

VERONA LAKES HOMEOWNER'S ASSOCIATION, INC.
C/O GRS COMMUNITY MANAGEMENT
3900 WOODLAKE BLVD. SUITE 309
LAKE WORTH, FL. 33463
(561) 641-8554 | FAX (561) 641-9448

APPLICATION FOR LEASE

Submit completed package to GRS Community Management

3900 Woodlake Blvd. Suite 309

Lake Worth, FL 33463

*****Applications are NOT ACCEPTED at the Clubhouse Office*****

- () **\$200.00** processing fee, check made payable to **GRS Management**

- () **\$100.00** processing fee, check made payable to **Verona Lakes HOA**

- () Pictures of Vehicles and Pets (if applicable) attached

- () Completed contract attached

- () Copy of driver's license and vehicle registration

HOA APPROVAL REQUIRED Prior to Closing

Contact GRS Applications Department **(561) 641-8554**

All Documents **MUST be submitted prior** to closing for approval.

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Proposed Closing Date	Lease Start Date	Lease End Date

1. Property Address

2. Purchaser or Tenant

3. Purchaser(s) or Tenant(s)			
Please list the names of all persons that will Co-Own or will be residing in the unit			
Name		Date of Birth	
Name		Date of Birth	
Name		Date of Birth	
Name		Date of Birth	

4. Purchaser(s) or tenant(s) Current Address

5. Email Address(es)

6. Phone number(s) of purchaser/tenant			
Home		Work	
Cell		Other	

7. Emergency contact(s)					
Name	Relationship	Phone	Name	Relationship	Phone

8. Employment Information

Employer 1	
Name	
Address	
Phone	

Employer 2 (If Applicable)	
Name	
Address	
Phone	

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9. Have any of the prospective buyers or tenants ever been convicted of a criminal offense?

No: ()

Yes: ()

If yes, please explain:

10. Vehicle(s) Information: Please provide registration and photo(s) of all Vehicles

Year	Make	Model/Color	Tag #

**10. Realtor info
(if applicable)**

Name:

Company:

Phone:

Email:

Reviewed for Association By:

Print Full Name:

Signature:

Approve ()

Denied ()

If denied, Please explain:

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TO: ALL NEW OWNERS
FROM: THE BOARD OF DIRECTORS
RE: ASSOCIATION

Please be advised that as a New Owner at Verona Lakes you are now a member of the Homeowners Association. This memorandum is to advise you of your responsibilities as a member of the Association.

1. As a member of the Association, you are agreeing to abide by the Association Documents as recorded in the Palm Beach County Official Records. And to abide by the Rules and Regulations as set forth by the Associations Board of Directors. If you have not received a copy of these documents from the Seller of your home, they are available to you from GRS Management for a fee of \$75.00
2. Pet Restrictions: Article X, USE RESTRICTIONS, Section 10.12. Pets and Animals, page 36. In the Declaration of Covenants, Restrictions and Easements for Verona Lakes.
3. Make sure that your Title Company has verified that the Homeowner fees on your new home have been paid. These fees are a lien against your home, and you could be responsible if they are outstanding.
4. Make sure your Title Company forwards a copy of your Warranty Deed to GRS Management. This must be done in order for the home to be transferred to your name in the official records of the Association. ***The management company will not change the name on the official records without receiving this information, which in turn could hold up any correspondence concerning Association matters from reaching you.***
5. It is your obligation to make sure that mailing addresses and telephone numbers are kept up to date with the management company.
6. Homeowner fees are due in advance on the first day of each Month. A coupon book will be mailed to you as a courtesy. If you do not receive a coupon book, please call GRS Management.

Should you have any further questions concerning the Homeowners Association, please feel free to contact GRS Management @ 561-641-8554 and they will be happy to assist.

**I UNDERSTAND THE REQUIREMENTS AND OBLIGATIONS AS SET FORTH ABOVE AND
AGREE TO COMPLY WITH THE SAME.**

Purchaser: _____ **Purchaser:** _____
(Signature) (Signature)

Purchaser: _____ **Purchaser:** _____
(Signature) (Signature)

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Do you have any Pets? _____ Yes _____ NO

If **Yes**, Please list and **include** a photo of any **dogs** or cats that will be at the residence.
Initial _____

All pets must be **kept on a leash** when not on owner's lot.
Initial _____

Please **clean up after your pet** and keep your pet off your neighbor's property or HOA common areas.
Initial _____

Do not make any change or alterations to your home **without** approval of the Architectural Committee.

Trash is picked up on Tuesday and Friday. Recyclables are picked up on Friday. Yard Waste is picked up on Tuesday. Garbage Cart and Recycle bins are to be kept inside the garage.

1. It is understood that property will be occupied **only** by buyer and members of the family listed:

Name: _____ **Name:** _____

2. I **authorize** Verona Lakes Homeowners Association to make inquiry of any of the above information

Today's Date:

Signature:

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ADDENDUM TO LEASE

This ADDENDUM is made This ADDENDUM is made between _____ (“**Landlord**”) and _____ (“**Tenant**”) effective this _____ day of _____, 20____, and is intended to an shall supplement, amend and modify that certain LEASE dated _____ in the following respects:

1. Tenant(s) are subject to and shall abide by all Covenants and Restrictions and Rules and Regulations set forth in the Amended and Restated Declaration of Conditions, Covenants, Easements and Restrictions for Verona Lakes Homeowner’s Association, (“Verona Lakes”); Bylaws of Verona Lakes Homeowner’s Association; Articles of Incorporation of Verona Lakes; and any Rules and Regulations for Verona Lakes.
2. In the event the Landlord/Owner becomes delinquent in the payment of the Assessments (regular or special) or other charges to the Association, the Association may notify the Tenant. Upon such notification, the Tenant shall be obligated to pay the rent required under the lease to the Association until all delinquent assessments and other charges have been paid in full.
3. All leases shall provide, and if they do not so provide then the leases shall be deemed to provide, that the Association shall have the right to terminate the lease upon default by the tenant(s) in observing any of the provisions of the HOA documents.

Witness: _____ **LANDLORD** _____

Print Name _____ Print Name _____

Witness: _____ **TENANT** _____

Print Name _____ Print Name _____