time specified within the second notice, the Home Owner may be charged a fine not in excess of the maximum amount permitted by the Act following verification of the Board.
 - d. **Fourth offense 4th Notice):** For repeated offenses or in any case where the Board deems it appropriate, the Board may seek injunctive relief through court action.
 - e. **Exemptions and Hearings:** Any Home Owner may appear before the Association to seek an exemption from or variance in the applicability of any given rule or regulation as it relates to said person on grounds of undue hardship or other special circumstances. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing as set forth in the rules and regulations; provided, however,

that no such fine shall in the aggregate exceed the maximum amount permitted by the Act.

30. A Home Owner who fails to timely pay any Assessment shall be charged a late charge by the Association in an amount not to exceed the maximum amount permitted by the Act for such late Assessments. Home Owners shall be responsible to pay all court costs and legal fees incurred in connection with the collection of late Assessments whether or not an action at law to collect said Assessment and foreclose the Association's lien has been commenced.
 31. Before levying a fine against a Home Owner for failure to abide by any provision of the Declaration, the Bylaws or these Rules and Regulations, the Board shall:
 - a. Afford the Home Owner against whom the fine is sought to be levied an opportunity for hearing before a committee of other Home Owners after reasonable notice of not less than fourteen (14) days and said notice shall include: A statement of the date, time and place of the hearing. A statement of the provisions of the Declaration, Bylaws or Rules and Regulations which have allegedly been violated and a short and plain statement of the matters asserted by the Association.
 - b. Provide an opportunity to the Home Owner against whom the fine may be levied to respond, present evidence and provide written and oral argument to the committee of Home Owners other than the Home Owners against whom the fine may be levied on all issues involved and shall have an opportunity to review, challenge and respond to any other material being considered.
- In the event that the committee of Home Owners does not agree with the fine, a fine may not be levied.
32. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time by the Board.
 33. The Home Owners should refer to the Occupancy and Use Restrictions contained in Article 17 of the Declaration which are binding upon all Home Owners.
 34. All notices of Home Owners meetings shall be posted on the bulletin board located in the lobby of the clubhouse building.
 35. The Board will adopt hurricane shutter specifications ("Hurricane Standards") in accordance with Florida Statutes Section 718.113(5). The Hurricane Standards will be made available to a Home Owner within five business days after the Board's receipt of a written request for such Hurricane Standards.
 36. With regard to meetings of the Board of Directors of the Association and meetings of the Members of the Association (collectively referred to herein as "Meetings"), the following rules shall apply:

1. **The Right of Home Owners to Speak at Meetings:** A Home Owner shall have the right to speak at a Meeting provided the Association has received a written request at least 48 hours in advance of the scheduled meeting. The following restrictions apply:
 - a. The home Owner may speak at the start of the Meeting. The vote of the Board or the Members, as applicable, will not be taken until the Home Owner has spoken.
 - b. The Home Owner may speak for no longer than three (3) minutes, unless the Board votes at the Meeting to extend the time allotted to the Home Owner.
 - c. The Home Owner may speak only on matters specifically designated on the agenda.
 - d. The Home Owner may speak only once at a Meeting.

2. **The Right of Home Owners to Tape record or Videotape Meetings:** A Home Owner shall have the right to tape record or videotape a Meeting provided the Association has received a written request at least 48 hours in advance of the scheduled Meeting. The following shall apply:

- a. The audio and/or video equipment and devices must not produce distracting sound or light emissions, nor may such equipment and devices require the use of electrical outlets.
- b. The audio and/or video equipment must be assembled and placed in position in advance of the scheduled time for the commencement of the meeting. Equipment may not be placed on the table where the Board is seated; a front row seat will be reserved for the home owner and a tripod may be set up, but only at a height which does not obstruct the line of sight from other seats in the meeting room.
- c. The Home owner videotaping or recording the Meeting shall not be permitted to move about the meeting room in order to facilitate the recording.

These Rules and Regulations may be modified, added to or repealed at any time by the Board of Directors of Cedar Ridge.

