

## Realtor / Buyer Information about Greentree Villas

- **Greentree Villas has 651 units**
- **Greentree Villas is a 55+ community**
- **Greentree Villas is a *NO PET* community**
- **Residents have access to 6 pools, 6 clubhouses**
- **Each owner has access to their own Homeowner Portal**
- **Quarterly COA fees include**
  - **Lawn service**
  - **Insurance on community common areas**
  - **Water**
  - **Cable & internet**
  - **6 pools**
  - **6 clubhouses**
  - **Roof repairs**
  - **Management Company**
  - **Staff**

### **The following rules apply:**

- **One person on the deed or rental agreement must be 55 years of age or older to purchase or rent a unit in this community. The 55+ person must live in the unit.**
- **A purchaser must own their unit for two (2) years before being able to rent their unit.**
- **No more than one (1) family can reside in a unit.**
- **No business can be run out of a unit.**
- **No children under the age of 18 are allowed to live in a unit. Children under the age of eighteen (18) are allowed to visit for a period of thirty (30) days in a one hundred twenty (120) day period.**
- **NO PETS ARE ALLOWED. Owners are not allowed to have a pet while living in the unit. No guests are allowed to bring a pet with them while visiting a unit.**
- **All applications are done online**
- **All buyers, renters and anyone who will also be living in the unit, must apply and be interviewed prior to closing/occupying.**
- **All interviews are in-person interviews only.**