Dear Prospective Owner or Tenant,

Enclosed is the application form for The Laurels at Sherwood Condominium Association. Completion of this application is mandatory for all prospective owners and tenants. Please review the instructions below to ensure a smooth and timely process.

Application Fee:

- A **$150.00 non-refundable fee** is required per applicant/occupant aged 18 or older (or per married couple with proof of marriage).
- Payments must be made via **money order, cashier's check, or cash (no personal checks)**.
- Payable to **Florida Management Pro's, Inc. (FMP)**.

Required Documents:

- Valid **driver's licenses or IDs** for all applicants aged 18 or older.
- A copy of your **purchase contract or lease agreement**.
- **If renting**, include the owner's **Rental Business Tax Receipt** from the City of Greenacres.
- All documents must be **legible and complete** to avoid processing delays.

Approval Process:

1. Submit the **completed application, required documents, and payment to FMP.**
2. Incomplete applications will not be accepted. All required documents must be submitted for processing to begin.
3. Processing typically takes approximately one week once a complete application is received; however, final approval is subject to the Board of Directors' review.
4. Applications are forwarded to the **Board of Directors**.
5. A **Certificate of Approval** will be issued upon approval, which is **required before taking possession of the property**.

Additional Information:

- Any additional occupants moving in **after the approved move-in date** must submit a separate application and fee.
- The **application fee** applies to the **processing of the application only** and does not cover other charges such as **estoppels or condo questionnaires**.

For assistance, please contact **FMP at 561-721-3511 or email heather@callfmp.com**. We appreciate your attention to these requirements and look forward to assisting you.

Sincerely,
Heather Giessen
Administrative Assistant
Florida Management Pro's, Inc. (FMP)
cc: Board of Directors

The Laurels at Sherwood Condominium Association, Inc.

Application for Purchase or Lease – Incomplete forms will not be accepted

□ **PURCHASE** □ **RENTAL** _____
Address of Unit

◀Applicant № 1:

_____ _____ _____
First Name M. Initial Last Name

_____ _____ _____
Date of Birth Social Security No. Driver's License No.

_____ _____ _____
Phone Number (CELL) Phone Number (ALTERNATE) Expected Closing/Move-In Date

_____
Email Address

◀Applicant № 2:

_____ _____ _____
First Name M. Initial Last Name

_____ _____ _____
Date of Birth Social Security No. Driver's License Number

_____
Email Address

Have you ever been arrested for a felony? Applicant № 1: Yes _____ No _____ Applicant № 2: Yes _____ No _____
Have you ever been convicted of a felony? Applicant № 2: Yes _____ No _____ Applicant № 2: Yes _____ No _____
If you have answered yes to any of the above questions, please explain the circumstances regarding the situation on a separate sheet of paper.

Will the above listed person(s) be the only occupants? Yes _____ No _____ If no, list additional occupants with Date of Births and Social Security Numbers below. (*If under 18 yrs., you do not have to include Social Security Numbers.*) **Number of Occupants to live in Residence** _____

Name: _____ DOB: _____ SS#:_____

Name: _____ DOB: _____ SS#:_____

Name: _____ DOB: _____ SS#:_____

The Laurels at Sherwood Condominium Association, Inc.

◀RESIDENCE HISTORY:

Current Address _____ City/State _____ Zip Code _____

Area Code/Phone Number _____ Own/Rent _____ How Long? _____

Name and Address of Present Landlord _____ Area Code/Phone Number _____

Previous Address (include landlord and apartment community) _____ Area Code/Phone Number _____ How Long? _____

◀EMPLOYMENT HISTORY:

1. Current Employer _____ Occupation _____ How Long? _____

   Address _____ Phone Number _____

2. Previous Employer _____ Occupation _____ How Long? _____

   Address _____ Phone Number _____

1. Co- Applicant Current Employer _____ Occupation _____ How Long? _____

   Address _____ Phone Number _____

2. Co-Applicant Previous Employer _____ Occupation _____ How Long? _____

   Address _____ Phone Number _____

The Laurels at Sherwood Condominium Association, Inc.

Parking Information & Guidelines

The Laurels at Sherwood Condominium Association requires that **all resident vehicles be registered through Parking Enforcement of South Florida (PEOSF)**. Physical parking decals are no longer issued or accepted.

