

# THE SHORES

AT BOCA RATON

Submission Date \_\_\_\_\_

## APPLICATION FOR PURCHASE/LEASE

PURCHASE

LEASE

This completed application along with any required cashier's checks or money orders and any additional documentation should be submitted to:

**The Shores at Boca Raton Homeowners Association Inc.**

C/O GRS Management Associates Inc.

3900 Woodlake Blvd., Suite 309

Lake Worth, FL 33463

M-F 9:00 a.m. - 5:00 p.m.

For any questions on this application, please call or email **Jorge Toro** at (561) 883-5240 or [jtoro@grsmgt.com](mailto:jtoro@grsmgt.com)

---

### REQUIREMENTS FOR PURCHASE

- Application for Purchase/Lease along with copies of applicant's drivers licenses.
  - \$200.00 Application Fee made payable to GRS Management Associates, Inc.
  - Signed Purchase/Lease Acknowledgement which is attached to this application.
  - Applicant Authorization form for background check.
  - Copy of the fully executed Purchase Agreement.
- 

### REQUIREMENTS FOR LEASE

- Application for Purchase/Lease along with copies of applicant's drivers licenses.
- \$200.00 Application Fee made payable to GRS Management Associates, Inc.
- Signed Purchase/Lease Acknowledgement which is attached to this application.
- Applicant Authorization form for background check.
- \$500.00 Security Deposit from the owner made payable to The Shores at Boca Raton HOA (must be separate check from the Application Fee).
- Copy of the Lease Agreement.

# THE SHORES

AT BOCA RATON

## APPLICATION

Unit Address \_\_\_\_\_

Current Owner \_\_\_\_\_ Move-In Date \_\_\_\_\_

Applicant \_\_\_\_\_

Current Mailing Address \_\_\_\_\_

E-mail Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Cell \_\_\_\_\_

Co-Applicant \_\_\_\_\_

Current Mailing Address \_\_\_\_\_

E-mail Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Cell \_\_\_\_\_

### OTHER OCCUPANTS

Name \_\_\_\_\_ Relationship \_\_\_\_\_ DOB \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_ DOB \_\_\_\_\_

### VEHICLE INFORMATION

Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Tag# \_\_\_\_\_ Year \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Tag# \_\_\_\_\_ Year \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Tag# \_\_\_\_\_ Year \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Tag# \_\_\_\_\_ Year \_\_\_\_\_

### PET INFORMATION

Type \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_ Weight \_\_\_\_\_

Type \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_ Weight \_\_\_\_\_

# THE SHORES

AT BOCA RATON

## Community Access

**Resident Access is provided through a resident lane at the front entrance via RFID windshield stickers which are unique to each vehicle and available for purchase above at a cost of \$30 each. Clubhouse access is provided via key fob access control. Key fobs are available for purchase for \$50 each. These access control devices are available for owners to purchase from the property manager at the clubhouse office. Registration showing a Shores address or association to a Shores resident must be provided for each vehicle and each sticker but be affixed to the appropriate vehicle by a representative of the HOA. If you are a tenant, you must also provide written authorization from the owner that you are authorized to purchase access control devices. Please call or email Jorge to schedule an appointment for purchase [jtoro@grsmgt.com](mailto:jtoro@grsmgt.com) or 561-883-5240.**

**The Shores uses Dwelling Live for its visitor management system. Once you close and submit proof of ownership login instructions will be provided. If you are a tenant you will be able to be added as a user either by the owner or the Property Manager upon your lease start date.**

**APPLICANT SIGNATURE** \_\_\_\_\_

**APPLICANT SIGNATURE** \_\_\_\_\_

# THE SHORES

AT BOCA RATON

## General Information

If you do not have a copy of The Shores' governing documents, you may access them on our website at: [www.grsmgt.com/association/the-shores-at-boca-raton](http://www.grsmgt.com/association/the-shores-at-boca-raton) or you may purchase a copy from the GRS corporate office for \$75.00.

Please remember the community speed limit is 20 MPH.

