

**Purpose:** It is the responsibility of each Homeowner to read, understand, and comply with ALL of the Association's [Governing Documents and Florida Statutes](#). Tidelands Estates Homeowners Association (HOA) and its Covenants and Restrictions (C&Rs) give the Association the authority to require that prospective owners obtain Board of Director (BOD) permission to purchase and become a Member in order to ensure the prospective owners thoroughly understand their responsibilities. Permission will be granted upon completing all requirements of this Attestation.

**Rationale:** Members must do their part to uphold the rules of the Association to ensure neighborhood continuity. What attracted you here must be maintained and monitored to ensure it stays pristine. Also, since there is shared infrastructure (amenities, paths, irrigation system, gate, roads, etc.) and Shared Services (Association management, landscape/irrigation maintenance, lake maintenance, etc.), it is imperative you understand and abide by the restrictions imposed by the rules as not to adversely impact the shared infrastructure and your neighbors.

**Policy:** Tidelands Estates HOA (also known as The Village of Palm Coast) is a gated community governed by a set of Bylaws, Covenants and Restrictions, and the Phase I Master Plan as recorded and posted on [tidelandsestates.com](http://tidelandsestates.com).

Additional rules were promulgated by the Architectural Review Committee (ARC) and approved by the Board of Directors as allowed per the Covenants. The [Architectural Review Guidelines Document](#) expands on the C&Rs and is included in the required reading/compliance.

Each prospective Homeowner must read all Governing Documents and endorse this Attestation as agreement to comply with the rules outlined within. You also attest to the understanding that you will comply with any new rules that are adopted in the future. You also attest that non-compliance by any resident of your property may be subject to fines, and failure to pay fines for compliance violations may result in a lien on your property.

**Detailed Member Responsibilities include:**

1. Prior to being approved to purchase, each prospective owner must:
  - a. Utilize the [tidelandsestates.com](http://tidelandsestates.com) website to view the [Homesites](#), and [Amenities](#), download and read all [Governing Documents](#), and the [New Member Welcome Guide](#). If you are purchasing an Intracoastal/Cimmaron lot, you will need to confirm purchase of Easement rights for the lot which allows you the ability to have waterfront access, improve the easement property, and build a seawall/dock per [Phase I Master Plan for Docks/Piers](#).
  - b. Agree that you will only rent/lease your home in accordance with the Governing Documents and will ensure your tenants understand and adhere to all rules. Also, you will ensure prospective renters complete an application with the Association Management Company and obtain approval from the Board of Directors PRIOR to lease execution and occupancy. Also, you understand you are accountable to pay any fees associated with the rental application. Renters will be given website access and will display on the Resident Directory.
  - c. Endorse this Attestation to certify that you did read, understand, and commit to uphold the Member rules of the Governing Documents, and will abide by the responsibilities upon purchase as outlined in this Attestation in item 2 below.
2. After Approval/Upon Purchase, each owner agrees to provide an email address. The email will be used for login/Member access to the [tidelandsestates.com](http://tidelandsestates.com) website, where you will:
  - a. Validate/Update your profile:
    - i. Set a password.
    - ii. Complete all personal information.
    - iii. Keep the email address/personal information current and functional for the duration of your ownership.

- iv. Review and update all General Communication Preferences.
  - 1. Opt-In/Out to Authorize to Publish your phone numbers to Tidelands Community.
  - 2. Opt-In/Out to Authorize to Publish your email address to Tidelands Community.
  - 3. Opt-In/Out to Authorize the receipt of all HOA Communications via email.
  - 4. Opt-In/Out to receive Tidelands Newsletters and eBlasts via email.
- b. Utilize the forms on the User Dashboard page of the website to communicate all issues/requests, and allow all Committee Members/Association Personnel to contact you by phone or email concerning the submitted request. Do NOT contact the Association BOD or Manager UNLESS you have completed the appropriate form and desire to follow up on the submittal.
  - i. ARC Request Form
  - ii. Event Registration Form
  - iii. Landscape and Irrigation Form
  - iv. Question, Comment and Complaint Form
- c. Obtain access to the Members content where you can review the Calendar of Events, Committees, Association Documents, Member information, etc.
- 3. If you have any questions on this Attestation, you may request a meeting with the Community Manager and a member of the Board of Directors. Request a meeting by going to [tidelandsestates.com](http://tidelandsestates.com) and select the [Contact-Us link](#) from the home page. Please include the property you are looking to purchase and indicate you wish to meet with the BOD for a prospective purchase. You may also list any questions you want to discuss, so we ensure we get you the most knowledgeable Director(s).

By signing below, you attest that you will comply with **ALL** outlined requirements in order to be approved to purchase the named property in Tidelands Estates (aka The Village of Palm Coast.)

Property Address \_\_\_\_\_

Property Lot Number \_\_\_\_\_

Property Account Number \_\_\_\_\_

Signature\_\_\_\_\_ Date\_\_\_\_\_

Name\_\_\_\_\_

Email Address \_\_\_\_\_

Signature\_\_\_\_\_ Date\_\_\_\_\_

Name\_\_\_\_\_

Email Address \_\_\_\_\_