

LANTANA PINES HOA APPLICATION CHECK-OFF LIST

**PLEASE REVIEW YOUR APPLICATION BEFORE RETURNING.
IF ANY OF THE ITEMS LISTED BELOW ARE NOT INCLUDED WITH THE
APPLICATION IT WILL BE CONSIDERED INCOMPLETE AND WILL NOT BE
SUBMITTED TO THE BOARD FOR APPROVAL. THIS COULD RESULT IN YOUR
APPROVAL BEING DELAYED.**

- ____ 1. All pages of the application are to be completed in full and signed where indicated.
 - ____ 2. A signed copy of the Lease Contract.
 - ____ 3. Check or money order in the amount of \$100.00 made payable to GRS Management Associates. This is a non-refundable fee.
 - ____ 4. Submit copies of photo ID's for all occupants over the age of 18.
 - ____ 5. Copies of vehicle registrations for each vehicle.
 - ____ 5. Three (3) completed personal reference forms.
 - ____ 6. Pet approval form, photo of pet & proof of vaccination, weight form.
 - ____ 7. A copy of the Rules and Regulations are included with application. A full set of the Association Documents can be obtained by going to www.grsmgt.com.
 - ____ 8. Where would you like your Certificate of Approval sent? _____
-

Note: Married couples submit one application for both and pay one fee of **\$100.00. All other adults residing together in the unit must submit their own separate application and each pay the application fee, even if only one person's name appears on the lease contract.*

PLEASE ALLOW 30 DAYS TO PROCESS

Lantana Pines Homeowners Association, Inc.

c/o GRS Management Associates, Inc.

3900 Woodlake Blvd. Suite 309

Lake Worth, FL 33463

Phone: (561) 641-8554

APPLICATION FOR LEASE APPROVAL

1. This application and the attached application for occupancy and authorization forms must be completed in detail by each proposed applicant, other than husband/wife, or parent/dependent child (which is considered one applicant).
2. If any question is not answered or left blank, this application will be returned unprocessed and not approved.
3. Please attach a copy of the lease agreement to this application.
4. Please attach a non-refundable processing fee of \$100.00 to this application made payable to **GRS Management Associates, Inc.** for each applicant, other than husband/wife or parent/dependent child (which is considered one applicant).
5. The completed application must be submitted to the Association office at least 30 days prior to the anticipated move in date allowing time for processing (see #13).
6. All applicants must make themselves available for a personal interview prior to final Board of Directors approval. Occupancy prior to Board approval is prohibited.
7. **No** more than 2 pets are allowed. A veterinarian certificate must be presented with pet's weight and vaccination record. This must be included with the application. Pet restrictions apply to unit owner/lessees and their guest.
8. Use of this unit is for single-family residence only. No corporation, company, Partnership or trust may rent a unit.
9. No commercial vehicles, trailers, motor homes, campers, recreational vehicles, are permitted to park on the premises overnight.
10. The owner must provide the lessee with a copy of all Association documents and Rules & Regulations. A copy of the Rules and Regulations are included with the application. A full set of the Association Documents can be purchased by going to www.homewisedocs.com.
11. The Association has 30 days for screening and reviewing of the application, upon receiving a complete application package.
12. In making the foregoing application, I attest that the purpose the Lease of unit at Lantana Pines Homeowners is as follows:

Permanent Residence: _____ Seasonal Residence: _____ Other: _____

13. I hereby agree that **I have read, understood, and will abide by all** of the restrictions contained in the By-Laws, Rules and Regulations, Association Documents and restrictions, which are or may be in the future, are imposed by the Lantana Pines Homeowners Association. **Applicant Initials:** _____

14. I have received a copy of all Association Documents: Yes: _____ No: _____
- I have received a copy of the Rules & Regulations: Yes: _____ No: _____
(A copy of the Rules and Regulations are included with the application.)
15. I understand that the Board of Directors of either acceptance or denial of this application will advise me. Occupancy prior to Board of Directors approval is prohibited.
16. I understand that the acceptance for rental of a unit at **Lantana Pines Homeowners Association** is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of the information on these forms will result in the automatic disqualification of your application. Occupancy prior to Board of Directors approval is prohibited.

