

Pine Ridge at Delray Condominium Association Inc
C/O G.R.S. Management Associates Inc
3900 Woodlake Blvd Suite 309
Lake Worth, FL 33463
561.641.8554

PROCEDURE TO OBTAIN REQUIRED ASSOCIATION SALE APPROVAL

The Association's relationship is with the owner of record. When the owner sells his/her home and closing date has been set, the owner is to notify us. To obtain the required approval (which must be at the closing, signed by the buyer and recorded with the deed by the closing agent after closing) please send us:

1. A copy of the "Contract for Sale" or its equivalent.
2. This application, an application for approval, and authorization forms must be completed in detail by each proposed adult occupant of the home, other than the purchasers spouse, parent, or dependent child. If any information is left blank, the application will be returned to the agent not processed and unapproved.
3. A non-refundable check or money order for each applicant in the amount of \$100.00 per application must be made payable to Pine Ridge at Delray Condominium Association, Inc. and attached to the application. Acceptance of processing fee does not in any way constitute acceptance of the conveyance. Include a copy of each vehicles registration and proof of insurance.
4. **The completed application must be submitted to G.R.S. Management Associates Inc. at least 30 days prior to the proposed closing date. If not you MUST reschedule your closing.**
5. All applicants and proposed residents must make themselves available for a personal interview and orientation that is conducted on site at the Association. The seller is to provide the buyer with the keys to the mailbox and recreation areas at the time of closing.
6. Any violations on the property to be purchased must be corrected before the interview/orientation will be scheduled.
7. Tell us where you want the approval sent (this should be someone who will be sure to get it to the closing.)
8. The condominium documents require that the owner take these steps in a timely manner. Should the owner choose to delegate this responsibility he or she needs to understand that the ultimate obligation rests with him/her.
9. The seller is obligated to provide the buyer, prior to closing, a full set of condominium governing documents as the buyer will sign on our approval that he had received same and agrees to abide by them.
10. In order to assist us please send the completed application, contract and where to send the approval, at one time together to the address at the top of this form.

IMPORTANT NOTICE

Most mortgages/banks require that they be provided with a "Certificate of Insurance" from our insurance agent **BEFORE THEY WILL CLOSE THE SALE.** Please note that you or the bank must contact the agent to obtain this certificate. The insurance agent is **Michael Bottcher at the Plastridge Agency.** Their contact number is 561.276.5221.

DO NOT RETURN THIS SHEET!

**Pine Ridge of Delray Condominium Association Inc
C/O G.R.S. Management Associates Inc
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Applicant Information

Purchasers name as will appear on the title:_____

Additional name on title as it will appear:_____

Current Address:_____

City, State, Zip:_____

Home phone:_____ Cell:_____ Work:_____

Applicants Drivers License	Secondary Applicants Drivers License

****You must submit a copy of licenses, insurance, and registrations with application***

Name all persons who will occupy the residence		
Name	Relationship	Age

Has the applicant or any person who will occupy the residence been convicted of any crimes? Yes_____ No_____

If the answer to the question above is yes, please attach a separate sheet explaining in detail the nature and disposition of the conviction.

Applicant is purchasing home for: Personal Residence **OR** Investment Property

Property/Ownership Information

Physical address of Condo:_____

Approximate closing date:_____

Current Owner's name:_____

Current Owner's Address:_____

City, State, Zip:_____

Current Owner's Phone Number:_____

Purchasers Realtor Information

Name of Agency	
Name of Agent	
Agency Phone Number	
Agency Fax Number	
Agent's Cell Number	

Mortgage Information

Name of Lender	
Address of Lender	
City, State, Zip	
Lender Phone Number	
Lender Fax Number	
Lenders Agent or Contact Person	

Residential History (5 year minimum)

Present Address	
City, State, Zip	
Landlord or Mortgage Company Name	
Contact Person	
Contact Persons Phone Number	
Dates of Residency (Begin/End)	

Previous Address	
City, State, Zip	
Landlord or Mortgage Company Name	
Contact Person	
Contact Persons Phone Number	
Dates of Residency (Begin/End)	

Previous Address	
City, State, Zip	
Landlord or Mortgage Company Name	
Contact Person	
Contact Persons Phone Number	
Dates of Residency (Begin/End)	

Applicants Employment

Present Employer	
Address	
City, State, Zip	
Contact Person	
Contact Persons Phone Number	
How long have you worked there?	
What is your approximate monthly income?	