By Resolution of the Board of Directors of Cedar Ridge at Autumn Woods Condominium Association,
Inc.

Date: February 22, 2012

Cedar Ridge at Autumn Woods Condominium Association, Inc.

APPROVED Budget

January 1, 2023 thru December 31, 2023

Acct. CODE	DESCRIPTION	2022 Budget	2022 Projected	2023 Budget	2023 Quarterly
REVENUE:					
6310	Assessments - Quarterly	\$ 556,503	\$ 556,503	\$ 605,110	\$ 151,278
6311	Assessments - Reserve	\$ 50,697	\$ 50,697	\$ 51,370	\$ 12,842
6340	Late Fee Income	\$ -	\$ 700	\$ -	\$ -
TOTAL REVENUE:		\$ 607,200	\$ 607,900	\$ 656,480	\$ 164,120
EXPENSES:					
7010	Management Fee	\$ 17,640	\$ 17,640	\$ 17,640	\$ 4,410
7015	Copies/Printing	\$ 700	\$ 400	\$ 700	\$ 175
7016	Postage	\$ 600	\$ 400	\$ 600	\$ 150
7020	Office Expenses	\$ 4,000	\$ 3,800	\$ 4,000	\$ 1,000
7025	Insurance Appraisals	\$ 290	\$ 290	\$ 290	\$ 73
7030	Legal Expense	\$ 500	\$ 500	\$ 500	\$ 125
7040	Master Association Fees	\$ 226,776	\$ 226,776	\$ 240,529	\$ 60,132
7045	Division of Condominium Fees	\$ 352	\$ 352	\$ 352	\$ 88
7046	Corporate Annual Filing	\$ 62	\$ 62	\$ 62	\$ 16
7050	Package Insurance	\$ 104,000	\$ 100,400	\$ 127,000	\$ 31,750
7051	Insurance - Flood	\$ 1,200	\$ 1,250	\$ 1,300	\$ 325
8010	Contracted Lawn Service	\$ 65,611	\$ 66,840	\$ 70,182	\$ 17,546
8015	Grounds Maintenance	\$ 5,000	\$ 6,000	\$ 5,000	\$ 1,250
8020	Mulch	\$ 8,700	\$ 8,304	\$ 9,000	\$ 2,250
8025	Irrigation Maintenance/Repair	\$ 4,000	\$ 3,200	\$ 3,500	\$ 875
8030	Pressure Cleaning	\$ 3,000	\$ 3,300	\$ 3,400	\$ 850
8035	Tree Trim & Removal	\$ 11,000	\$ 11,000	\$ 15,000	\$ 3,750
8045	2022 Hurricane Ian	\$ -	\$ 6,700	\$ -	\$ -
8910	Electric	\$ 3,200	\$ 5,120	\$ 5,500	\$ 1,375
8915	Water/Sewer	\$ 78,350	\$ 80,800	\$ 80,683	\$ 20,171
9010	Building Maintenance	\$ 4,000	\$ 4,000	\$ 4,000	\$ 1,000
9020	Termite Treatment/Rodent	\$ 8,536	\$ 8,536	\$ 8,536	\$ 2,134
9025	Interior Pest Control	\$ 6,336	\$ 6,336	\$ 6,336	\$ 1,584
9030	Misc. Pest Control	\$ 500	\$ 700	\$ 500	\$ 125
9035	Fire Equipment Maintenance	\$ 2,150	\$ 2,109	\$ 500	\$ 125
9910	Reserve - Roofs	\$ 27,670	\$ 27,670	\$ 27,765	\$ 6,941
9911	Reserve - Painting	\$ 18,000	\$ 18,000	\$ 18,000	\$ 4,500
9913	Reserve - Walkway/Driveway	\$ 4,027	\$ 4,027	\$ 4,604	\$ 1,151
9917	Reserve - Deferred Maintenance	\$ 1,000	\$ 1,000	\$ 1,000	\$ 250
TOTAL EXPENSES:		\$ 607,200	\$ 615,512	\$ 656,480	\$ 164,120

