

December 2004

TO ALL REAL ESTATE AGENTS;

We welcome you and your prospective residents to our Village and would like to offer pertinent information about our community. Additional information can be found on our website: [www.shadowlakevillage.com](http://www.shadowlakevillage.com), which contains Rules & Regs, floor plans, photographs, and much more.

Shadow Lake Village is located in Middletown, but carries a Red Bank mailing address. Some sections of the Village border on Shadow Lake. We have 952 homes and many amenities including a nine-hole golf course, swimming pool, tennis, shuffleboard and bocce courts, and a clubhouse with many activities. We also provide 24- hour security and daily bus service to the various shopping areas.

As you can see by our varied activities, we are a community of active adults. We are not an assisted care facility. Persons requiring aid with daily living needs, such as a nurse, meals, etc, will not find these services available here.

When a home is resold in Shadow Lake Village, the following fees are due to the Association:

**A REFUNDABLE SECURITY DEPOSIT EQUAL TO ONE QUARTERLY ASSESSMENT PAID BY THE BUYER**

**A NON-REFUNDABLE CAPITAL EQUITY FEE OF 1% OF THE SELLING PRICE OF THE UNIT PAID BY THE BUYER**

**A NON-REFUNDABLE \$100.00 ADMINISTRATIVE FEE PAID TO SHADOW LAKE VILLAGE**

**A VOIDED CHECK AND DIRECT DEBIT APPLICATION IS NOW REQUIRED FOR ALL NEW OWNERS – MUST BE GIVEN TO THE ASSOCIATION ON OR BEFORE THE CLOSING. WE WILL NOT ACCEPT THE CLOSING DOCUMENTS WITHOUT THE DIRECT DEBIT APPLICATION.**

**A NON-REFUNDABLE ADMINISTRATIVE FEE PAID TO WENTWORTH GROUP TO PROCESS THE RESALE CERTIFICATE & FOR COMMUNITY DOCUMENTS. PLEASE CALL THE RESALE DEPARTMENT AT 1-800-222-7569 FOR FEE AMOUNT AND TO ORDER A CERTIFICATE. THIS CERTIFICATE IS REQUIRED.**

**Each member of the Association is responsible for quarterly assessment fees due on January 1, April 1, July 1, and October 1. A \$25.00 late fee will be charged if payment is received after the 10<sup>th</sup>. Fee is subject to change at the start of each fiscal year.**

**Please share the information in this package with your clients. If you have any questions please call the Administration Office.**