Each unit is permitted to register up to two (2) vehicles. No additional vehicles or commercial are allowed.

Do not register your vehicles with PEOSF until your application has been approved by management. Instructions will be provided upon approval.

What You'll Need to Register (Once Approved)
Once your application is approved, management will provide instructions for registering your vehicles through PEOSF. At that point, you must upload:

- A valid driver's license (will need to be updated to show the property address)
- A current vehicle registration (must also be updated to show the property address)
- A fully executed 1-year lease (for tenants)

***Important:** Vehicles will appear as "pending" in the PEOSF system until both your driver's license and vehicle registration reflect the property address. You will have up to 30 days to update your documents. Once verified, your vehicle will be marked as approved.

Visitor Parking

- Visitors must be registered through PEOSF each and every time they park
- Use your PEOSF account to access your visitor code
- Residents are not permitted to park in guest spaces
- Unregistered guest vehicles will receive one warning, then be towed without further notice

Violations & Towing

Vehicles in violation of the Association's parking rules are subject to immediate towing without warning, including, but not limited to:

- **No license plate**
- **Expired tags**
- **Unregistered vehicles**
- **Commercial vehicles**
- **Parking on grass, sidewalks, fire lanes, or outside marked spaces**

- **Double parking**
- **Oversized vehicles, trailers, RVs, boats, etc.**
- **Parking in front of fire hydrants**
- **Blocking dumpsters**
- **Parking in the wrong space (visitor vs. resident)**
- **Abandoned or damaged vehicles**
- **Backed-in parking**

No warning or 24-hour notice is required prior to towing.

Acknowledgment and Agreement

By signing below, I confirm I have read and understand the parking rules above. I agree not to register my vehicle until approved by management and understand that failure to follow these guidelines may result in towing at my expense.

x_____

Applicant Print Name

x_____ _____

Applicant Signature **Date**

x_____

Co-Applicant Print Name

x_____ _____

Co-Applicant Signature **Date**

REGISTRATION FORM

MUST HAVE A CURRENT 5X7 COLOR PICTURE & UPDATED VACCINATION CERTIFICATE

TWO PETS PER DWELLING; NO PETS OVER 25LBS

OWNER/TENANT NAME: _____ UNIT#: _____

ANIMAL INFORMATION:

□ Dog(s) **□Cat(s)**
Total Number _____ **Total Number _____**

◀PET № 1:

Pet Name: _____ **Age:** _____ **Weight:** _____
25LB MAXIMUM

□ Male **□ Female**
□Neutered Male **□Spayed Female** **Color:** _____

Dog:
Primary Breed: _____ **Secondary Breed:** _____

Cat Breed (if known): _____ **□ Long Hair** **□ Medium Hair** **□ Short Hair**

◀PET № 2:

Pet Name: _____ **Age:** _____ **Weight:** _____
25LB MAXIMUM

□ Male **□ Female**
□Neutered Male **□Spayed Female** **Color:** _____

Dog:
Primary Breed: _____ **Secondary Breed:** _____

Cat Breed (if known): _____ **□ Long Hair** **□ Medium Hair** **□ Short Hair**

◀◀◀PALM BEACH COUNTY RABIES LICENSE TAG NUMBER:
◀◀◀(Required by Palm Beach County Ordinance 98-22)

Pet 1: County License Tag# _____ **Pet 2: County License Tag#** _____

The Laurels at Sherwood Condominium Association, Inc.

Authorization and Release

I hereby authorize and request any present or former landlord, employer, school, police department, financial institution, agency, or other persons having personal knowledge about me to furnish the bearer with any and all information in their possession regarding me in connection with an application for residence.

I authorize **Application Processing Service, Inc.**, acting on behalf of **Florida Management Pro's, Inc. (FMP),** to obtain and verify such information, including performing a criminal background check.

I understand that the information obtained by **Application Processing Service, Inc.** will be provided to **FMP**, the management company for **The Laurels at Sherwood Condominium Association, Inc.**, and used solely for the processing of my purchase or lease application. **The Laurels at Sherwood Condominium Association, Inc.** has engaged **FMP** to manage this process, including reviewing the results of the background check and determining eligibility.