Spouses Employment

Present Employer	
Address	
City, State, Zip	
Contact Person	
Contact Persons Phone Number	
How long have you worked there?	
What is your approximate monthly income?	

Bank Reference

Name of Bank	
Address	
City, State, Zip	
Contact Person	
Contact Persons Phone Number	
How long have you had the account?	

Character References (List Three)

Name	
Address	
City, State, Zip	
Contact Person	
Contact Persons Phone Number	
How long have you known this person?	
What is your relationship to this person?	
Name	
Address	
City, State, Zip	
Contact Person	
Contact Persons Phone Number	
How long have you known this person?	
What is your relationship to this person?	
Name	
Address	
City, State, Zip	
Contact Person	
Contact Persons Phone Number	
How long have you known this person?	
What is your relationship to this person?	

Vehicle Information

Each condo apartment is allotted one parking space in Parking Lot. The Association recognizes that the membership from time to time will need to use guest parking in addition to the one space that is provided. As a member of the Association, the applicant agrees to abide by the current parking program that is instituted by the Board of Directors of the Pine Ridge at Delray Condo Association. The applicant further agrees that the Association may from time to time alter the current parking program with notice to the membership and that the applicant shall comply with any and all alterations made to the parking program in the future in perpetuity.

	Vehicle Make	Vehicle Model	Year	Tag Number	State of Registration
Vehicle 1					
Vehicle 2					
Vehicle 3					
Vehicle 4					
Vehicle 5					

Towing Information

Pine Ridge at Delray Condo Association Inc. has contracted with City Towing Inc. to provide towing services in the development. Should **ANY** vehicle be found to be parked in an area not designated by the Board of Directors as an approved parking area, that vehicle will be towed at the owners expense. The applicant understands that the parking program that is instituted by the Pine Ridge at Delray Condo Association is in place to promote the good and welfare of the community and agrees to be bound by said program.

Applicants Signature and Date

Applicants Signature and Date

Consent to Background Investigation and Release of Liability

I (we) understand that the Association of the Pine Ridge at Delray Condominium may cause to be instituted an investigation of my background as the Association may deem necessary. Accordingly, I (we) specifically authorize the Association or G.R.S. Management Associates Inc. to make such an investigation and agree that the information contained in this and the attached application may be used in such an investigation and that the Board of Directors, Officers, Screening Committee, and G.R.S. Management Associates Inc. shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors or its authorized agents.

In making the foregoing application, I (we) am (are) aware that the decision of Pine Ridge at Delray Condominium Association Inc. will be final and no reason will be given for action taken by the Association. I (we) agree to be governed by the determination of the Association.

Applicant(s) Name	Applicant(s) Social Security	Applicant(S) Birthdate	Applicant(S) Authorization

Sworn to and subscribed before me this _____ day of _____, 20____ by
_____ and _____ who (is)
(are) personally known to me or who have produced _____ as
identification.

Notary Public State of Florida at Large

Printed Name of Notary Public

My Commission Expires:

Pine Ridge at Delray Condominium Association, Inc.
C/O G.R.S. Management Associates Inc
3900 Woodlake Blvd Suite 309
Lake Worth, Fl 33463
561.641.8554

Abridged Rules of Pine Ridge at Delray Condominium Association, Inc.
*For the complete set of rules please reference the official Rules and Regulations of
the Pine Ridge at Delray Condominium Association, Inc.*

1. Motorcycles, Boats, motorhomes, and commercial trucks or vans are not permitted to be parked overnight on the property. Any pickup truck that is used as a passenger vehicle must have a COVERED bed.
2. Exterior views of window treatments must be white or light earth tones and cannot be bed sheets or similar material.
3. Absolutely no items may be stored in the common areas and entryway of the buildings. Items left in the entry ways will be disposed of by the Association. (including plants and shoes)
4. Owners and tenants are responsible for the behavior of their guests. You must inform all guests of the rules especially for parking and the use of the clubhouse and pool.
5. All pets that are outside must be on a leash at all times. You must pick up after your pets. Failure to do so will result in the Association seeking removal of the pet from the property.
6. You may only have ONE cat or dog as a pet residing in the Condo and it may not exceed 25 pounds at maturity.
7. You may own a charcoal based portable grill that you may use in the common areas at a minimum distance of 15 feet from any building. The grill cannot be stored or used on your patio. (Per Palm Beach County Fire Inspections)
8. No more than two (2) person may occupy each bedroom in any condo unit.

