

***Cypress Lakes Master Homeowners Association  
3445 Cypress Trail  
West Palm Beach, FL 33417***

***Cypress Lakes Realtor Policy***

*It is important for you to familiarize yourself with our community. This will make any sale or lease transfer run smoothly and avoid the possibility of cancelling a closing or refusing a lease arrangement because our Covenants and Rules have not been followed.*

***Cypress Lakes is an OVER 55 adult community.***

*Our Covenants state that there must be at least one person living in the unit 55 years of age or older and no one under the age of 16 may occupy the unit.*

1. *There is to be no "OPEN HOUSE".*
2. *"For Sale" signs may only be posted inside the windows of the particular unit that is for sale.*
3. *Our office must be supplied with a copy of the listing agreement. The guard gate will be notified of the listing and any Broker with a broker's license and identification will be allowed through the gate. The following are the hours realtors will be granted entry in to the community to conduct their business: Monday thru Friday – 9:00am until 5:00pm, Saturday – 9:00am until 3:00pm and Sunday – 10:00am until 3:00pm. Prospective buyers must come in with their realtor and leave with their realtor in the realtor's car. No real estate agent can call in an individual to view the community on their own. Personal solicitation by a realtor, or a realtor's associate, is not allowed.*
4. *On a sale, the Association must be supplied with a copy of the sales agreement, proof of age of the buyer, proof of receipt of the Documents and Rules & Regulations from the buyer and proof that the buyer understands the pet restriction of the particular Plat. The buyer is also saying by signing that they do not have a vehicle with a capacity of over ½ ton.*
5. *On a lease, you must supply us with the prior approval from the particular Plat as well as a copy of the lease and proof of age of the lessee.*
6. *The seller will be responsible for a \$100.00 estoppel fee for the Master and a \$50.00 fee for the Plat which will be collected at the closing.*

*If you have any questions regarding this letter please feel free to call me at (561) 471-8765.*

*Revised: August 15, 2015*