I hereby release and hold harmless **Application Processing Service, Inc.**, its affiliates, employees, agents, **FMP, The Laurels at Sherwood Condominium Association, Inc.,** and any other organization that provides information, from any and all liabilities arising out of the use of such information in connection with this application.

x_____
Applicant Print Name

x_____ _____
Applicant Signature **Date**

x_____
Co-Applicant Print Name

x_____ _____
Co-Applicant Signature **Date**

The Laurels at Sherwood Condominium Association, Inc.

Applicant Attestation and Signature

I hereby certify that all information provided in this application is correct. I authorize my current and former employers, any credit information agency, any state driver's license agency, any prior HOA, condominium, or apartment manager, any bank, or any court to furnish records of my service, credit, driver's license, residency, bank account information, and/or criminal history, together with any additional information these agencies may have about me, whether on record or not.

I authorize **Florida Management Pro's, Inc. (FMP)** and the **Board of Directors of The Laurels at Sherwood Condominium Association, Inc.** to conduct such investigations as they deem appropriate. I also authorize them to obtain any record concerning me from any agency in connection with this application.

I hereby release and discharge from any claims, liability, or actions for damages, compensation, or otherwise—whether known or unknown—**FMP,** the Board of Directors of **The Laurels at Sherwood Condominium Association, Inc.,** its officers, agents, employees, and any other persons or agencies furnishing information as part of the investigation of this application. A reproduced copy of this release shall be considered as valid as the original.

I understand that I must contact the Association Manager at **FMP** to arrange an appointment for a personal interview with the Board of Directors.

In making this application, I acknowledge that the decision of the Board of Directors is final, and no specific reason will be provided for their decision.

x_____
Applicant Print Name

x_____ _____
Applicant Signature **Date**

x_____
Co-Applicant Print Name

x_____ _____
Co-Applicant Signature **Date**

The Laurels at Sherwood Condominium Association, Inc.

RULES AND REGULATIONS

1. The sidewalks, entrances, passages, lobbies, and hallways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress or egress to and from the Condominium Property or Common Elements; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein, except in areas (if any) designated for such purposes.

2. The personal property of Unit Owners and occupants must be stored in their respective units.

3. No articles other than patio-type furniture shall be placed on the balconies, patios or other Common Elements (2-patio chairs and 1-table). No linens, cloths, clothing, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces or other portions of the Condominium or Association Property.

4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies or elsewhere in the building or upon the Common Elements.

5. No garbage, refuse, trash, or rubbish shall be deposited except as permitted by the Association. No garbage, refuse, trash, or rubbish shall be left outside any unit. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. Trash must be put inside the dumpster. Bulk items must be placed in the bulk item designated spot which is located on the north/east side of The Laurels at Sherwood.

   - There are four designated trash areas located at the **northeast (NE), southeast (SE), northwest (NW), and southwest (SW)** corners of the property. Residents must use these bins for household trash and should **never leave trash bags or items outside their unit at any time.** If you are not ready to take a trip to the trash bin, trash must remain inside your unit.
   - Leaving trash outside is considered a violation as it is unsightly and attracts pests.
   - **Bulk disposal is for furniture only** and must be placed in the designated bulk area located in the **northeast (NE) corner**. **No glass items** may be placed in this area, as the trash company will not remove them. Items left outside of the designated areas are subject to removal and may result in a fine.

6. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

7. Each unit is permitted to register up to two (2) vehicles only through Parking Enforcement of South Florida (PEOSF). No additional vehicles are permitted on the property. ***Do not attempt to register your vehicles until your application has been approved by management. Once approved, instructions will be provided.***

To complete vehicle registration through PEOSF, you must upload the following:

- A valid driver's license showing the property address
- A current vehicle registration showing the property address
- A fully executed 1-year lease (for tenants only)

Your vehicle will appear in pending status for up to 30 days until both your license and registration reflect the property address. Once approved by management, your vehicle will be marked as approved in PEOSF's system.

No commercial vehicles or vehicles larger than one ton are permitted on the property. This includes vehicles with business signage, ladders, racks, visible tools/equipment, or commercial-style vans (such as those without rear windows or rear seats).

Any unauthorized or unregistered vehicle is subject to tagging and towing at the owner's expense.