LANTANA PINES HOMEOWNERS ASSOCIATION, INC.
C/o GRS MANAGEMENT ASSOCIATES, INC.
3900 WOODLAKE BLVD. SUITE 309
LAKE WORTH, FL 33463
APPLICATION TO SELL OR LEASE HOME
APPLICATION FOR OCCUPANCY

Lessee(s) must complete the following:

Please Note: All applications must be sent by mail or hand delivered to the address above. The period for consideration of your application will commence with that date if the application is properly and completely filled out. Should you have any questions regarding the application process, please call GRS at (561) 641-8554.

To: Board of Directors-Lantana Pine Homeowners Association, Inc.

From: _____ Owner (s) of Record

Please take notice that we desire to **LEASE** our home to the person(s) described and hereby request that the Board approve such transaction. I /we warrant that the information provided is to be true to the best of our knowledge and belief. Complete the following box describing terms of transaction:

Lease Terms \$:	Length of Lease:	Date of Occupancy:
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A SIGNED COPY OF LEASE AGREEMENT MUST BE ATTACHED

The application for occupancy must be completed fully. Please type or Print Clearly

Applicant's Name(s) _____

Applicant's Address _____

Applicant's Phone _____ Email _____

Owner's Name(s) _____

Owner's Address _____

Owner's Phone _____ Email _____

Please list all occupants of the purchase or lease below with complete date of birth & relationship to applicant

Name	Date of Birth	Relationship

1. Bank Name: _____ Account#: _____

Address: _____

2. Bank Name: _____ Account#: _____

Address: _____

EMPLOYMENT REFERENCE

1. Employed by (Business Name) _____ Phone () _____

How long _____ Dept or position _____ Mo. Income _____

Address _____ Zip _____

2. Spouse's Employment (Business Name) _____ Phone () _____

How long _____ Dept or position _____ Mo. Income _____

Address _____ Zip _____

CHARACTER REFERENCES

1. Name: _____ Home Phone: _____

Address: _____

2. Name: _____ Home Phone: _____

Address: _____

3. Name: _____ Home Phone: _____

Address: _____

Applicant's Signature Date

Applicant's Signature Date

NAME OF REALTOR (IF ANY): _____

ADDRESS: _____ CITY: _____

STATE: _____ PHONE: _____ Email: _____

This application must be signed and completed by all parties that intend to reside in the subject residence

Lantana Pines Homeowners Association, Inc.
C/o GRS Management Associates, Inc.
3900 Woodlake Blvd. Suite 309
Lake Worth, FL 33463
Telephone (561) 641-8554 Fax (561) 641-9448

REQUEST FOR PERSONAL REFERENCE

Date: _____

Name: _____

Full Address Including Zip Code: _____

Dear Sir/Madam:

_____ has listed you as a character reference in an application to Lease a home in the Lantana Pines Homeowner Association, Inc.

As part of the application process, we respectfully request any information you can give us regarding their character and integrity. Please respond by providing brief comments in the space provided below, as quickly as possible.

Failure to return immediately could result in unnecessary delays to the Applicant's move in date, currently targeted for _____. The Association requires a minimum of thirty (30) days to properly review, approve and submit approval prior to the actual move in date.

Thank you in advance for your valuable assistance, and we assure you that your reply will be kept confidential.

CHARACTER:

INTEGRITY:

OTHER COMMENTS:

SIGNATURE: _____ **DATE:** _____

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CHARACTER:

INTEGRITY:

OTHER COMMENTS:

SIGNATURE: _____ **DATE:** _____

LANTANA PINES HOMEOWNERS ASSOCIATION

MUST PRINT OR TYPE ALL INFORMATION ON THESE FORMS

Date: _____ Unit Address: _____

Owner's Name: _____ Tele No: _____

Address: _____

RENTER'S NAME: _____

Renter's Phone No: _____

Please list all vehicles. Include copies of vehicle registrations for each vehicle listed.