Signature of Applicant and Date

Signature of Applicant and Date

**Pine Ridge at Delray Condominium Association, Inc.
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Pet Registration Affidavit

I (we) understand that the governing documents of the Pine Ridge at Delray Condominium Association, Inc. allow for me to keep only ONE cat or dog as a pet in my unit.

I attest to the following:

☐ I do not currently have a pet. Should I ever obtain a pet, I will submit proof from my veterinarians office that the weight of my pet will not exceed 25 pounds at maturity. Additionally I will submit a copy of all required vaccination records to the Association PRIOR to the pets residency in my unit. Additionally I will provide a picture of the pet to the Association for record and identification purposes.

☐ I have a pet cat and I am submitting to the Association a certificate from my veterinarian as proof that my cat has had its required shots and that my cat will not exceed the 25 pound weight limit provided in the governing documents.

☐ I have a pet dog and I am submitting to the Association a certificate from my veterinarian as proof that my dog has had its required shots and that my dog will not exceed the 25 pound weight limit provided in the governing documents. I am also submitting a photograph of my pet for record and identification purposes.

Applicant Signature

Date

Sworn to and subscribed before me this _____ day of _____, 20____ by

_____ and _____ who (is)

(are) personally known to me or who have produced _____ as
identification.

Notary Public State of Florida at Large

Printed Name of Notary Public

My Commission Expires:

Pine Ridge at Delray Condominium Association, Inc.

Resident Information Sheet

Please complete this information sheet so that in the case of an emergency the Association can contact you for assistance. Should your information change PLEASE notify the management company immediately.

Pine Ridge Address	
Unit Number	
Your Local Telephone Number	
Alarm Code (if applicable)	
Are you a seasonal resident?	

Secondary Address (if any)	
City, State, Zip	
Secondary Contact Telephone Number	
Please list approximate months that you live in Florida and approximate months that you live in your secondary home.	

Emergency Contact #1 Name	
Contact Telephone Number	
Emergency Contact #2 Name	
Contact Telephone Number	

Please Print Name

Signature and Date

**Pine Ridge at Delray Condominium Association, Inc.
C/O G.R.S. Management Associates Inc
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**DISCLOSURE SUMMARY
FOR
PINE RIDGE AT DELRAY CONDOMINIUM ASSOCIATION INC**

1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A CONDOMINIUM ASSOCIATION.
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS _____ PER QUARTER. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP

OR THE APPROVAL OF THE PARCEL OWNERS.

8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.

9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

PURCHASER

DATE

PURCHASER

DATE

Pine Ridge at Delray Condominium Association Inc
C/O G.R.S. Management Associates Inc
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AFFIDAVIT OF LEASE RESTRICTION

STATE OF FLORIDA]
] SS
COUNTY OF PALM BEACH]

BEFORE ME, the undersigned authority, personally appeared _____

and _____ who after first being duly sworn, depose(s) and says:

That (he) (she) (they) have been notified that should the home or any portion therein be leased to any individual other than the owner of record, that the owner of record shall submit an application for lease for approval with the Association a minimum of thirty (30) days **PRIOR** to the date that tenancy begins. Tenancy shall NOT begin before approval is issued.

That (I) (we) understand and agree that in the event that should any tenant or guest become a nuisance to the community in general that the Association has the rights to evict the tenant and that (I) (we) as the owner of record are responsible for any and all legal fees arising from the eviction of said tenant(s).

That (I) (we) understand and agree that (my) (our) tenants will make no alterations, additions or changes of any kind to the lawns, trees or the exterior of the Condominium without first having received written approval from the owner of record which will then be submitted to the Board of Directors for consideration.

That (I) (we) understand that in the event that we shall rent or lease our unit or any part thereof that (I) (we) will at all times be responsible for the actions of our tenants and further, that we will cooperate and join with the Association in any enforcement action arising out of non-compliance with the governing documents.

That (I) (we) understand that (I) (we) are not permitted to lease our unit during the first year after we have purchased it. Further we understand that if and when (I) (we) do lease our unit after the first year of ownership, the lease term may not be for less than six (6) months.

Further affiant sayeth naught.

Affiant

Affiant

Sworn to and subscribed before me this _____ day of _____, 20____ by
_____ and _____ who (is)
(are) personally known to me or who have produced _____ as
identification.