MINUS OTHER INCOME	\$ -	\$ -
ADJUSTED EXPENSE BALANCE	\$ 607,200	\$ 656,480
Annual Maintenance Per Unit	\$ 6,900	\$ 7,460
Quarterly Maintenance Per Unit	\$ 1,725	\$ 1,865

APPROVED
11/28/2022

Cedar Ridge at Autumn Woods Condominium Association, Inc.
APPROVED Reserve Schedule
January 1, 2023 thru December 31, 2023

Acct. Code	Reserve Fund	Replacement Cost	Total Life	Remaining Life	Projected Balance 12/31/2022	Additional Required	Annual Required
5010	Roof	\$ 1,000,000	30	29	\$ 194,802	\$ 805,198	\$ 27,765
5012	Painting - 2021	\$ 180,000	10	9	\$ 18,000	\$ 162,000	\$ 18,000
5016	Walkway/Driveway	\$ 60,000	20	12	\$ 4,747	\$ 55,253	\$ 4,604
5017	Deferred Maintenance	\$ -	0	0	\$ 1,000	\$ 1,000	\$ 1,000
5011	Interest				\$ 2,650	\$ -	\$ -
	TOTAL	\$ 1,240,000			\$ 221,199	\$ 1,023,451	\$ 51,370

APPROVED
11/28/2022

**Cedar Ridge at Autumn Woods Condominium Association,
Inc.**

Run Date: 01/12/2023
Run Time: 12:47 PM

FUND BALANCE SHEET

As of: 12/31/2022

Assets

Account	Operating	Reserves	Total
Assets			
01024 First Horizon - Operating	\$95,999.29	\$0.00	\$95,999.29
01025 First Horizon - Reserve	\$0.00	\$65,991.62	\$65,991.62
01029 NYCB -CD# 1293 04/20/23 1.25%	\$0.00	\$154,101.47	\$154,101.47
01030 First Horizon -Reserve ICS	\$0.00	\$1,954.69	\$1,954.69
01310 Assessments Receivable	\$1,725.00	\$0.00	\$1,725.00
01340 Late Fees Receivable	\$86.25	\$0.00	\$86.25
01380 Owner Admin. Fees Receiv.	\$25.00	\$0.00	\$25.00
01410 Prepaid Insurance	\$6,861.34	\$0.00	\$6,861.34
Assets Total	\$104,696.88	\$222,047.78	\$326,744.66
Total Assets:	\$104,696.88	\$222,047.78	\$326,744.66

Liabilities

Account	Operating	Reserves	Total
Liabilities			
03310 Prepaid Owner Assessments	\$41,815.07	\$0.00	\$41,815.07
Liabilities Total	\$41,815.07	\$0.00	\$41,815.07
Total Liabilities:	\$41,815.07	\$0.00	\$41,815.07

Equity

Account	Operating	Reserves	Total
Reserves			
05010 Reserves - Roofs	\$0.00	\$192,902.62	\$192,902.62
05011 Reserves - Interest	\$0.00	\$2,665.21	\$2,665.21
05012 Reserves - Paint	\$0.00	\$18,000.00	\$18,000.00
05016 Reserves - Walkway/Driveway	\$0.00	\$7,479.87	\$7,479.87
05017 Reserves - Deferred Maintenance	\$0.00	\$1,000.08	\$1,000.08
Reserves Total	\$0.00	\$222,047.78	\$222,047.78
Equity			
05510 Retained Earnings	\$61,274.28	\$0.00	\$61,274.28
Equity Total	\$61,274.28	\$0.00	\$61,274.28
Current Year Net Income/(Loss)	\$1,607.53	\$0.00	\$1,607.53
Total Equity:	\$62,881.81	\$222,047.78	\$284,929.59
Total Liabilities & Equity	\$104,696.88	\$222,047.78	\$326,744.66

Cedar Ridge at Autumn Woods Condominium Association, Inc.