State _____ Year _____ Make _____ Model _____ Color _____ Plate _____

State _____ Year _____ Make _____ Model _____ Color _____ Plate _____

State _____ Year _____ Make _____ Model _____ Color _____ Plate _____

State _____ Year _____ Make _____ Model _____ Color _____ Plate _____

State _____ Year _____ Make _____ Model _____ Color _____ Plate _____

POOL KEY

Issued to: _____

Key # _____ Date _____ Amount Paid _____

Applicant Signature _____

**LANTANA PINES HOA, INC.
APPLICATION FOR PET APPROVAL**

Date: _____ Phone #: _____

Name: _____

Address: _____

I/We hereby apply to the Association, Inc. for approval to be given for:

Kind of Pet: _____ Breed: _____

Pet's Name: _____ Height: _____

Weight: _____ Length: _____ Age: _____

I/We Have ATTACHED a VETERINARIAN CERTIFICATION AS TO THE WEIGHT AND VACCINATIONS OF THE PET (this must be attached or the association will not approve the pet for residency).

Applicant Understands and Agrees That the keeping of pets on the premises is a privilege and not a right, and may be\be revoked by the Association upon written notice. All pets permitted on the premises shall be under leash when walked or exercised on the grounds. No pet shall be permitted in the recreation or the pool areas. Each owner shall be held personally responsible for any costs incurred in the repairs resulting from the pet's damage. If a pet walk area has been designated within the Community, it is required that pets be walked in this area only. **If an area has not been designated within the Community**, then pets may only be walked on common area and the owner must immediately pick-up and remove any solid waste deposited by his/her pet. Any continual barking will be treated as a nuisance, and as such, is a violation of the Association Documents.

SUBMISSION of this request for approval signifies the **applicant's understanding, consent, agreement and cooperation** to the above listed provisions.

A picture of the pet is required before approval.

Signature of Applicant

The above pet approval application for the following pet(s) _____
Is hereby approved / denied on this date _____.

Approved By: _____ as _____ of the Association.

PET'S
PHOTO
HERE

RULES AND REGULATIONS OF LANTANA PINES HOME OWNERS
ASSOCIATION
(CONDENSED FROM RECORDED DOCUMENTS 1993)

SECTION 1 RESIDENTIAL USE - The property shall be used for residential living and for no other purpose. No business or commercial enterprises may be conducted on any lot or unit. This includes the prohibition of soliciting or yard sales by any resident or non-resident.

SECTION 2 AUTOMOBILE STORAGE AREAS - No automobile garage shall be permanently enclosed or covered to another use. No carports shall be permitted unless approved in writing by the Board of Directors. All garages must have doors which are maintained in a useful condition.

SECTION 3 WINDOW AND AIR CONDITIONING UNITS - No window or wall air conditioning units shall be permitted.

SECTION 4 STRUCTURES - No platform, dog house, play house or structure of any kind or nature shall be constructed on any property unless prior written approval of the Board of Directors is obtained.

SECTION 5 CLOTHES DRYING AREA - No portion of any of the Properties shall be used as a drying or hanging area for laundry of any kind unless the area is fully screened by fencing or landscaping from view for adjacent property or streets.

SECTION 6 GARAGE AND TRASH CONTAINERS - No lot shall be used or maintained as a dumping ground for rubbish, trash or any waste. All trash, garbage and other waste shall be kept in sanitary containers except during pickup. Pickup days for normal household garbage are Wednesday and Saturday. Yard trash and clippings are picked up on Wednesday and recyclables are picked up on Saturday.

SECTION 7 TEMPORARY STRUCTURES - No structure of a temporary character, trailer, basement, tent shack, garage, barn or other building shall be used on any lot at any time as a residence, either temporary or permanently.

SECTION 8 SIGNS - No sign of any kind shall be displayed to the public view on any lot or in any unit unless the size and design of all signs have received the written approval of the Board of Directors. Real Estate signs no larger than 12" x 18" may be placed inside front window.

SECTION 9 NUISANCES - Nothing shall be done or maintained on any lot or to any unit which may be or become an annoyance or nuisance to the neighborhood. In the event of a dispute or question as to what may be or become a nuisance, such dispute or question shall be submitted to the Board of Directors, which shall render a decision in writing, which decision shall be dispositive of such dispute or question.

SECTION 10 PETS - No animal of any nature or type whatsoever shall be kept or maintained on any part of the property except each unit may keep not more than two(2) dogs, cats or other household pets normally and customarily kept, harbored and maintained in strictly residential areas. No owner shall cause nuisance to adjoining lot or unit owners by maintaining more pets than can reasonably be housed and maintained upon your property.

