

SHAKER VILLAGE CONDOMINIUM ASSOCIATION

SALES GUIDE

Dear Resident,

We were sorry to hear you are leaving the community and wish you all the best in your next chapter. To assist you in the sale of your home, we've put together a helpful guide with essential information about the process at Shaker Village.

Estoppel Requests & Condo Questionnaire

To streamline the estoppel and condo questionnaire request process, we've partnered with Estoppels.com. This trusted platform ensures a faster, more efficient, and secure experience. To request an estoppel certificate or condo questionnaire, please follow these steps:

1. Visit [Estoppels.com](https://estoppels.com).
2. Sign up for an account or log in.
3. Enter the necessary property and client details.
4. Pay any applicable processing fees using secure payment options.
5. Submit your request, and Estoppels.com will take care of the rest!

If you have any questions or concerns, please call us at 954-693-9989.

Certificate of Insurance

Certificates of insurance can be obtained from [EOI Direct](#) or by calling 1-877-456-3643. For lending institutions or mortgagee clause information, please contact EOI Direct directly.

Insurance Agent: Brown and Brown, Inc.

Unit owners should have a HO-6 policy to cover the interior of their unit. Currently Shaker Village provides insurance coverage to the exterior and the community is insured at replacement value NOT appraisal value.

Condo Association Forms and Documents

For community forms, bylaws, and documents, please visit our website at www.shakervillagecondo.com.

Budget Information

To access a copy of the approved budget, log into your owner portal on our website. Click on the “Owner Login” tab in the upper right-hand corner.

50 Year Inspection

We are currently undergoing our 50-year review. For more information, please visit our [FAQ page](https://shakervillagecondo.com/faq/) <https://shakervillagecondo.com/faq/>

New Buyer Requirements

- **Association approval:** All residents over the age of 18 must be approved by the Board before closing. Applications, including instructions, are available on the website. Please allow 3-4 weeks for processing.
- **Credit Score:** A minimum of 620 is required for all buyers.
- **Escrow Deposit:** A 5% deposit is required for new purchases.

Condo Information

- **Pets:** Allowed with a weight limit of 20 lbs; Pit bulls are not allowed.
- **Rentals:** No rentals are permitted within the first two years of purchase. All leases must be for a minimum of one year, and renters must be approved by the Board before moving in. Please allow 3-4 weeks for processing.
- **Parking** – only 2 parking spots are allotted to the unit. Overnight guests are allowed to use the guest spot up to 48 hours.
- **Roof** – Shaker village is responsible for roof repairs and replacements.
- **AC** – the unit owner is responsible for the AC doghouse and AC units.
- **Utilities** – The only utility provided by the condo association is Cable.

Frequently Asked Questions

For more information, please visit our [FAQ page](https://shakervillagecondo.com/faq/). <https://shakervillagecondo.com/faq/>

If you have any further questions, feel free to contact us at 954-693-9989. For a faster response, you can email us at info@rmgsouthflorida.com.

Best regards,

Management