

Pine Ridge Property Owners Association, Inc
Deed Restricted Community
5690 W Pine Ridge Blvd, Beverly Hills, FL
34465 Tele: (352)746-0899 Fax: (352)746-0875
Email: Manager@pineridgeassn.com

1. Date of Issuance: _____
2. Current Property Owner: _____ Acct#: _____
Address: _____
Legal Description: Lot _____ Block _____ inclusive of the public records of Citrus County, Florida.
3. Parking or garage space: ** None**
4. In Collections or with legal Yes or NO *****NO CHARGE FOR THIS INFORMATION**
Attorney of record and contact information for this matter:

For preparation and delivery of this estoppel request: \$275.00 Estoppel fee applies to property sales only, not to refinances, construction loans or matters that are in legal. For expedited estoppels please add \$119.00 fee or for accounts in collections in house we will add a fee of \$100.00. These fees go into effect October 23, 2025.

Please make checks payable: Pine Ridge Property Owner's Association, Inc., 5690 Pine Ridge Blvd., Beverly Hills, FL 34465

Closing Agency : _____ Telephone# _____ Fax#: _____
Your file#: _____

*** Have purchaser contact the office for a copy of the Deed Restrictions if they have not received this prior to or at closing.**
Adopted 10.22.2025

6. Dues are paid: Annually and are due in January on the 1st and late by the 31st.

7. Annual regular periodic assessment original amount: \$ _____

8. Annual regular periodic Amount paid through: _____

9. Next installment due date: _____

10. Amount due: \$ _____ if prior balance then the itemized account ledger will accompany this estoppel.

Amount includes delinquent fee of \$ _____ Rush Estoppel fee of \$ _____

11. There are no other associations involved with Pine Ridge Property Owner's Association, Inc.

12. There is no capital contribution, transfer or resale fee for Pine Ridge Property Owner's Association, Inc.

13. Open Violation of rule or regulation noticed to the parcel owner: YES or NO

14. There is no requirement for prior approval from the Pine Ridge Property Owner's Association for the transfer of any parcel.

15. Is there a right of first refusal given to the members or the associations: **NO**

16. No other associations apply. Therefore, no list of associations shall accompany this estoppel.

17. Insurance Agent's Contact: The Hagar Group
950 West Maio Street Inverness, Florida 34465-2876
Tele: (352) 726-1691

Ending date: _____
30 days

Authorized Agent

Date

Printed name of signer above

` Adopted 10.22.2025



Pine Ridge Estates

Pine Ridge Property Owner's Association, Inc.
5690 W. Pine Ridge Blvd. Beverly Hills, FL 34465
352-746-0899
Website: www.pineridgeassn.com
Email: manager@pineridgeassn.com

It is our goal to have successful communications with the new owners, please have the new owner complete this form in its entirety. Also, please advise them to visit the website to sign up to Stay Connected and **register their account at www.pineridgeassn.com under my HOA> Register/Pay Dues section.**

They may also download a copy of the governing documents. *especially important to have on hand.

Once this form is completed, please send along with a copy of the unrecorded deed and any payments necessary to satisfy the account or estoppel fee.

New Contact Owner information

Name of New Parcel Owner: _____

Second Owner: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Home number: _____ Cell: _____

Email: _____

Approval to store email on file by owner, please sign below:

_____, agree that the association
store my email noted above on file.

Pine Ridge Property Owners Association, Inc.

Please complete this form and return to the Association at 5690 W. Pine Ridge Blvd. Beverly Hills, FL 34465 or by fax 352-746-0875, email Manager@pineridgeassn.com or go to the website at <https://pineridgeassn.com/evyes/> to complete this process electronically.

Member Consent to Electronic Notice and/or Voting

Pursuant to Sections 720.303 and 720.317 of the Florida Statutes and the procedures established by the Board of Directors of Pine Ridge Property Owners Association, Inc. ("Association"), the undersigned Owner(s) of _____ [print your address in Pine Ridge] hereby consent(s) in writing to:

- ☐ Receiving notices from the Association of Board, membership, and committee meetings, and other notices and matters as permitted by Florida Statutes, by e-mail instead of mail or personal delivery to the e-mail address designated below.
- ☐ Voting electronically using the online voting system. [You may select one or both of the options above.]

The undersigned designates the following e-mail address for such purposes:

** E-mail Address: _____

I/we understand that by consenting to receiving notices electronically, I/we agree that e-mail communication will be used to replace written notices required by the Association's governing documents and/or Florida law, and I/we will no longer receive paper/mailed notices. I/we also understand that the e-mail address provided for notices will become an official record of the Association, and that it is my/our responsibility to maintain a current e-mail address on file with the Association. I/we understand this consent will remain in effect until my/our written revocation of consent is received by the Association. I/we understand that my/our consent to, or revocation of, receiving notices electronically must be received no later than the deadline set by the Board of Directors prior to the date a particular notice will be sent, and that if my consent/revocation is received after that deadline, it shall not be effective until the next meeting or election.

The online voting system may be used for the purpose of casting the vote of the undersigned Members at certain Annual and Special Meetings of the Members of the Association, to the fullest extent permitted by law. I/we understand that by consenting to electronic voting, I/we agree that I/we will no longer receive mailed paper ballots or proxies for votes held electronically until such time as I/we rescind the consent to electronic voting. If I/we do not vote electronically, I/we will still have the option of obtaining a ballot to vote in person at the meeting at which the vote or election is held. I/we understand that the Association cannot control the practices of third parties regarding internet communications and use of the Member's e-mail address, and that internet/electronic communications may be subject to failure or interruptions (e.g., server failures, spam blockers, etc.) due to no fault of the Association.

I/we understand that in order to be eligible to vote electronically, written consent to electronic voting must be submitted to the Association no later than the deadline set by the Board of Directors prior to the meeting or election in which I/we wish to vote by electronic means, and that all electronic votes must be cast within the window set by the Board in advance of said meeting, at which time the ability to vote electronically shall be deemed closed for that meeting or election.

All Owners of the Lot please sign, print name, and affix date below:

Signed: _____ Signed: _____

Printed Name: _____ Printed Name: _____

Dated: _____ Dated: _____