SECTION 11 VEHICLE OR BOAT STORAGE - No trucks, in excess of ½ ton rated capacity, motorcycles, commercial vehicles, boats, trailers including boat trailers shall be stored on any lot or in any driveway of any residence or any parking area which may be in front of, adjacent to or part of any Residential Unit as a habitual parking place. The term "commercial vehicle" shall include all automobiles, trucks and vehicular equipment including station wagons which bear signs or shall have printed on the sides of same reference to any commercial undertaking or enterprise. No unregistered or inoperable motor vehicle or trailer of any kind may be disassembled, serviced or repaired on the properties in such a manner as to be visible from any point on adjacent property or the street.

SECTION 12 TV AND CB ANTENNAS – The installation of TV or CB antennas is permitted on any lot area or the exterior of any residence.

SECTION 13 – No structure or appliance which will interfere with maintenance of a lot may be placed or maintained thereon.

SECTION 14 – Garbage containers may be placed in the open on any day that a pick up is to be made at such place as will be accessible to persons making such pick-up. At all other times, such containers shall be stored so that they cannot be seen from surrounding property.

SECTION 15 SINGLE FAMILY OCCUPANCY – No unit may be occupied by any time by more than one family.

SECTION 16 LEASES - No lot or unit may be leased more than once in a twelve month period. No lease of a lot or unit shall be valid unless it is approved in writing by the Board of Directors of the Association and contains a provision binding the lessee to the observance of the rules and regulations of the Association and provides that a violation of these rules and regulations is a default under the lease. A rental application form, available from the management company, two copies of these rules and regulations signed by the tenants and processing fee must accompany a copy of the lease for submission to the Board of Directors of the Association for approval prior to move in. Failure to comply will be considered a violation and enforcement may include declaring the lease invalid and bringing an action for eviction under Florida Landlord Tenant Act.

SECTION 17 INTERIOR WINDOW COVERING – The interior of the windows of unit shall not be covered in a manner visible from the exterior of the unit by any material other than curtains, drapes, shades or shutters of at least ordinary residential quality. Bold colors or designs must be lined with an off-white fabric.

ARCHITECTURAL CONTROL – No building, sign, outside lighting, fence, hedge, wall, walk, dock or other structure of planting shall be constructed, erected, removed, planted or maintained nor shall any addition to or any change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color scheme and the location of same shall have been submitted to and approved in writing by the Architectural Control Committee of Board of Directors of the Association. Any change in the outward appearance of any improvement including but not limited to repainting the same in a different color, adding decorative sculptures, wrought iron grills or the like, shall also require approval in writing by the ACC or the Board before any work is commenced. Refusal of approval of plans, specifications or location may be based upon any grounds, including purely aesthetic considerations, which the ACC or the Board, in its sole and uncontrolled discretion deem sufficient.

SWIMMING POOL – Regulations are posted at the pools. Gates at pools are to remain locked to prevent vandalism and the possibility of small children wandering in and drowning. Keys for pool gates can be obtained from any Board member. After the first issuance, replacement will be at current cost of at least \$25.00.

UNIT MAINTENANCE – If exterior maintenance upon any Residential unit or upon any Residential unit or upon any structure containing units which in the Associations opinion, is being maintained in a sub-standard manner for a community of the quality of the Properties, the Association shall notify the owner of said unit or units, in writing, of the nature or the condition to be corrected. If the owner has not corrected same within thirty (30) days from date of notice, the Association may correct such condition. Said maintenance shall include but not be limited to painting, repairs, replacement and maintenance of roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements. The cost of such maintenance shall be assessed against the owner, but shall not be considered part of the annual maintenance assessment or charge.

PEST CONTROL – Owners will be responsible for pest control on their trees and shrubbery and for termite control for their residence.

For the complete documents governing unit owners, residents and/or tenants please refer to the Articles of Incorporation, By-laws, Declaration of covenants, Conditions and Restrictions of Lantana Pines and Amendments there to issued to date and filed as deed restrictions at the Palm Beach County courthouse.

LANTANA PINES – VEHICLE AND PARKING **RULES AND REGULATIONS**

PURPOSE: To provide appropriate regulations governing on and off street parking within Lantana Pines to comply with Emergency Services such as Law Enforcement, Fire, Ambulatory & Rescue and to assist with mail deliver, garbage and maintenance service providers.

