

JONATHAN'S COVE ASSOCIATION INC

Instructions for Lease OR Purchase Application
Fees required

<u>Lease</u>	<u>Purchase</u>
\$100 non-refundable application fee payable to: BANYAN PROPERTY MANAGEMENT, INC. per occupant over 18 years old or per married couple AND \$100 non-refundable application fee payable to: <u>JONATHAN'S COVE ASSOCIATION INC</u>	\$100 non-refundable application fee payable to: BANYAN PROPERTY MANAGEMENT, INC. per Buyer or per married couple AND \$100 non-refundable application fee payable to: <u>JONATHAN'S COVE ASSOCIATION INC</u>
Money order or cashier's check is the only form of payment accepted.	

Documents required, filled out and signed

<u>Lease</u>	<u>Purchase</u>
<ul style="list-style-type: none">• Application to the Association (*)• Lease fully executed copy• Rules and Regulations (*)• Drivers License(s) photo ID copy• Copy of vehicle registration• Pet veternaire cert. & picture, if applicable	<ul style="list-style-type: none">• Application to the Association (*)• Sale fully executed copy• Rules and Regulations (*)• Drivers License(s) photo ID copy• Copy of vehilce registration• Pet veternaire cert. & picure, if applicable
(*) Forms provided in package	

Other information

- ◆ Pet restriction: 2 pets, combined weight less than 50 LBS or one pet more than 50 LBS
- ◆ Only 2 vehicles per unit for parking. Decal is only issued to vehicles registered in the applicant's name.
- ◆ Approval is subject to a criminal background history.
- ◆ Owners must have any open violation(s) closed and account paid current by the time of approval.
- ◆ Owners are responsible for providing tenants/buyers pool and mailbox keys.
- ◆ Moving into community is prohibited before the day of the orientation.
- ◆ Please allow 10 days to process application.

**** Application will NOT be accepted without the required fees. ****
***** INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.*****

Submit the entire package to: JONATHAN'S COVE ASSOCIATION INC
c/o BANYAN PROPERTY MANAGEMENT, INC.
2328 South Congress Avenue, Suite 1-C
West Palm Beach, FL 33406

Submit package during: 9:00 am thru 4:30 pm

Direct all inquiries regarding this application to:
applications@banyanproperty.com or 561-649-8585

Sincerely,

Application Processing
Customer Service Department

Proof of Receipt of Documents

I will / have received the Declaration of Covenants and Restrictions, the Articles of Incorporation and the By-Laws of Jonathan’s Cove Association, Inc. as well as the Rules and Regulations of the community. Documents may be obtained from the website: www.banyanproperty.com under Jonathan’s Cove Assoc.

Agreement and Information Release

I understand that the approval by the Association for purchase/lease of the unit is conditioned upon the truth and accuracy of this notification. Any Misrepresentation or falsification of information of this notification will result in the automatic rejection of this application. Occupancy prior to approval is prohibited.

I understand the Board of Directors of the Association may cause to be instituted such an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors, its managers or agents to make such investigation and agree that the information contained in their application may be used in such investigation and that the Board of Directors and Officers and agents of the Association, its managers or agents shall be held harmless from any action or claim by me in conducted by the Board of Directors, its managers or agents.

In making the foregoing notification, I am aware that the decision of the Association will be final and no reason will be given for any action taken by the Board. I agree to be governed by the determination of the Board of Directors and Applicants.

I hereby authorize and request any present or former landlord, employer, school, police department, financial institution, agency or other person having personal knowledge about me, to furnish bearer with any and all information in their possession regarding me in connection with an application for residence.

I hereby authorize LexisNexis to obtain and verify such information including accessing consumer reporting agencies as well as performing a criminal eviction record search.

I have been notified that a consumer report will be requested and understand that the information that LexisNexis obtains is to be used in the processing of my rental application.

I hereby release and hold harmless LexisNexis its affiliates, employees and agents and any other organization that provides information from any and all liabilities arising out of the use of such information in connection with LexisNexis.

You are entitled to a complete and accurate disclosure of the investigation's nature and scope as well as a written summary of your rights and remedies under the Fair Credit Reporting Act. Inquiries should be directed to LexisNexis Resident Screening 12770 Coit Rd Dallas TX 75251. By my signature below, I certify that I have read and understand the terms of this rental application.

Signature Applicant _____ Date _____
Print applicant name: _____
Signature Co-Applicant _____ Date _____
Print co-applicant name: _____

JONATHAN'S COVE ASSOCIATION INC
RULES AND REGULATIONS

BELOW IS A BRIEF summary of the Document Rules & Regulations of the Association. The comprehensive list of rules and regulations can be found in the governing documents or online at www.banyanproperty.com

Pets must be kept on a leash when outside the unit and all solid waste must be removed, section 7.21 of the governing documents.

Sub-leasing of rooms and use of unit for any purpose other than as a single family residential unit is prohibited according to sections 7.15 and 7.4 of the governing document.

Resident shall be present when guests, visitors or children who are not permanent residents use the recreational facilities according to section 7.17, 7.7, and rule # 4 as amended August 2008 of the governing documents.

Any violation of the terms, provisions, conditions and covenants of the Association's documents including the Rules & Regulations provides cause for immediate action as therein provided, or termination of the leaseholder under appropriate circumstances according to section 12.6 of the governing documents.

Vehicular Parking on Lawns and Grassy Areas Strictly Prohibited according to section 7.2 and rule # 1 as amended August 2008 of the governing documents.

Parking of Commercial Vehicles Overnight in Community Strictly Prohibited according to section 7.2 and rule # 1 as amended August 2008 of the governing documents.

Guest Parking. Guest parking is at a premium in this Community. The limited number of guest parking spaces at the Community's Clubhouse and in other COMMON AREAS of the Community are designed and designated for guest vehicles only. The Community's guest parking spaces are not to be used by any owner or occupant as a convenience or expedient measure for not parking an owner's or occupant's vehicle(s) in the owner's or occupant's garage, driveway or parking space according to section 7.2 and rule # 1 as amended August 2008 of the governing documents.

Enforcement of Violations. Any vehicle parked in violation of Paragraph 7.2, Automobiles, Vehicles and Boats, Declaration of Covenants and Restrictions of Jonathan's Cove, and this Rule and Regulation No. 1, will be subject to sanctions, including, but not limited to, being stickered for towing, towing the violating vehicle at vehicle owner's expense, fining, suspension of Community privileges, tenant eviction and any other legal action authorized and permitted under the Association's governing documents and Florida law.

I have read the Rules and Regulations above for JONATHAN'S COVE ASSOCIATION INC. I acknowledge that the Rules and Regulations, and governing documents can be obtained at www.banyanproperty.com under Jonathan's Cove Assoc.

Applicant Signature

Print Name

Date

Co-applicant Signature

Print Name

Date