

VILLA PALMA AT NORTHLAKE HOMEOWNER'S ASSOCIATION, INC.

c/o GRS Management Associates, Inc.
3900 Woodlake Blvd., Suite 309
Lake Worth, FL 33463
Phone 561-641-8554 / Fax 561-641-9448

APPLICATION FOR SALE

Application Procedure

1. Complete attached application
2. Application, Consent for a criminal background check, General and Pool Rules & regulations and the Addendum to lease must be signed.
3. Submit a fully executed SALES contract with application along with copy of driver license or ID.
4. Mail or deliver application to the above address with all appropriate fees
5. Incomplete applications will be returned without being processed.

To avoid delay, all SALE Applications must be submitted fifteen (15) days prior to the occupancy date. The background screening requires a minimum of one week for processing.

Application Guidelines

Villa Palma HOA does business in accordance with the Federal Fair Housing Law, and does not discriminate against any person because of Race, Color, Religion, Sex, Handicap, Familiar Status, or National Origin.

Fees

The application fees are as follows:

1. **\$100.00 per non-married applicant made payable to VILLA PALMA AT NORTHLAKE**
2. **\$100.00 per married couple made payable to VILLA PALMA AT NORTHLAKE**
3. **\$50.00 processing fee plus \$60 background check fee (\$110) PER APPLICANT, made payable to GRS MANAGEMENT ASSOCIATES**

Felony Charges

Villa Palma HOA **will not** approve occupancy if the applicant(s) do not pass a criminal background check.

Thank you for your cooperation,
Board of Directors for
Villa Palma at Northlake Homeowner's Association, Inc.

VILLA PALMA AT NORTHLAKE HOMEOWNER'S ASSOCIATION, INC.

APPLICATION FOR SALE

Villa Palma Address_____

First Name M.I. Last Name

Married ____ Single ____

First Name M.I. Last Name

Phone Number_____Cell Phone Number_____

E-Mail Address_____

Current Owner's Name:_____

Current Owner's Phone Number_____Cell Phone Number_____

Realtor's Name_____

Realtor's Phone Number_____

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The **OWNERS** and **LESSEES** of each property shall abide by each and every term and provision of the Declaration of Covenants, Conditions and Restrictions for Villa Palma at Northlake HOA.

Each of the properties will be occupied as a single-family private dwelling by the owner/tenant, the members of his family and his social guests, and for no other purpose.

GUESTS are defined as family members or friends of the owner-member who do not normally occupy the property. Owners whose "Guests" intend to occupy the property through the efforts of any third party, such as a real estate agent, must submit the required application with completed lease for Association approval.

- a) Any guest occupying owner-member's property during owner-member's absence from the unit is required to register with the Board of Directors, producing a letter signed by the owner-member giving permission for such guests to occupy the property.
- b) Guests are not allowed to have guests.

Pets: No horses, hogs, cattle, cows, goats, sheep, poultry or other animals, birds or reptiles, shall be kept, raised or maintained on any Parcel; PROVIDED, HOWEVER, that dogs cats, birds and other household pets may be kept in reasonable numbers in the dwelling if their presence causes no disturbance to others and Parcel Owners having pets shall be responsible for picking up after their pets in the designated walking areas. All pets shall be kept on a leash when not in the Owner's Parcel and shall be walked only on areas that may be designated for pets by the Board of Directors.

Stables: No stable, livery stable or barn shall be erected, constructed, permitted or maintained on any Parcel.

Garbage and Trash: Each Owner shall be responsible for properly depositing his garbage and trash in garbage cans and trash containers sufficient for the pick-up by the appropriate authorities.

Temporary Structures: No temporary or permanent utility or storage shed, building, tent, structure or improvement shall be constructed on a Parcel.

Vehicle Parking: No boats, trailers of any kind or campers (motorized or towed) shall be parked in the Community. No vehicles used in business for the purpose of transporting goods, equipment and the like or any trucks or vans which are larger than one-half (1/2) ton capacity shall be parked in the Community. Personal vans, personal trucks of one (1) ton capacity or smaller or personal vehicles which can be appropriately parked within standard-sized parking stalls may be parked in the Community. No vehicles of any nature shall be parked on any portion of the Community or a Parcel except on the surfaced, parking area thereof. No vehicle repairs or maintenance shall be allowed in the Community.

Signs: No signs, except as approved by the Association and the Architectural Committee shall be placed, erected or displayed on any Parcel.

Business: No trade, business or any commercial use shall be conducted in or from any Parcel which is permitted by the zoning for the subject property.

Maintenance: All Parcels shall be kept in a clean and sanitary manner and no rubbish, refuse or garbage allowed to accumulate, or any fire hazard allowed to exist. All Parcels shall be maintained in first class condition with clean maintained lawn and well maintained landscaping.

Nuisance: No nuisance or any use or practice that is a source of annoyance to other Parcel Owners, or interferes with the peaceful possession and proper use of the Parcels by the residents of the Community shall be allowed upon any Parcel.

Unlawful Use: No improper, offensive or unlawful use shall be made of any Parcel and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be strictly observed.

Antennas: No television, satellite dishes or radio masts, towers, poles, antennas or aerials may be erected, constructed, or maintained on the exterior of the home or Parcel, except as may be permitted by the State or Federal law that would supersede this private restriction: however, and further to any Section 1 or Article XIV, the Architectural Committee shall still have the right to approve the location of any such governmentally permitted antennas, satellite dishes and the like.