8. Residents must only park in their assigned parking spaces. **Residents are not allowed to park in guest parking at any time**. Violations will result in one warning. Repeat offenses are subject to towing.

9. All guest vehicles must be parked in designated guest spaces and must be registered through PEOSF each and every time they visit the property. Visitors must use the visitor code assigned to the unit. This can be accessed through the resident's PEOSF account.

- Guest vehicles that are not registered will receive one warning only. Repeated violations will result in towing without further notice.

10. There shall be no disassembling or assembling of motor vehicles except for ordinary maintenance, such as changing of a tire or battery. ***NO* oil changes or mechanical repairs may be made to a vehicle while parked in The Laurels at Sherwood.**

11. No, sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part or the Condominium or Association Property, except signs used or approved by the Developer or the Board of the Association. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements, without the prior written consent of the Board of Directors of the Association. Notwithstanding anything herein or in any of the Condominium documents to the contrary, any Unit Owner may display one (1) portable, removable Unit States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day,

and Veterans Day any Unit Owner may display in a respectful way portable, removable official flags, not larger than 4.5 feet by 6 feet that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

12. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

13. Grills and other cooking devices shall NOT be kept or stored on patio or balconies for any length of time. COOKING IS STRICTLY PROHIBITED ON PATIOS AND BALCONIES! Residents shall not keep or store propane or other gas containers in the unit, patio, balcony or elsewhere in the condominium.

14. A Unit Owner or occupant shall **not** cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Building. Curtains and drapes (or lining thereof) which face on exterior windows or glass doors of Units shall be white or off-white in color, or otherwise shall require the prior written approval of the Board, failing which, they shall be removed and replaced with acceptable items. Notwithstanding anything herein or in any of the Condominium documents to the contrary, any Unit Owner may display one (1) portable, removable Unit States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day any Unit Owner may display in a respectful way portable, removable official flags, not larger than 4.5 feet by 6 feet that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

15. No air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.

16. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under (16) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.

17. No pets may be left unattended anywhere within the Common Elements of the Condominium. No more than two (2) pets with a twenty-five (25) pound maximum are permitted in Unit. No pets may be left on patios; this includes all animals, birds, reptiles, etc. Further, no pets may be within the Common Elements of the Condominium, unless they are on a leash, which is a maximum of six (6) feet long. No pets are allowed on the pool deck, even with a leash.

All pets must be registered with the Association. This applies whether the pet is present at the time of move-in or acquired later. Residents must complete and submit the required pet registration form, along with current vaccination records and a photo of the animal(s), prior to bringing any pet onto the property.

18. No Unit Owner or occupant shall make or permit any disruptive noises or noxious fumes in the buildings, or permit any conduct of any persons that will interfere with the rights, comforts or conveniences of other residents.

19. Prior to transfer of a unit or occupancy of a unit in The Laurels at Sherwood, every proposed new owner or tenant must attend an orientation meeting. You will do this with the property manager of the Association. A Certificate of Approval will be issued once orientation has taken place. All adults over 18 years of age MUST attend orientation. All Rules and Regulations of the Association are effective immediately upon your application approval. Any additional persons that move in after move-in date and is not listed on original application must go through approval process.

20. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, in injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws.

21. These Rules and Regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these Rules and Regulations in the event of a conflict or a doubt as to whether a specific practice or not apply to the Developer, nor its agents or employees and contractors, not to the Units owned by the specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific Rules and Regulations upon written request therefore and good cause shown in the sole opinion of the Board.

x_____	**x_____**
APPLICANT PRINT NAME	**APPLICANT SIGNATURE**
x_____	**x_____**
CO- APPLICANT PRINT NAME	**CO-APPLICANT SIGNATURE**

The Laurels at Sherwood Condominium Association, Inc.

RULES AND REGULATIONS
RULES FOR THE SWIMMING POOL AREA

1. Pool Area Use:

a. **THERE SHALL BE NO LIFEGUARD ON DUTY. ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK.** The Association and its Board of Directors assumes no responsibility for any accident or personal injury or for any loss or damage to personal property arising out of or in connection with the use of the pool and/or the pool area. Persons using the pool or pool area agree not to hold the Association or the Board of Directors liable for actions of any nature occurring within the pool area.

b. Pool hours are from dawn to dusk daily (½ hour after sunrise and ½ hour before sunset). At no time shall use of the pool be permitted which is deemed disruptive to the peaceful enjoyment of those residents living adjacent to the pool area.

c. All persons 16 years of age and under must be accompanied by an Owner or supervising adult over the age of eighteen (18).

d. Wheelchairs, strollers, child waist and arm flotation devices shall be permitted in the pool area. No rafts and/or similar flotation devices shall be permitted in the pool area.

