



Home Live Calendar/ Events About Real Estate Online Forms Association Homeowner Info Community Clubhouse QUICK LINKS

Member Login

Purchasing Real Estate in Evergrene

The Evergrene Master Association has established policies, procedures and rules concerning the buying, selling and renting of properties within our community. To make the sales process easier, Evergrene has established the policies listed below. As a reminder, if you are purchasing a property in Evergrene as an investment property, properties may be rented **once every calendar year** for a minimum term of three (3) months for a single family home and four (4) months if the property is in the Mansions. **Vacation or short-term rentals are not permitted within Evergrene.**



GENERAL REQUIREMENTS

APPLICATIONS (If Purchasing or Renting)

All fully completed Association applications (**see below**) and contracts must be presented to Management during normal business hours **a minimum of ten (10) business days prior to any sale or rental start date in Evergrene. The Application Fee is \$200 (Married Couple with same last name otherwise \$200 per person). All future residents 18yrs or older must complete an application.** A rushed application for the Master Association has an additional fee of \$150.00 (in addition to the regular fee). **Please note that rushed applications still require 5 business days to process.**

ORIENTATION / INTERVIEW (If Purchasing or Renting)

As part of the application and approval process, all applicants are required to complete an orientation prior to approval. Please contact Natalie in Member Relations at 561.626.1981 (ext. 229), or email: natalie@ourevergrene.com, for the PASSWORD for the orientation video and/or if you have any further questions. All prospective new residents must complete the orientation video within ten (10) business days* prior to the closing or any rental contract. (*not including weekends or holidays). A Certificate of Approval (for closings) will be issued after this process is completed.

[To begin the orientation video CLICK HERE.](#)

ESTOPPELS

Requests must be sent by a Title Company, or Real Estate Attorney, to receive any information regarding the assessment status. The estoppel document requires 10 business days to process and the estoppel request should be made at least 30 calendar days prior to closing. A fee of \$250.00 will be collected at time of closing. Rushed estoppel requests require a fee to be collected at closing of \$350.00 and 3 business days to process. Estoppel requests should be made via estoppels@ourevergrene.com



Current Listings In Evergrene

[CLICK HERE](#)

IMPORTANT DOCUMENTS

[CLICK TO VIEW](#)

[Master Association Governing Documents](#)

CAPITAL CONTRIBUTIONS

Each new homeowner is required at closing to contribute to the Capital Reserves of the Association an amount equal to one quarter of the Annual Assessment. This Capital Contribution is also necessary when there is a change in title to a property. Such Capital Contribution shall be used to establish adequate reserve funds for replacement and/or capital refurbishment of the Common Areas and the Limited Common Areas, Surface Water Management System and the portions of Lots or Units which the Association is responsible for maintaining.

[Mansions East Governing Documents](#)

[Master Association General Rules](#)

[Master Association Clubhouse Rules](#)

[Master Association Exterior ARC Rules](#)

CLOSING

To expedite access to the community, obtain Membership Cards and be eligible to purchase Vehicle Bar Codes, the Closing Agent should email a copy of the fully executed Warranty Deed and Settlement Statement (HUD Statement) as soon as possible to the attention of Natalie Wingate at Natalie@ouevergrene.com. If the Closing Agent does not forward these completed documents, the new homeowner will need to bring copies of these documents to the Clubhouse and hand deliver them to Natalie Wingate. Until these fully completed documents are received, the new homeowner cannot be activated in our gate system. Until an owner/tenant is activated in our gate system, any moving trucks will not be allowed on property, and access to the Clubhouse will be denied.

APPLICATIONS

Click to continue to the appropriate applications. All future residents (regardless of Single Family home or Mansions) are required to submit a General Application to the Master Association. The additional (secondary) Application is for residents residing in the Mansions.

For the General Application, it is an online process. You will need a credit card to proceed. You will create a user account to complete the online process using the **Purchase code 7773**. Then you will have the option to complete your application now or later. If you choose "later" you will receive an email with the link to access it online at any time. Once you have completed and signed all the forms your co-applicant will receive a separate email to complete their signatures.

GENERAL APPLICATION
REQUIRED BY ALL PROSPECTIVE RESIDENTS

Required CODE: 7773
(PURCHASING)

[CLICK HERE](#)

ADDITIONAL APPLICATION
MANSIONS EAST
Even Addresses on Evergrene Pkwy.

(PURCHASING OR RENTING)

[CLICK HERE](#)

ADDITIONAL APPLICATION
MANSIONS WEST
Odd Addresses on Evergrene Pkwy
(PURCHASING OR RENTING)

Contact Lang Property Mgmt at
(561) 625-0030 to acquire their COA
Application