### Community Dates & Hours

Clubhouse Hours	5:00 AM - 11:00 PM 7 days
Pool Hours	Dawn to Dusk
Management Office Hours:	Mon-Friday 9am-5pm by appointment
Trash Collection	Tuesdays: Household Trash, Recycling, Bulk Fridays: Household Trash, Yard Waste

### Contact Information

Property Manager	Jorge Toro, LCAM <a href="mailto:jtoro@grsmgt.com">jtoro@grsmgt.com</a>
Clubhouse and Office Telephone	561-883-5480
Guardhouse Telephone	561-482-3426
GRS Management	561-641-8554
Shores GRS Website	<a href="http://www.grsmgt.com/association/the-shores-at-boca-raton">www.grsmgt.com/association/the-shores-at-boca-raton</a>
AT&T	888-757-6500
Comcast	561-655-3842 or 561-COMCAST
Florida Power & Light	800-226-3545
Palm Beach County Water Utilities	561-278-5135
Palm Beach County Sheriff's Office	561-558-2700
Republic Services (Trash Collection)	561-478-9590
Solid Waste Authority	561-602-2700

**Hotwire Communications Television and Internet (included in quarterly maintenance fees) – please contact Hotwire Communications directly with your proof of residency to set up installation.**

Residents are entitled to Digital Access, Digital Favorites, and HBO programming, all in high definition, when available. Owners are also entitled to one high definition DVR (necessary to receive premium channels), one HD receiver, and a Wi-Fi router with 150 Mbps service (more than one may be required for complete coverage throughout the home).

# THE SHORES

AT BOCA RATON

Residents may purchase additional services through Hotwire Communications. Residents may also have additional televisions connected to limited channel line-up service through Hotwire's Plug-and-Play service at no additional charge. Please contact Hotwire Communications directly with your proof of residency to set up installation.

## Trash Collection

Tuesday: Household Trash, Recycling  
Friday: Household Trash, Bulk Yard Waste, Bulk Household Items

Trash is to be placed curbside no earlier than 5:00 P.M. the day before the scheduled pick up. Household trash is to be placed outside in lidded containers. Bulk yard waste may be placed on the curb on Thursday at any time.

## Inspections

Regular inspections of the community are performed to identify areas requiring improvement as well as to ensure rule compliance. Owners are informed of any conditions that require correction.

## Vendors/Contractors

Vendors are permitted to perform work between 7:30 A.M. and 6:00 P.M. Monday through Friday and on Saturdays between 9:00 A.M. and 6:00 P.M. They are not permitted on Sundays and holidays.

## Telephone Numbers

AT&T	888 757-6500
Comcast	561 655-3842 or 561-COMCAST
Florida Power & Light	800 226-3545
Palm Beach County Water Utilities	561 278-5135
Palm Beach County Sheriff's Office	561-2700
Republic Services (Trash Collection)	561 478-9590
Solid Waste Authority	561 602-2700

## Cable TV

Cable TV service is included in your quarterly maintenance fee. Specifically, owners are entitled to Limited Basic and Expanded Basic, Digital Starter, Digital HBO, Music Choice, and Video on Demand. Owners are also entitled to one digital converter (necessary to receive premium channels), one remote control and two digital adapter boxes (necessary to receive non-premium channels).

## Pets

- Each home may have two domestic pets
- The pet(s) are not to cause a nuisance
- No pet shall be "tied out" on the exterior of the dwelling or common area
- No pet shall be left unattended in the yard, on a balcony, porch, or patio
- No dog runs or enclosures are permitted on any parcel

# THE SHORES

AT BOCA RATON

- All pets are to be walked on a leash not to exceed six feet in length
- No pet shall be permitted outside a dwelling except on a leash
- The person walking the pet shall clean up all excretions created by the pet
- Each owner is responsible for the activities of its pet

## Clubhouse Rules and Regulations

**These rules apply to all homeowners, their families, and invited guests. Homeowners are responsible for the conduct of their families and invited guests. Violation of these rules by residents and/or guests can result in the loss of Clubhouse privileges, fines and/or legal fees.**

### **Age requirements**

Anyone 15 years old or anyone starting 9th grade or older, is allowed general Clubhouse access (including the Kids' Club). Anyone younger than this must be accompanied by someone 15 years old or older.

### **Smoking**

Smoking is not allowed anywhere in the Clubhouse, pool area or tennis/basketball court area, except in a designated 10' by 10' area at the southeast corner of the pool deck behind the spa.

### **Hours of use**

The Clubhouse is open during the hours posted at the front door entrance; hours may be altered from time to time.

### **Beverages**

Alcoholic beverages or glass containers are not permitted in the Clubhouse, pool area or tennis/basketball court area unless specifically allowed for special events and/or contracted parties.

### **Behavior**

Foul language and inappropriate behavior will not be tolerated in or around the Clubhouse.

