

## ST. JAMES COURT

### SELLER'S AND BUYER'S RESALE INSTRUCTIONS

1. Prior to Signing of the Purchase and Sale Agreement, the present Owner (Seller) must provide the new Owner with a copy of the Master Deed, Bye-Laws and all other Rules and Regulations set down in the original Offering Plan May 23, 1987.
2. PRESENT OWNER (SELLER) MUST NOTIFY THE PROPERTY MANAGER OF ST. JAMES COURT LTD., BY COMPLETING THE APPLICATION FOR ASSIGNMENT OF LEASE FORM PRIOR TO SIGNING OF A PURCHASE AND SALES AGREEMENT.
3. The new Owner(s) must provide the name of their Mortgage Company (if any) and St. James Court Ltd. must be made a party to the mortgage.
4. The new Owner(s) must request from the Property Manager (Brian Higgins) and complete the Owner Information Sheet prior to occupancy.
5. The new Owner(s) must provide St. James Court Ltd. (Brian Higgins 747-7082) with 72 hours notice of their move-in date. PLEASE NOTE: no CONTAINER trucks are permitted on St. James Court property without prior consent of the Board.
6. The new Owner(s) must sign a statement certifying that (i) s/he/they have read the "5<sup>th</sup> Schedules Rules and Regulations" and the Pool Rules prior to purchase and agree to abide by all of the rules, and (ii) s/he/they understand a single mooring per unit is allowed and a walk-on-mooring is illegal.
7. The current insurer of the property is BF&M insurance group. Mr Steven Muso/ handles St. James Court insurance and may be reached at 441-298-0207.  
(Reminder to include your doors and windows on your personal contents and liability insurance policy)
8. Owners must transfer ALL door and mailbox keys to new Owner who should not changed them without first notifying the property manager of their intent to do so. All locks and keys are under the professional maintenance of an appointed Bermuda locksmith.