Run Date: 01/12/2023
Run Time: 12:47 PM

INCOME STATEMENT Start: 12/01/2022 | End: 12/31/2022 Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessments - Quarterly	46,375.25	46,375.25	0.00	556,503.00	556,503.00	0.00	556,503.00
06311 Assessments - Reserve	4,224.75	4,224.75	0.00	50,697.00	50,697.00	0.00	50,697.00
06340 Late Fee Income	0.00	0.00	0.00	1,121.25	0.00	1,121.25	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
Income Total	50,600.00	50,600.00	0.00	608,371.25	607,200.00	1,171.25	607,200.00
Total Income	50,600.00	50,600.00	0.00	608,371.25	607,200.00	1,171.25	607,200.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative							
07010 Management Fee	1,470.00	1,470.00	0.00	17,640.00	17,640.00	0.00	17,640.00
07015 Copies/Printing	49.56	58.37	8.81	358.32	700.00	341.68	700.00
07016 Postage	55.50	50.00	(5.50)	342.65	600.00	257.35	600.00
07020 Office Expense	275.00	333.37	58.37	3,850.00	4,000.00	150.00	4,000.00
07025 Insurance Appraisals	0.00	24.13	24.13	0.00	290.00	290.00	290.00
07030 Legal Expense	0.00	41.63	41.63	514.00	500.00	(14.00)	500.00
07040 Master Association Fees	18,898.00	18,898.00	0.00	226,776.00	226,776.00	0.00	226,776.00
07045 Bureau of Condominium Fees	352.00	0.00	(352.00)	352.00	352.00	0.00	352.00
07046 Corporate Annual Filing	0.00	0.00	0.00	61.25	62.00	0.75	62.00
07050 Package Insurance	9,209.75	8,666.63	(543.12)	93,776.80	104,000.00	10,223.20	104,000.00
07051 Insurance - Flood 7127 BJ Ct	0.00	100.00	100.00	1,250.00	1,200.00	(50.00)	1,200.00
Administrative Total	30,309.81	29,642.13	(667.68)	344,921.02	356,120.00	11,198.98	356,120.00
Grounds Maintenance							
08010 Contracted Lawn Service	5,570.00	5,467.62	(102.38)	66,840.00	65,611.00	(1,229.00)	65,611.00
08015 Grounds Maintenance	0.00	416.63	416.63	7,454.00	5,000.00	(2,454.00)	5,000.00
08020 Mulch	0.00	725.00	725.00	8,304.00	8,700.00	396.00	8,700.00
08025 Irrigation Maintenance/Repair	0.00	333.37	333.37	2,696.00	4,000.00	1,304.00	4,000.00
08030 Pressure Cleaning	0.00	250.00	250.00	0.00	3,000.00	3,000.00	3,000.00
08035 Tree Trim & Removal	150.00	916.63	766.63	4,843.00	11,000.00	6,157.00	11,000.00
08045 2022 Hurricane Ian	0.00	0.00	0.00	13,525.00	0.00	(13,525.00)	0.00
Grounds Maintenance Total	5,720.00	8,109.25	2,389.25	103,662.00	97,311.00	(6,351.00)	97,311.00
Utilities							
08910 Electric	586.79	266.63	(320.16)	5,123.67	3,200.00	(1,923.67)	3,200.00
08915 Water/Sewer	6,534.35	6,529.13	(5.22)	79,761.95	78,350.00	(1,411.95)	78,350.00
Utilities Total	7,121.14	6,795.76	(325.38)	84,885.62	81,550.00	(3,335.62)	81,550.00
Building Maintenance							
09010 Building Maintenance	254.10	333.37	79.27	4,916.68	4,000.00	(916.68)	4,000.00
09020 Termite Treatments/Spraying	2,134.00	711.37	(1,422.63)	8,536.00	8,536.00	0.00	8,536.00
09025 Interior Pest Control	1,584.00	528.00	(1,056.00)	6,336.00	6,336.00	0.00	6,336.00
09030 Misc Pest Control	0.00	41.63	41.63	700.00	500.00	(200.00)	500.00
09035 Fire Equipment Maintenance	0.00	179.13	179.13	2,109.40	2,150.00	40.60	2,150.00
Building Maintenance Total	3,972.10	1,793.50	(2,178.60)	22,598.08	21,522.00	(1,076.08)	21,522.00
Budgeted Trsf to Resvs							
09910 Reserves - Roofs	2,305.83	2,305.87	0.04	27,669.96	27,670.00	0.04	27,670.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09911 Reserves - Paint	1,500.00	1,500.00	0.00	18,000.00	18,000.00	0.00	18,000.00
09913 Reserves - Walkway/Driveway	335.58	335.62	0.04	4,026.96	4,027.00	0.04	4,027.00
09917 Reserves - Deferred Maintenance	83.34	83.26	(0.08)	1,000.08	1,000.00	(0.08)	1,000.00
Budgeted Trsfs to Resvs Total	4,224.75	4,224.75	0.00	50,697.00	50,697.00	0.00	50,697.00
Total Expense	51,347.80	50,565.39	(782.41)	606,763.72	607,200.00	436.28	607,200.00
Net Income	(747.80)	34.61	(782.41)	1,607.53	0.00	1,607.53	0.00

