



Garden Patio Villas Association

55+ HOA Community

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Property Title and Selling Process

(The selling and purchase process can be viewed in our Governing Documents under Article 3, Sec.F of the Declaration)

1. Per Governing Documents, any Member of *Garden Patio Villas Association* who decides to sell or update the ownership of their villa (whether it be adding a Quick Claim Deed of Ownership or Inheritance) must notify the Association.
2. If interested in selling, unit owners can have their villa added to our website to promote in search engines. Contact the Board for more information.
3. Any violations to our Governing Documents should be corrected prior to selling. Examples include:
 - No planting on Association land
 - Driveways maintained and painted in correct Association color.
 - Any overdue fees
4. Any inherited or sold property must go through the legal process of completing an application with all attached documentation along with a transfer fee and interview with the Board. See our website for detailed information.
5. If a Member wants to sell their property, Members have the option of putting out a small “for sale” sign within their personal property boundary lines.
6. If a Member wants to sell their property, Members have the option of having a “garage sale” or “free giveaway” on the driveway or inside the garage/villa.
7. Members may sell “By Owner” or through a Realtor.
8. Members may not sell to a Corporation, Investor or buyer purchase and flip for sale.