

PALM BEACH GRANDE CONDOMINIUM ASSOCIATION

APPLICATION PROCEDURES FOR PURCHASE

1. Upon completion of association application for **Purchase Packet**, submit your packet to:
2. Submit your application with the required, non-refundable application fees in money order, **cashier's check ONLY for \$100.00 payable to Palm Beach Grande and \$50.00 payable to GRS Community Management.**

PALM BEACH GRANDE CONDOMINIUM ASSOCIATION

**1485 Lake Crystal Drive
West Palm Beach, FL 33411
Office: 561-684-7651 Fax 684-7652**

3. Legible copy of your driver's license or ID.
4. If not a U.S. citizen, submit a legible copy of your passport or visa attached to the application.
5. Application fees cover application process only.
6. **"No Certificate of Approval Needed for Purchases"**.
7. Estoppels or PUD questionnaires are not included in the application fee.
8. **Estoppels can be provided by GRS Management 561- 641- 8554**
9. **\$25.00 fee for car sticker.**

***"ONCE YOU HAVE CLOSED PLEASE FAX A COPY OF YOUR WARRANTY DEED AND SETTLEMENT STATEMENT TO THE FAX NUMBER BELOW" (561 641-9448) or bring to GRS Community Management 3900 WOODLAKE BLVD SUITE 309, LAKE WORTH FL, 33463**

Updated June 8,2015

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PALM BEACH GRANDE

INSTRUCTIONS FOR TENANT LEASE APPLICATION

Attention Owners: PALM BEACH GRANDE

You are responsible to make sure you and/or your Realtor is aware that an application for new residents is required. The only way to keep a community safe is to know who lives here and I need the help of the Owners to abide by the Rules and Regulations.

Documents Required:

- Landlord **MUST** have their Lessee fill out the Palm Beach Place lease application which can be found at www.grsmgt.com
- \$100.00 application fee to Palm Beach Grande and \$50.00 to GRS Community Management
- Drivers License(s) photo ID copy
- Credit report and Background check

Leasing Restrictions:

- Owners are to ensure that their tenants are familiar with the governing Rules and Regulations and are accountable for their actions.
- Unit Owner must not have any open violation(s) closed and account paid current by the time of approval.
- Owners are responsible to alert Realtors of the application procedure.

The tenant cannot move in without an interview with the Property Manager at least five days before moving into the unit. If any renter moves in the unit before approval may cause the landlord a violation of the Rules of this document.

***** Application will NOT be accepted without the required fees*****

Submit the entire packet to: Palm Beach Grande
1485 Lake Crystal drive
Management Office on site.
West Palm Beach, FL 33411
Monday through Friday between 10:00 a.m. and 4:00 p.m.

Direct all inquiries regarding this application to: epietrzak@grsmgt.com
Elaine Pietrzak
Property Manager LCAM
For the Board of Directors

I read the instruction and agree to abide by the Rules and Regulations.

Owner Signature _____ Date _____

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PALM BEACH GRANDE CONDOMINIUM ASSOCIATION, INC.

RESIDENT INFORMATION FORM

OWNER NAME(S): _____

IS THIS YOUR PRIMARY RESIDENCE? ☐ YES ☐ NO

IS THIS A SECOND HOME? ☐ YES ☐ NO

LOCAL PHONE # _____ WORK PHONE: _____

CELL: _____

MAILING ADDRESS (IF DIFFERENT THAN UNIT) : _____

OUT OF STATE PHONE #: _____ OUT OF WORK # _____

EMAIL ADDRESS: _____

EMERGENCY CONTACT : _____

RELATIONSHIP: _____

MANAGEMENT/NAME _____ CONTACT # _____

INCLUDE COPY SALES CONTRACT.

LIST ALL OTHER OCCUPANTS:

NAME	AGE	RELATIONSHIP
1) _____	_____	_____
2) _____	_____	_____
3) _____	_____	_____

VEHICLES INDENTIFICATION:

MAKE :	MODEL	YEAR	COLOR
LICENSE#		STATE:	AGE
1) _____	_____	_____	_____
2) _____	_____	_____	_____

Signature _____ Date _____

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PALM BEACH GRANDE CONDOMINIUM

RULES AND REGULATIONS EFFECTIVE MAY 2014

No loitering. The Association does not allow gathering outside your unit, in stairways, stairway entrances, sitting in/on cars, hanging out in front entrance of any unit. Every unit has a patio or balcony for outside sitting/gathering/socializing. The Association does not allow anyone sitting, standing, or walking in the community with their shirt off or pants/shorts worn below the waist with underwear showing, this is for the respect of everyone in the community

No littering. Littering is prohibited within the community.