INFORMATION: To maintain the community appearance, all parking must be on paved areas. There is no parking allowed on grassed areas, swales, roadway islands or empty lots within Lantana Pines. In addition, most of the streets within Lantana Pines are narrow and there is insufficient room for two cars to pass if vehicles are parked alongside the roadways. As a result, there is limited parking in various areas and prohibited parking within other areas. Vehicles cannot be parked in a way that would block either vehicular or pedestrian traffic.

NO PARKING: There is NO PARKING within 30 feet of any STOP sign, within 20 feet of any corner, in ANY TURN-ABOUT, on any grassy areas, swales, roadway islands or empty lots. Vehicles shall not block any driveway, mailbox or any intersection. Vehicles shall not be parked within any of the POSTED NO-PARKING AREAS, in a direction opposite traffic (vehicles must be parked with the flow of traffic for that side of the road) or along both sides of any street.

LICENSE AND REGISTRATION: All vehicles within Lantana Pines must have a current private vehicle license plate displayed. Any unregistered, unlicensed or expired vehicle must be kept in a resident's garage. If no garage is available, then the vehicle must be removed from the community.

COMMERCIAL VEHICLES: NO COMMERCIAL VEHICLES may be habitually parked within Lantana Pines unless in a resident's garage. The term "Commercial Vehicle" includes: 1) any automobiles, trucks and vehicular equipment that bear signs or have printed on the vehicle any reference to any commercial or private undertaking or enterprise: 2) any vehicle with a rated capacity above ¾ ton: 3) any vehicles with equipment which is used for or intended to be used for obvious commercial purposes or services or have equipment on them for the same purpose. The type of equipment on vehicles includes ladder racks, fuel and oil containers, power equipment, etc.

EXCEPTION: Commercial and Contractor vehicles (such as pest control and repair services) which use equipment required to perform their services may temporarily park directly in front of the work area while the work is ongoing. Extreme care must be taken to ensure that the roadway is not blocked.

BOATS, TRAILERS, RECREATIONAL VEHICLES, ETC: NO BOAT, TRAILER, MOTORCYCLE or RECREATIONAL VEHICLE may be parked within Lantana Pines unless in a residents garage. The term "recreational vehicle" includes but is not limited to motor homes, campers, trailers of all types and any vehicle intended for recreational purposes.

Boats, trailers and recreational vehicles may remain overnight where a resident is beginning or ending a trip. The recreational vehicle, boat or trailer must be clean and in good condition and parked in the resident's driveway such that it does not block any street, sidewalk or other resident's driveway. No recreational vehicle may be parked overnight on any street or common area.

MAINTENANCE AND REPAIR: No vehicle may be disassembled, serviced or repaired on the properties in such a manner as to be visible from any point on adjacent property or the street. Emergency repairs and service such as tire changing, jump-starting or fluid level checking is allowable.

DAMAGED OR INOPERABLE VEHICLES: Damaged or inoperable vehicles may not be parked outside of a garage regardless of the status of the license and registration. If it is late at night or over a weekend or Holiday and the resident is unable to remove the vehicle from the community or store it in a garage, then placing it in the driveway is allowable until

the next business day. The vehicle must be parked in the resident's driveway such that it does not block any street, sidewalk or other resident's driveway.

VIOLATIONS: Any vehicle found in violation for the first time will be ticketed with a warning that within 24 hours the vehicle may be towed if the violation remains uncorrected. Any vehicle found in violation after the first offense may be towed without further notification to the vehicle owner.

TOWING: Abandoned, un-drivable and illegally parked vehicles may be towed. Towing may be done without notification to the vehicle owner and all cost incurred are the responsibility of the vehicle owner. Any vehicle illegally parked blocking access to any intersection, turnabout or another resident's driveway or mailbox is subject to immediate towing if the owner of the vehicle cannot be readily notified.

ENFORCEMENT: Parking requirements are enforced using ticketing notices and warnings, violation letters if a vehicle owner's address is known and towing as a last alternative.

SUPPLEMENTS: Covenants and Restriction, Article IX, section 11; and Article IX section G; ET. AL.
Effective as of this 11th day of March, 2002.