2. Code of Conduct for the Pool area:

a. No nude swimming shall be allowed at any age. Anyone wearing diapers must wear protective, leak-proof pants. Proper swim attire must be worn in the pool. No jean type shorts shall be allowed in the pool,

b. No intoxicants or smoking shall be permitted on the pool Wet Deck Area (the four foot wide, unobstructed pool deck area around the outside of the pool water perimeter.

c. No roller skates, skateboards, roller blades, bicycles, scooters, or scuba equipment shall be permitted.

d. No dunking, rough play, profane language, diving, jumping, running, or pushing shall be permitted in the pool or pool area.

e. No radios, tape or CD players or portable televisions shall be permitted in the pool area without the use of headphones.

f. Use of the pool is a privilege and right of every member. Misuse of the pool area may result in fine and or the loss of privileges of common areas.

3. Health and Safety considerations:

a. All users shall shower before entering the pool.

b. No soaps or shampoos shall be used at the pool side shower or in pool.

c. Persons wearing bandages shall not use the pool.

d. Persons having any communicable disease or infections of any type (such as strep, intestinal infections, flu, pink eye, conjunctivitis, etc.), open sores, colds, coughs or inflamed eyes shall not enter the pool.

e. No glass containers or other breakable objects shall be permitted in the pool area.

f. All belongings shall be removed when the user is leaving the pool area. The Association and its Board of Directors shall not be responsible for any belongings lost or stolen.

g. All rubbish, garbage, trash, refuse or other waste materials shall be placed into proper containers around the pool area provided for this purpose or removed from the pool area.

h. A four (4) foot wet-deck walking area shall be maintained around the pool at all times. Additionally, walking areas around and through the pool area shall not otherwise be blocked. The gate is the means ingress/egress to and from the pool and therefore must be kept clear of obstructions at all times in case of emergency.

i. In accordance with health department regulations: No food or drinks are permitted on the pool wet deck area.

j. In accordance with health department regulations no animals are permitted within the fenced in area of the pool (except seeing-eye dogs in accordance with the dog performing its official duties while in the fenced in area of the pool).

4. Use of pool furniture and equipment:

a. Pool furniture and equipment shall not be removed from the pool area, reserved for anyone not in the pool area, modified, altered or changed in any manner,

b. Pool furniture shall be returned to an orderly position after use. Umbrellas must be lowered when not in use.

c. Towels shall be placed on pool furniture before sunbathing.

d. At no time shall Life saving devices (preservers, shepherd's hook, etc.) be used for play. They are for emergency use only.

5. Use of the pool area shall also be governed by-all other applicable Rules and Regulations adopted by the Board of Directors, including but not limited to those concerning the "General Use of Common Areas and Recreational Areas."

X_____ **X**_____

APPLICANT PRINT NAME **APPLICANT SIGNATURE**

X_____ **X**_____

CO- APPLICANT PRINT NAME **CO-APPLICANT SIGNATURE**

The Laurels at Sherwood Condominium Association, Inc.