### **Kitchen area**

Anyone utilizing the kitchen area must clean up after themselves and their guests.

### **Damage**

When identified, any resident or resident's guest that causes damage or is involved in theft is obligated to replace the item and/or make restitution.

### **Animals**

Only service animals are allowed in the Clubhouse, pool area, playground, tennis/basketball court area.

# THE SHORES

AT BOCA RATON

## **Bicycles**

Bicycles, skateboards, scooters, skates, rollerblades, etc., are not permitted in the Clubhouse, pool area, playground, tennis/basketball court area. Bicycles must be parked in racks provided in the front of the building on the left side of the main entrance. The use of bicycle locks is recommended.

## **Parking**

Parking around the circle near the Clubhouse entrance is prohibited.

## **Pool Rules**

The Pool/Spa area is open during hours posted on the front entrance of the clubhouse; hours may be altered from time to time. Swimming in the pool or use of the spa is at your own risk. No lifeguard is on duty. Children under 12 years of age are not permitted in the spa at any time. Children under the age of 15 entering the pool area must be accompanied by a responsible adult. All children should be closely supervised at all times. Running on the pool deck or diving into the pool or spa is not permitted.

## **Clothing**

Bathing suits or shorts are required. Children who are not potty-trained must wear a clean diaper along with rubber briefs with elastic bands at the waist and both legs or swimming diapers. Changing diapers, bathing suits or clothes must be done in the bathrooms.

## **Access**

Access to pool area is through the gate at the left side of the front door to the Clubhouse. Access to bathrooms is through the Clubhouse door to the left of the Fitness Center. Cover-ups and protective footwear are required inside the Clubhouse at all times. Entering the main room of the Clubhouse in bathing suits or bare feet is not permitted.

## **Food**

Eating is permitted in the pool area provided that all people clean up after themselves and leave the premises neat and clean. According to Florida Department of Health Rules, eating is not permitted within four feet of the pool edge. Garbage should be disposed of in proper trash containers.

## **Additional Rules**

- No lifeguard on duty – swim at your own risk
- No diving
- Shower before entering pool – no soap, lotions, or oils in pool
- No glass permitted in pool area
- Only service animals are permitted in pool area
- No water guns permitted in pool area
- No alcoholic beverages permitted pool area
- No skates, skateboards, roller blades, bicycles or the like permitted in pool area
- No excessively loud music
- No running, playing ball, or rough play permitted in pool area

# THE SHORES

AT BOCA RATON

**Fitness Center**

When someone is waiting, please limit use of machines to one half hour per person. Please consult your physician before implementing a physical fitness routine. Use of the fitness equipment is completely at your own risk. Children under the age of 15 are not allowed in the Fitness Center.

**Kid's Club and Playground**

The use of this equipment is at yours and your child's own risk. When finished in the playground, all toys and equipment must be returned to their proper place. Adults in attendance must supervise.

**Please note**

The Clubhouse staff does not provide childcare or babysitting services.

**Tennis Courts**

Tennis courts are to be used on a first come/first serve basis and only for tennis. Use of the courts should be limited to one hour if others are waiting. Children are not permitted to use chalk on the courts. Proper footwear is required.

Signature of Purchaser/Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Purchaser/Tenant: \_\_\_\_\_ Date: \_\_\_\_\_



# THE SHORES

AT BOCA RATON

## Purchase/Lease Acknowledgement

I, the undersigned prospective owner(s)/tenant(s), acknowledge that I am responsible for reading, understanding and abiding by the Declaration of “Covenants and the Rules and Regulations of The Shores at Boca Raton Homeowner’s Association, Inc.

I understand that there is no fishing, boating or swimming in any of The Shores six lakes at any time.

I understand that to maintain security, my security code will be used only by members of my household and not given to anyone outside my household.

I understand that for the safety of our residents the vehicle speed limit is 20 miles per hour within the community.

I understand that if awaiting guest, vendors, or deliveries I am required to call the guard house in advance of their arrival. I am also aware that if I am having a party of 10 or more guests I must provide the guardhouse with a list of all guests prior to the event.

I have read the above information in its entirety and agree to comply with all requirements.

Signature of Purchaser/Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Purchaser/Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

## Authorization for Background Check

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 relation to investigation 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 I agree to be governed by the determination of the Board of Directors.

---

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.

Print Applicant's Name: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Applicant's Name: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# 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

\_\_\_\_\_  
2<sup>nd</sup> 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**