



SILVER SHORES MASTER ASSOCIATION

Buyer's Notice

Silver Shores Master Association does not require buyer approval when purchasing a home. See below for popular frequently asked questions that potential buyer's have.

1. Is buyer approval required or does a buyer application have to be completed?

No. Buyers may close on a property without getting buyer approval.

2. What happens after I close on a property?

- New homeowners will need to bring a copy of their HUD or Consumer Disclosure AND the warranty deed to the clubhouse after closing.
- An access control form will be filled out by the new owner so that gate access will be granted.
- Car decals will be issued to occupants living in the property. To obtain a decal, owners **must** have their **vehicle registration** changed to the Silver Shores address first. Each decal costs \$25.00 and **must** be paid by **cashier's check or money order**. If you own a 2 car garage you may get up to 4 decals and if you own a 3 car garage you may get up to 6 decals. Decals are placed on the windshield.
- Clubhouse IDs are required in order to use the amenities. Each ID costs \$10.00 and must be paid by cashier's check or money order.

3. How do I obtain a copy of the Association By-Laws?

You can request to get a book at the office in the clubhouse. Books cost \$50.00 and must be paid by cashier's check or money order. You can also request to get a PDF version emailed to you at no cost.

4. How do I order an estoppel?

Please contact KW Property Management at 305-476-9188 Ext 9346

Email: estoppels@kwpmc.com

5. What does the HOA maintenance include?

The HOA is currently \$200 a month and includes; maintenance to the common areas, security guards posted at entrances and amenities.

Amenities include; a gym, 2 pools, putt-putt golf area, playgrounds, basketball courts, tennis courts, outdoor fitness equipment, pavilion and clubhouse rentals.



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6. As a Resident, what I'm I responsible for in regards to my home?

Responsibilities include the following below and more:

- Pest control inside your home and exterior pest control
- Landscape and Lawn Maintenance
- Interior of your home
- Exterior of your home- Violations will be issued for non compliance
- Window and Screen Repairs
- Doors
- Plumbing
- Roof Repairs and roof leak complaints
- Dry wall repair
- Mailbox- repair & replacement
- A/C Repairs
- All Utilities
- Sidewalk maintenance and repair
- Trees in the "swale" areas in front of home
- Mosquito Service
- Replace lights directly outside the front door of home
- Street lights directly outside of your property- contact FPL

7. Are there any restrictions?

YES. Rental- There is a 2-year rental restriction for all new homeowners. Owners **must** own a home for at least 2 years before they can rent out the property.

Parking- Street parking is not allowed as well as parking over the sidewalk and on the grass. The Miramar Police tickets residents and visitors that park in the street at times. The Security company enforces no overnight parking on the street as well as parking on the grass. There are no guest parking lots.

Pets- Pitbulls are not allowed.

Vehicles- No commercial vehicles are allowed.

Exterior Modifications: All exterior modifications to home need to be approved by the architectural review committee and an approval letter is required.