Acknowledgment and Agreement

- **Rules & Regulations**:
  I have received, read, understand, and agree to comply with the Rules & Regulations of **The Laurels at Sherwood Condominium Association, Inc.** I understand it is my responsibility to inform my guest(s) of such rules and regulations, as I will be held accountable for their actions.
  - I understand that the Rules & Regulations can be amended or changed by the Board of Directors from time to time.
- **Application Approval**:
  - I understand that I will be advised by the Board of Directors of either acceptance or denial of this application.
  - I understand that approval of this application is conditioned in part upon truth and accuracy.
  - Any misrepresentation or false information on these forms will result in the **automatic disqualification** of my application. **Occupancy prior to board approval is strictly prohibited.**
  - I understand the application process can take **7–10 days** and agree not to occupy the premises prior to the issuance of a Certificate of Approval.
- **Resales**:
  - I have received, read, understood, and agree to comply with the **Governing Documents** and the Rules & Regulations. Under Florida Law, I understand it is the seller's responsibility to provide me with these items.
  - I will provide the Association with a copy of my Closing Statement and/or Warranty Deed within **14 days after closing.**
- **Patio Guidelines**:
  - **Patio furniture** is limited to **one table and two chairs** per unit. No other items are permitted on patios to maintain a clean and uniform appearance.
- **Bird and Pet Restrictions**:
  - **Birds** are permitted but must not be left unattended or kept on balconies.
  - **Pet Restrictions**:
    - No aggressive breeds are permitted on the property.
    - Pets must not exceed **25 pounds at maturity.**
    - No more than **two (2) pets** are allowed per unit.
    - **Pets must not be left unattended or kept on patios and balconies.** Owners must accompany pets at all times when outside.
    - I agree to walk my pet on a leash and pick up their droppings at all times.
    - **All pets must be registered with the Association.** This applies whether the pet is present at the time of move-in or acquired later. Residents must complete and submit the required pet registration form, along with current vaccination records and a photo of the animal(s), prior to bringing any pet onto the property.
- **Parking Rules and Regulations**:

- I have read, understand, and agree to comply with the **Parking Rules and Regulations.**
- I understand that **commercial vehicles** are not allowed on the property.
- I understand that any vehicle found parked or driving through lawn or sidewalk areas will be subject to **immediate towing** at the owner's expense. This applies to all owners, tenants, guests, and service personnel.
- I understand that any damage caused to the lawn, sprinkler system, or sidewalks by vehicle trespassing will be charged to the appropriate unit.
- I understand that no inoperable or untagged vehicles are allowed on the premises.

- **Bulk Trash Guidelines**:
  - Bulk trash must be placed in the **designated bulk trash area** located on the **northeast side of the community.** Bulk trash is not permitted to be placed in any other location. Failure to comply may result in penalties or additional charges to the unit owner.

Unit and Leasing Guidelines

- **Unit Alterations**:
  I understand that the **outside of my unit cannot be changed.**
- **Lease Term**:
  I understand that lease agreements must be for a full year and this must be clearly stated in the lease. I also understand that a copy of the lease renewal must be submitted to the Association upon renewal in order to maintain parking privileges.
- **Rental Payments**:
  - I understand that if the owner of the unit becomes delinquent on payment obligations to the Association, I must tender rental payments directly to the Association upon notification and will receive a receipt for my landlord.
  - I understand that failure to tender my rent to the Association upon demand may result in eviction by the Association.

Pool Rules & Regulations

- I have received, read, understand, and agree to comply with the **Pool Rules & Regulations.** I understand it is my responsibility to inform my guest(s) of such rules and regulations, as I will be held accountable for their actions.
- **New Owners**: The first pool key is provided at no charge; however, replacement keys are **$100.00.**
- **Tenants**: A **$100.00 pool key deposit** is required, which is refundable upon returning the key to **Florida Management Pro's, Inc. (FMP).**
- Children aged **16 and under** are not allowed in the pool area without a supervising adult over the age of **18.**

Other Important Information

- **Water and Cable**:
  I understand that water and cable are **not included** in the maintenance fee.
- **Satellite Dishes**:
  I understand that satellite dishes may not be attached to the building but may be installed on a pole near the building.
- **Mailbox Key**:
  I understand that I must obtain my mailbox key from the **Greenacres Post Office**, located at:
  4300 S. Jog Road, Greenacres, Florida 33467
  Phone: **561-649-2039**
- **Insurance**:
  - I understand that **building insurance is included** in the maintenance fee.
  - I understand that I must obtain an **HO6 policy** to cover the interior of my home.
  - For insurance information, I can contact:
    Beth Underwood
    Underwood Agency
    Phone: **772-778-0909**
    Email: **bethinsurance@aol.com**

Acknowledgment and Agreement

By signing below, I acknowledge that I have received, read, understand, and agree to comply with all the rules, regulations, and guidelines outlined above.

x_____
Applicant Print Name

x_____ _____
Applicant Signature **Date**

x_____
Co-Applicant Print Name

x_____ _____
Co-Applicant Signature **Date**