Cedar Ridge at Autumn Woods Condominium Association, Inc.

2023 Frequently Asked Questions

Q: What are my voting rights in the Condominium Association?

A: Each unit is entitled to one vote.

Q: What restrictions exist in the Condominium Documents on my right to use my unit?

A: On all matters on which the membership shall be entitled to vote, there shall be one vote for each Home in the Condominium.

Q: What restrictions exist in the Condominium Documents on the leasing of my unit?

A: Units may not be rented for less than thirty (30) days and no more than three (3) leases in a calendar year. All prospective tenants must submit to the Association a lease application (20) days prior to the start date of the lease. All tenants must be approved by the Association. A non-refundable \$150.00 application fee is required.

Q: How much are my assessments to the Condominium Association for my unit and when are they due?

A: The Association assessments are \$1865.00 and are due the first day of each Quarter (January, April, July and October) regardless if notice is received or not.

Q: Do I have to be a member in any other Association? If so, what is the name of the Association and is there a separate assessment?

A: Each unit owner is required to be a member of the Autumn Woods Master Community. You have one vote in the Community Association. Please contact the Master Association directly for fees.

Q: Who holds the master insurance policy for liability and hazard?

A: Gulf Shore Insurance 239-435-7106 fax 239-213-2831.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No

Q: Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: No

Q: Are there any other fees related with a sales transaction in this Association?

A: No

NOTE: The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the sales contract, and the Condominium Documents.

Autumn Woods - Resident Form

The information provided below will be used by the Autumn Woods Master Association to maintain our records, update your information into the gate entry system and add your email to the notification list.

PLEASE PRINT CLEARLY

Date: _____

Property Owner Name(s): _____

Tenants / or Additional Occupant:

Name: _____ (Tenant, Child etc.) _____

Name: _____ (Tenant, Child etc.) _____

Name: _____ ((Tenant, Child etc.) _____

AW Address: _____ **(Condo #** _____ **)**

Alternate Address: _____
Street Apartment #

City State Zip

Do you live at Autumn Woods? Full time _____ Part Time _____ Other _____

To which address should your mail be sent? Autumn Woods _____ Alternate Address _____

Home Phone: _____ Cell Phone: _____

Email Address: _____

Do you give permission for this email to be used strictly for Autumn Woods Communication? Y _____ N _____

In case of an emergency notify: _____

Relationship: _____ Phone #: _____

Vehicle Information:

Year _____ Make _____ Model _____ Color _____ Tag _____ State _____

Vehicle Owner _____ bar code # _____

Year _____ Make _____ Model _____ Color _____ Tag _____ State _____

Vehicle Owner _____ bar code # _____

Year _____ Make _____ Model _____ Color _____ Tag _____ State _____

Vehicle Owner _____ bar code # _____