



Greentree Villas Condominium Association, Inc.
4674 Greentree Place, Apt. B, Boynton Beach, FL 33436
Phone (561) 732-7118
Website: www.greentreevillas.org
An Equal Housing Opportunity Community

TO ALL REALTORS/POTENTIAL BUYERS/RENTERS

Before pursuing the purchase or rental of a unit in Greentree Villas, please be aware that reserves began being collected the fiscal year starting on April 1, 2022. All future repairs to the community may result in a Special Assessment to add to reserves to fully fund any upcoming projects.

The following rules apply:

- One person on the deed or rental agreement must be 55 years of age or older to purchase or rent a unit in this community. The 55+ person must live in the unit.
- A purchaser must own their unit for two (2) years before being able to rent their unit.
- No more than one (1) family can reside in a unit.
- No business can be run out of a unit.
- No children under the age of 18 are allowed to live in a unit. Children under the age of eighteen (18) are allowed to visit for a period of thirty (30) days in a one hundred twenty (120) day period.
- **NO PETS COMMUNITY.** Owners are not allowed to have a pet while living in the unit. No guests are allowed to bring a pet with them while visiting a unit.
- All applications are done online
- All buyers, renters and anyone who will also be living in the unit, must apply and be interviewed prior to closing/occupying.
- All interviews are in-person interviews only.

Greentree Information

- 6 Phases each having a pool and clubhouse
- 651 units
- No signs allowed on Greentree property. This includes, but not limited to signs advertising units for sale, open house signs, contractor signs, etc.
- Amenities include:
 - Basic cable and internet
 - Lawn maintenance
 - 6 Club houses and pools
 - WiFi access at all 6 pools & club houses
 - Water
 - Common area insurance
 - 1 entrance in/out for public
 - 1 dedicated entrance in and exit out for RESIDENTS ONLY
 - Management Company
 - Owner account portal access
 - Community Informational TV Channel listing:
 - Important Information
 - Updates
 - Board Meetings
 - Social Activities
 - Etc