Notary Public State of Florida at Large

Printed Name of Notary Public

My Commission Expires:

(30) days after written notice of same that the Association, through its Board of Directors, may proceed with legal action to enforce the covenants.

6. That (I) (we) understand and agree that we will make no alterations, additions or changes of any kind to the lawns, trees or the exterior of the Condominium without first having received written approval from the Board of Directors.

7. That (I) (we) understand that in the event that we shall rent our unit or any part thereof that (I) (we) shall first submit the lease to the Association for approval and that we will at all times be responsible for the actions of our tenants and further, that we will cooperate and join with the Association in any enforcement action arising out of non-compliance with the governing documents. Further (I) (we) understand that we may not lease or rent our Condominium unit within the first year of (my) (our) ownership.

9. Further affiant sayeth naught.

Affiant

Affiant

Sworn to and subscribed before me this _____ day of _____, 20____ by

_____ and _____ who (is)

(are) personally known to me or who have produced _____ as
identification.

Notary Public State of Florida at Large

Printed Name of Notary Public

My Commission Expires:

Pine Ridge at Delray Beach Condominium Association, Inc.

Condo Questionnaire

What are my voting rights in the Association?

Each owner has one vote (Declaration, Page 14, Section 14, Paragraph 14.9)

What restrictions exist in the governing documents on my right to use my unit?

Each unit shall be occupied and used only for residential purposes with a maximum of two(2) persons per bedroom. (Declaration, Page 22, Section 18, Paragraph 19.6)

What restrictions exist in the condominium documents on the leasing of my unit?

You may lease your unit with the PRIOR approval of the Condominium Association. You must own your unit for a period of One (1) year prior to being allowed to lease it. All leases must me a minimum duration of six (6) months. (Declaration, Page 24, Section 19.01, Page 26, Section 19.6)

How much are the Assessments to the Condominium Association for my unit and when are they due?

The Current fee can be obtained by calling GRS Management at 561.641.8554 and speaking with Accounts Receivable. Maintenance assessments are due quarterly on the 1st of the following months: January, April, July, and October.

Do I have to be a member of any other Association?

No

Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so how much am I obligated to pay?

No, all fees are covered in your regular quarterly maintenance fees.

Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each case.

No

Who is the Insurance agent for the Association?

Michael Bottcher of The Plastridge Agency. Their contact number is 561.276.5221.

Is the Association managed by a management company?

Yes -

GRS Management Associates Inc

3900 Woodlake Blvd #309

Lake Worth, FL 33463

The main number is 561.641.8554.

Is a screening process required for prospective owners or tenants?

Yes, Applications can be obtained from GRS Management and must be completed and returned to the GRS Corporate office. Screening must be completed a minimum of 10 days before taking possession of a unit.

How do I get a clubhouse/Pool Key?

Contact GRS Management (see question 9)

Does the Association provide cable TV?

The Master Association provides cable television service through Comcast. This is paid for through your regular quarterly assessments. For additional Comcast services contact 800.266.2278.

Do I have a security system?

Yes, your security system is included in your quarterly assessment. Contact Devcon Security at 800.226.2351.

Are pets permitted?

Yes, one cat or dog is permitted but may not exceed twenty five (25) pounds at maturity. (Declaration Page 23, Section 18.3) You must also supply the Association with a vet certificate stating that all shots are up to date and the animals weight at maturity. A current photo of the pet is to be turned in to the Association for records and identification of the animal.

What kinds of vehicles are permitted on property?

Only passenger vehicles with permanent rear seats and side windows are permitted. No resident is permitted to have trucks, Commercial vehicles, boats, recreational vehicles, or motorcycles on the property. (Rules and Regulations Page 3, Section 22)

Are the Governing Documents available for purchase?

Yes, the documents are available through GRS Management. When you request and estoppel, a copy of the documents are included in the price. You may pick them up at the GRS office (see question 9). If you lose your documents and need an additional copy, there is a \$75.00 copy and binding charge.

NOTE: THE STATEMENTS CONTAINED HERIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER IS ENCOURAGED TO READ THE GOVERNING DOCUMENTS OF PINE RIDGE AT DELRAY CONDOMINIUM ASSOCIATION IN THEIR ENTIRETY. ALSO PLEASE REFER TO YOUR SALES CONTRACT, FLORIDA STATUTES 617 AND 718 FOR FURTHER INFORMATION.