

REQUEST FOR RESALE CERTIFICATE

COMMUNITY: LAKEVIEW ESTATES H.O.A.

LOT NUMBER & STREET ADDRESS:

IMPROVED UNIMPROVED

SELLER NAME:

SELLER MAILING ADDRESS:

PURCHASER NAME:

PURCHASER MAILING ADDRESS:

TO WHERE WOULD YOU LIKE THE CERTIFICATE EMAILED?

I/We understand that there is a \$300 charge for this certificate in electronic format and \$310 in hard copy format. By law the Management Office has ten (10) days from the date of the request to provide a copy of the resale certificate, an additional \$100 will be charged for resale certificates that are needed to be expedited. This charge will be added to the seller's account immediately and considered as part of the account balance as of the date issued.

I/We also understand that along with any payment due, upon closing it is our duty to provide the Association Office with a copy of the Deed for the purchaser as well as a completed and signed copy of "Exhibit 1" of the Certificate.

I/We also understand that the Lake Watawga Homeowners Association d/b/a Lakeview Estates Homeowners Association holds a Right of First Refusal. A copy of the Agreement of Sale and terms of the proposed sale must be provided to the Association, which has 30 days in which to respond.

TO WHERE WOULD YOU LIKE THE ORIGINAL, NOTARIZED ROFR MAILED?

Signature of Owner:

Signature of Owner Representative:

Date of Request:

REQUESTS SHOULD BE RETURNED TO PREFERRED MANAGEMENT
karenl@preferredmanagement.org

**SEWER GRINDER PUMPS**  
**ACTION NEEDED PRIOR TO RELEASE**  
**OF RIGHT OF FIRST REFUSAL**

All homes sold within the Lakeview Estates Community require proof of appropriate operation of a home's grinder pump prior to the sale of a home. In addition, the home inspection report must include a certification that there are no improper/illegal sewer connections (i.e., foundation or sump pumps discharging into the community sewer system). **These two items will be required before the Board signs the Right of First Refusal prior to the sale of the home.** (This is also a reminder to owners that sewer grinder pumps should generally be serviced to prolong their life at a similar frequency as furnaces and air conditioning equipment.)

The following is necessary, prior to release of any Resale Certificate and Right of First Refusal:

- The home inspector, certified licensed plumber, or grinder maintenance firm needs to provide a clear, unambiguous statement that the grinder pump has ONLY a single line going into the barrel. This addresses either a separate sump pump line to the grinder or a foundation drain that flows to the grinder.
- A statement that there are no groundwater or surface water leaks into the grinder barrel or through the seals / cover gasket
- A statement that there are no connections in the house into the sanitary discharge into the grinder. This specifically includes sump pumps directly to plumbing, or into a sink.
- And finally a set of cell phone quality photos that show that there are no additional lines into the grinder barrel.