Noise. All noise must be kept to a respectable volume, to be determined in the sole discretion of the Association's Board of Directors. This includes, but is not limited to, music, TV, voices, dog barking, and the like. **Palm Beach County** laws prohibit loud music/noise after 11:00 p.m.

Animals. No Dangerous breeds of dogs are allowed in the community. Breeds such as Pit Bulls, Staffordshire Terriers, Pit Bull mixes and other breed considered to be dangerous by the board of directors, and the board of directors reserves the right to amend this section from time to time. All dogs must be on a leash and the owner/renter/occupant must pick up after their animal. No animal is to be left unattended on a balconies or terraces.

Alcohol not permitted outside of your Unit. Open containers containing alcohol is strictly prohibited within the community.

Illegal drugs not permitted. Illegal drugs are strictly prohibited within the community.

NO Playing in the parking lot. There shall be no playing in the parking lot. The parking lot is for vehicular traffic and is not a play area.

Pool. Owners and tenants must have a pool key with a tag on them when at the pool area. There is a limit of two (2) guests per family in the Pool area.

No pets are permitted in the pool area.

NO ONE under the Age of 14 will be permitted without parent/guardian supervision.

No diapers (including, but not limited to swim diapers) are allowed in the pool. All children in the pool must be potty trained and all adults must not suffer incontinence.

There may be additional pool rules posted at the pool, which may change from time to time.

No alcohol or illegal drugs, food or barbeques are permitted in the pool area and no parties are allowed in the pool area.

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Car washing and repairs. Washing, detailing or repairing vehicles on Association property is strictly prohibited. Any commercial repair and/or detailing service violating this rule shall be considered a trespasser.

Parking Permits/ Vehicle Tags. Every vehicle authorized to park in the community must have a valid parking sticker placed on the left side of the front windshield. Every vehicle must have a current tag/license plate. Violations may result in the vehicle being towed at the owner's expense. Visitor passes may be issued upon request with property manager.

Renting/Leasing Units.

- I. The following requirements must be met in order to lease your unit:
 1. A complete rental information packet (obtained at management office or online at GRSMGT.COM submitted, which shall include at least the following:
 - a. a copy of the lease,
 - b. a professional criminal background check, and
 - c. fee imposed by the Association, if any.
 2. The prospective tenant(s) must attend an orientation meeting with the Association's property manager at least five (5) days prior to move-in. The purpose of the orientation is to welcome the tenant(s) and give them information about the community including pool and gym keys and to get a car sticker(s).
- II. The Association may have the right to deny a lease
 1. Should any tenant be deemed to have had any criminal activity within the last two (2) years,
 2. If the owner(s) is delinquent in payment of assessment, or
 3. If the owner(s) is in violation of any of the Association's Governing Documents and/or Rules and Regulations.
- III. In addition to any other remedy, the Association may have the right to
 1. Evict the tenant(s) for failure to comply with the requirements in I and II above, and
 2. Collect rents from tenant(s) directly if Owner are or become delinquent in the payment of maintenance assessments.

All leases must be in writing and for at least one (1) year in length. No short term leasing is permitted. No subleasing is allowed. Individual rooms cannot be rented and there can be no more than one (1) family renting a unit at any given time.

Satellite Dishes: All Satellite dishes must have approval from the Association, through its Property Manager, prior to installation. The Association reserves the right to amend the following current requirements:

1. All satellite dishes must be installed on a removable platform.
2. No satellite dish can be attached to Association common areas (including, but not limited to, condominium building including railing, patio, balcony, and the like).

Any satellite dish installed without prior permission may be removed by the Association, the cost of which shall be borne by the Unit Owner(s).

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Patios/Balconies must be kept clean and neat. The exterior of units must be kept in clean and neat condition at all times. Only furniture that is specifically designed for outdoor use is permitted to be kept on patios/balconies, which outdoor furniture must be kept in clean and neat condition.

GRILLS/Flammables.

1. Electric grills are permitted on 2nd floor balconies, and.
2. Charcoal is permitted on ground floor only and must be kept at least 10 feet away from the building.
3. Gas Grills and Tanks are strictly forbidden anywhere within the community.
4. No storage of flammables are permitted anywhere on property.