Occupants: Each Parcel is restricted to residential use as a single family residence by the Owner or Owners thereof, their lessees, immediate families, guests and invitees.

Use: No person shall use the Parcel or any part thereof in any manner contrary to this Declaration.

Interference: Neither the Association, Architectural Committee nor any Parcel Owner, including their guests, employees and guests, shall interfere with Developer's completion and sale of Parcels.

Clothes Line: No clothes, linens, or the like, shall be hung on clothes lines or in any other manner, outside of a unit or Parcel.

Fences: No fences, or other improvements shall be erected upon a Parcel which is deemed by the Association to interfere with the common sprinkler system (if any) in the Community, or which interferes with any landscape maintenance performed by the Association, thereby increasing the amount of trimming or edging required to be done, or increase in any other manner the cost of the Association. No Owner shall be permitted to install a fence across the Lake Maintenance Easement until such Owner has received written approval from the all applicable governmental agencies as well as from the any applicable committee of the Association. All permitted fences on lots/Parcels abutting the Lake Maintenance Easement must be white aluminum picket.

Wells: No individual water supply system shall be permitted on any Parcel, except in installation required for the individual water supply for the irrigation purpose of the landscaping upon the Parcel; provided, however, that the following must be complied with by such Parcel Owner.

a) Any individual water supply must be installed, operated and maintained in such a manner as to prevent iron stains and/or discoloring of any exterior improvements upon the Parcel, including but not limited to cement areas, the exterior finish of any dwelling or other building, structure or fencing, or any vehicle.

b) Such Owner shall be required to clean, repair, or replace any and all improvements which are discolored due to iron stains caused by such water supply system due to a direct or indirect result of the operation of such water supply system, within thirty (30) days notice by the Association.

Not Applicable to Developer: The above restrictions set forth in this Article shall not apply to Developer or its agents, employees, successors or assigns during the period of construction of the Community and sale of the Parcels.

Hurricane Shutters/Panels: The Association will allow removable galvanized finish metal shutters or plywood to be installed after a hurricane warning is issued. These must be removed no later than seven (7) days after the warning is cancelled or the hurricane passes, whichever is later.

I understand that the information given by this application or obtained through its use, is to be used solely for the purpose of reaching a decision for the occupancy of a property at Villa Palma at Northlake. I specifically authorize the Board of Directors or their agents to verify the information contained in this application and that the Board of Directors, Officers, and agents of Villa Palma at Northlake Homeowner's Association, Inc. shall be indemnified and held harmless from any action or claim in connection with the gathering and use of the information herein contained or received through any investigation. All information obtained will be kept confidential.

An interview is required prior to final approval. The completed application must be submitted to the Association at least fifteen (15) days prior to the desired date of occupancy.

I agree for myself and on behalf of all persons who may use Villa Palma property:

a) All occupants and guests will abide by all requirements as contained in the appropriate document(s) and as may be imposed in the future. Any violation will permit the Association to seek appropriate relief including removal of a tenant and recovery of attorney's fees associated with such action.

b) Lessee will not sub-lease the unit or assign the lease; any such action will be null and void.

I/We do certify that I/We have received, read, and understand the copy of the Villa Palma at Northlake Homeowner's Association, Inc. Rules and Regulations, which has been provided to me/us. By signing below, I/We do hereby agree to abide by, in all respects, these Rules and Regulations and all stipulations contained in this application.

Non-refundable criminal background fee of \$100.00 (per applicant) is required with this application.

As An applicant, I understand that, in addition to the criminal background fee, a written certificate authorizing move-in will be issued on approval of this application and prior to occupying the property.

I certify the information contained herein is correct.

Date

Applicant Signature

Date

Applicant Signature

AUTHORIZATION FILE DISCLOSURE

APPLICANT/TENANT CONSENT

I hereby consent to allow Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow Verify Screening Solution, Inc. and it's designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction.

Signature

Date

Printed Name

Date of Birth

Social Security Number

Driver's License Number

State

2nd Applicant's Signature

Date

Printed Name

Date of Birth

Social Security Number

Driver's License Number

State

ADDITIONAL OCCUPANTS OVER 18, AUTHORIZATION FORM IS REQUIRED

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POOL RULES

1. POOL HOURS – DAWN TO DUSK
2. NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK
3. MAXIMUM 15 PERSONS
4. NO RUNNING, PUSHING, WRESTLING, OR HARD BALL PLAYING WILL BE TOLERATED
5. SHOWERING IS REQUIRED BEFORE ENTERING POOL OR SPA
6. CHILDREN UNDER 16 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT
7. PROPER BATHING ATTIRE IS REQUIRED (NO CUTOFFS)
8. NO GLASS IN POOL AREA
9. NO FOOD OR DRINK WITHIN FOUR (4) FEET OF POOL
10. NO PETS IN POOL AREA
11. NO WHEELED VEHICLES (EXCEPT STROLLERS) ARE ALLOWED
12. NO LITTERING
13. NO LOUD RADIOS

NO PERSON MAY USE THE POOL UNLESS THEY ARE ACCOMPANIED BY AN OWNER/LESSEE WHO IS IN RESIDENCE. IMMEDIATE FAMILY IS THE EXCEPTION TO THIS RULE.

I/WE HAVE RECEIVED AND READ THE PROPERTY RULES AND REGULATIONS OF THE VILLA PALMA AT NORTHLAKE HOMEOWNER'S ASSOCIATION, INC. AND AGREE TO ABIDE BY THEM.

Signature

Date

Signature

Date

Interviewed by

Date