

Valley Wood Realtors and Sellers Notice

This summary contains information for owners, prospective owners, real estate agents and renters. If you or your agent put your villa up for sale, our Property Management Company must be notified immediately. You and/or the agent are responsible for abiding by the rules and regulations of the Valley Wood HOA. Failure to do so could result in legal action.

Valley Wood is a deed restricted community; meaning there are rules and regulations owners are expected to abide by. The complete set of documents for our Bylaws, Covenants, Conditions and Restrictions, as well as Board adopted Rules and Regulations are found on the Valley Wood page of the Tall Pines website, <https://tallpinesnpr.com>. These are just two of the rules and regulations that seem to have the biggest effect on potential buyers:

- An Owner shall **not** be authorized to lease or rent his Unit during the initial twenty-four (24) months of ownership.
- Pets are limited to one dog, which shall not exceed 30 lbs at maturity, or up to two cats.

Property Management Company

Parklane Real Estate Services
7084 Gulf to Lake Hwy, Suite 2A
Crystal River, FL 34429-7838

Richard Bremer (727) 232-1173

Our Best,
The Valley Wood Board of Directors