



BIRD KEY IMPROVEMENT ASSOCIATION, INC.

100 BIRD KEY DRIVE / SARASOTA, FLORIDA 34236

Phone 366-0848

May 1, 2009

To: All Potential Buyers
From: Bird Key Improvement Assoc.
Subject: Landscape Protection

Dear potential buyer,

We are currently in a drought and have had lawns ruined due to lack of adequate watering.

It is recommended that the irrigation system remain on, in accordance with City watering requirements during this purchase and sales period to protect against landscape damage.

Thank you for your help and consideration.

Sincerely,

Jack Laurie
BKIA President



100 Bird Key Dr., Sarasota, FL 34236

NOTICE TO BUYERS:

THE FOLLOWING IS NECESSARY PRIOR TO THE SALE AND TRANSFER OF PROPERTY IN THE BIRD KEY SUBDIVISION:

PLEASE SUBMIT THE FOLLOWING TO THE BIRD KEY IMPROVEMENT ASSOCIATION, INC. BOARD OF DIRECTORS:

1. **A COMPLETED MEMBERSHIP APPLICATION FORM**
2. **A COMPLETE COPY OF THE SIGNED SALES CONTRACT**
3. **PAYMENT OF \$600 TRANSFER FEE PER LOT IN A BANK CASHIER'S CHECK, CERTIFIED BANK CHECK, OR BANK MONEY ORDER.**
4. **ACKNOWLEDGEMENT FROM EVERYONE ON THE TITLE (IN WRITING AND NOTARIZED) INCLUDING THE SPOUSE (regardless of whether he/she is on the title or not) THAT THEY (THE POTENTIAL BUYER(S) AND SPOUSE) HAVE RECEIVED A COPY OF THE BIRD KEY IMPROVEMENT ASSOCIATION, INC. BYLAWS, CERTIFICATE OF INCORPORATION, DECLARATION OF RESTRICTIONS, LIMITATIONS, CONDITIONS AND AGREEMENTS. THIS ACKNOWLEDGMENT MUST BE RECEIVED BY BKIA BEFORE THE BIRD KEY IMPROVEMENT ASSOCIATION BOARD WILL RELINQUISH ITS RIGHT TO PURCHASE THE PROPERTY IN QUESTION (FIRST RIGHT OF REFUSAL). THIS CANNOT BE WAIVED.**

FIFTEEN DAYS ADVANCE NOTICE IS REQUIRED BY THE BIRD KEY IMPROVEMENT ASSOCIATION TO PREPARE NECESSARY DOCUMENTS FOR THE CLOSING AGENT.

BKIA shall charge a fee of \$75.00 for preparation of Estoppel Certificates requested by a property owner or mortgagee, or his or her designee. Requests for delivery of Estoppel certificates earlier than the fifteen day Florida statutory requirement will incur an additional fee of \$30.00 per day to a maximum of \$250.00. If requested to do so, BKIA will endeavor to provide Estoppel certificates to authorized entities earlier than the statutory required fifteen days, but BKIA is not obligated to do so.

A PRE-SALE INSPECTION OF THE EXTERIOR HOME & LOT WILL BE CONDUCTED PRIOR TO THE CLOSING BY THE BKIA IN ACCORDANCE WITH THE GOVERNING DOCUMENTS. THE OFFICE IS LOCATED AT THE ABOVE ADDRESS AND IS OPEN FROM 9:00 AM TO 4:30 PM MONDAY THROUGH FRIDAY. FOR EFFICIENT SERVICE, PLEASE CALL THE OFFICE PRIOR TO YOUR VISIT. Telephone Number 941-366-0848. Fax Number is 941-366-0408. THANK YOU FOR YOUR COOPERATION.

BIRD KEY IMPROVEMENT ASSOCIATION INC.

MEMBERSHIP APPLICATION FORM

(Please Answer All Questions)

TO: **The Board of Directors
Bird Key Improvement Association, Inc.
100 Bird Key Drive
Sarasota, FL 34236**

FROM: _____
Name of Member (Please print)

Name of Spouse (if applicable)

Present Address

Telephone/Fax Number

I have entered into a contract to purchase Lot _____ of Block _____, street address _____, Bird Key Subdivision, from its present

owner _____ and pursuant to the Declaration of Restrictions, Limitations, Conditions and Agreements, recorded in Official Records Book 196, Page 679, of the Public Records of Sarasota County, Florida, and Bird Key Improvement Association, Inc. Bylaws, I hereby submit this membership information:

1. Names of persons other than the member or the member's spouse who will occupy the premises: _____

2. The property which I intend to purchase in Bird Key subdivision is being purchased as:

- (a) My permanent residence_____ (b) For a second home_____
- (b) For purposes of resale as an investment_____ (d) For rental_____

If Bird Key is not going to be your permanent residence, please specify a permanent mailing address and telephone/FAX numbers: _____

3. Title to the property I contemplate purchasing will be taken in the following name(s):

I agree to indemnify the Bird Key Improvement Association, Inc and the Board of Governors and to hold such persons harmless against all liabilities, and expenses as a result of my ownership of subject property arising from any omission or commission of acts.

IN WITNESS WHEREOF, I have executed the foregoing this _____ day of _____.

Signature of Member

Signature of Spouse

STATE OF FLORIDA
COUNTY OF_____.

The foregoing instrument was acknowledged before me this _____ day of _____, by _____.

He/She is personally known to me or has produced _____
As identification and did/did not take an oath.

Notary Public
Name of Notary typed, printed or stamped



THE ACKNOWLEDGEMENT BELOW MUST BE SIGNED, NOTARIZED AND RETURNED BEFORE BIRD KEY IMPROVEMENT ASSOCIATION, INC WILL GIVE MEMBERSHIP APPROVAL OR RELEASE ITS OPTION TO PURCHASE THE PROPERTY IN QUESTION.

I hereby acknowledge receipt of the following:

Declaration of Restrictions, Limitations, Conditions and Agreements for Bird Key Subdivision.

Bylaws of the Bird Key Improvement Association, Inc. as amended.

Copy of Certificate of Incorporation of the Bird Key Improvement Association, Inc.

I agree to abide by all rules and regulations of the Association as set forth in the documents described and as promulgated from time to time by the Board of Directors, including, but not limited to the application of Architectural Planning Criteria for use by the Architectural Committee.

Acknowledged this _____ day of _____, 20__.

SIGNATURE OF POTENTIAL BIRD KEY HOMEOWNER

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____. He/she is personally known to me or has produced _____, as identification and did/did not take an oath.

Notary Public