Miscellaneous

1. No items are allowed to be collected outside of units, including, but not limited to, trash, garbage bags, boxes or any other material.
2. No bikes, motorcycles or personal items are permitted in hallways/breezeways.

Take Trash to Dumpsters.

All residents must take their trash to the dumpsters. Bulk pick up is every **Wednesday** (subject to change). Do not leave bulk items next to dumpster on the **south side of the community**. Bulk items (such as furniture, appliances) must be placed at the dumpster on **the north side of the community**.

NOTE; Section 8 is not longer accepted in Palm Beach Grande

NONCOMPLIANCE/VIOLATION of any provision of the Association's Governing Documents and/or Rules and Regulations may result in fines as allowed by Florida Statutes and other legal process, which can become quite costly to owners and/or tenants.

Signature _____

Date _____

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PALM BEACH GRANDE CONDOMINIUM ASSOCIATION, INC.

STATEMENT OF UNDERSTANDING AND ACCEPTANCE OF THE RULES AND
REGULATIONS OF THE PALM BEACH GRANDE CONDOMINIUM ASSOCIATION.

RE: _____

DATE: _____

I _____

AND _____

Do hereby certify that I/WE have read and do understand all the rules and regulations of the PALM BEACH GRANDE CONDOMINIUM ASSOCIATION, and further that I/WE accept, and will abide by them.

I/WE understand that the BOARD OF DIRECTORS OF THE PALM BEACH GRANDE CONDOMINIUM ASSOCIATION, may promulgate new rules, or change existing ones as they may deem necessary for the safe and quiet enjoyment of all the residents of the PALM BEACH GRANDE CONDOMINIUM ASSOCIATION.

Signature of Unit Owner/Tenant/Resident _____

Signature of Unit Owner/Tenant/Resident _____

VEHICLE REGISTRATION FORM
Palm Beach Place Condominium Association, Inc.

NO COMMERCIAL VEHICLES LARGER THAN VAN

Address and Unit Number: _____

Resident /Renter: Contact Information:

Name: _____

Home Phone: () _____ Work Phone: () _____ Cell Phone () _____

Name: _____

Home Phone: () _____ Work Phone: () _____ Cell Phone () _____

Vehicle Information:

Vehicle 1 Sticker # Issued: _____ (to be filled in by Management)

Make: _____ Model: _____ Color: _____ State: _____

Plate: _____ Expires: _____

Vehicle 2 Sticker # Issued: _____ (to be filled in by Management)

Make: _____ Model: _____ Color: _____ State: _____

Plate: _____ Expires: _____

OWNER CONTRACT INFORMATION:

Name: _____

Street Address: _____ City: _____ State: _____ Zip _____

Home Phone: () _____ Work Phone: () _____ Cell Phone () _____

I hereby state the above information provided is correct, and I will notify the management office of any changes. I understand that I shall notify management to obtain any additional temporary passes for expected guests which will be stamped and dated with the specified amount of time guest will be on site. I understand that my parking sticker shall be used for the intended vehicle ONLY and shall be clearly visible. All unauthorized vehicles will be *Towed* at vehicle owners expense.

Note: 1 car per person that must be listed on the lease.

Signature _____ Date _____

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PET REGISTRATION FORM

PALM BEACH GRANDE CONDOMINIUM ASSOCIATION

Address /Unit Number: _____

Pet Owner's Name(s): _____

Home Phone: () _____ Work _____ Cell: _____



Dog Name: _____ Micro-chip? ☐ Yes ☐ No

Breed: _____ Age: _____

Description: _____

(Color and markings) _____ Approximate Weight: _____

Dog Name: _____ Micro-chip? ☐ Yes ☐ No

Breed: _____ Age: _____

Description: _____

(Color and markings) _____ Approximate Weight: _____

I, as the above noted pet owner, hereby register my pet with the Palm Beach Place Condominium Association, Inc. I agree to abide by all restrictions as noted in the Master Deed. The pet must be leashed when outdoors, walked no closer than ten feet (10) from the buildings, and all waste must be immediately picked up and properly disposed.

Notice: No dangerous breeds, Pit bulls, Bullmastiff, Chow, Sheppard's Great Danes and or any large dogs are not allowed in the units (no dog over 30 Pounds) If you violate this page your lease will become Null and Void and you will be asked to leave. Please initial that you understand this statement _____ Date _____)

Pet Owner Signature: _____ Date _____

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