

PALM CLUB WEST VILLAGE 1 CONDOMINIUM ASSOCIATION, INC.

3720 Savoy Lane, West Palm Beach, Florida, 33417

Phone: (561) 683-7018 Fax: (561) 683-7558

PRE-SCREENING REQUIREMENTS FOR RENTERS

1. Completed Association rental application and all required documents.
2. Copy of the lease.
3. Copy of the current driver's license of each licensed driver.
4. Copy of the current vehicle registration of each/any resident vehicle.
5. Copy of the vehicle insurance of each/any resident vehicle.
6. \$100 Non-Refundable Application Fee per last name, if not married, or adult over 18.
7. Common grounds security deposit equal to one months' rent. (To come from owner.)
8. Current HO-6 Insurance policy. (To come from owner.)
9. Veterinarian generated health certificate and verification of appropriate inoculations and immunizations for any pet.
10. All applications must be received 30 days prior to lease agreement date.
11. A signed copy of the Association's Rules and Regulations with each page initialed as acceptance of those rules and the obligation to abide by them.

Please review the above check list and ensure your application package is complete, including checks/money orders, before you submit it to the Association for review. If any items are missing, the application will not be accepted.

NO unit may be leased for the first 24 months of ownership – exceptions: units owned by the Association, leased to a family member, acquired by devise or inheritance, to a trust for estate planning. If unit rented upon purchase by seller, tenants may remain in unit until lease expires, 24 month lease moratorium starts at end of lease date.

No unit will be allowed to house more than the maximum number of residents for the unit style as dictated and restricted by the Association documents. All units will be held to that standard whether or not such persons are documented in the lease. (5 people / 3 bedrooms, 5 people / 2 bedrooms with den, 4 people / 2 bedrooms)

Renters found to be resident in any Palm Club West Village 1 Condominium unit with the absence of a currently accepted and Association approved specific lease contract will be considered as an unauthorized resident and will be subject to pursuit and treatment as such to the full legal extent available and deemed appropriate by the Board of Directors.

Renters must submit an updated lease 30 days prior to expiration date of active lease and prior to any proposed lease renewal or replacement, which will be subject to the approval of the Board. Any such lease renewal and or replacement will be considered as void and/or invalid in the absence of written Association approval of said action.

I/We, representing any and all principal parties with a renter's interest in the lease being submitted for consideration and in furtherance of the application process for approval to rent unit(s) _____ within Palm Club West Village 1 Condominium, authorize the Board of Directors and/or its agents to investigate, verify, and confirm any and all statements and or representations made by me/us in support of consideration of my/our application acceptance as renter of said unit for the specific time period outlined within the lease submitted to the committee for its approval.

Applicants Name _____ Phone Number _____

Applicants Name _____ Unit Number _____

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CERTIFICATE OF APPROVAL FOR RENTAL

This is to certify that _____ has been approved by PALM CLUB WEST VILLAGE 1 CONDOMINIUM ASSOCIATION, INC. or their designated representatives.

The aforementioned person(s) may take occupancy upon receipt of this notice, or as indicated by their lease.

Occupancy is restricted to building _____, unit _____ for a term of no longer than one year.

Any renewal or extension of such term must be approved by the undersigned representatives at least 30 days prior to expiration of said term. Lease may not be less than 30-days, nor more than 1-year.

This approval is contingent upon a monthly review of applicant. The Board reserves the right to revoke this approval and to require the applicant(s) to vacate the unit if the applicant(s) does not abide by the Association's Rules and Regulations.

Agreed to by Renter: _____ Date: _____

Agreed to by Renter: _____ Date: _____

Agreed to by Owner: _____ Date: _____

Such approval has been given pursuant to provisions of the Declaration of the Condominium.

Palm Club West Board Member Signature and Date

PALM CLUB WEST VILLAGE 1 CONDOMINIUM ASSOCIATION, INC.

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I/We, _____ do hereby agree not to allow anyone to move into
Renter's Printed Name

Bldg./Unit _____ without following the screening procedures of Palm Club West Village 1.

I/We understand that failure to abide by this agreement may subject me/us to the immediate termination of lease and/or eviction.

Agreed to by Renter: _____ **Date:** _____

Agreed to by Renter: _____ **Date:** _____

I, _____ do hereby agree not to allow anyone to move into
Owner's Printed Name

Bldg./Unit _____ without following the screening procedures of Palm Club West Village 1.

I understand that failure to abide by this agreement may subject me to the immediate fines and/or legal action.

Agreed to by Owner: _____ **Date:** _____

INSTRUCTIONS:

- 1 -Applicants are not legally married, an application on each person must be completed.
- 2 -Print legibly or type all information. Account and telephone numbers and complete addresses are required.
- 3 -If any question is not answered or left blank, this application may be returned, not processed or not approved.
- 4 -Missing information will cause delays in processing your application.
- 5 -Any misrepresentation, falsification or omission of information may result in your disqualification.
- 6 -Only the applicants are authorized to sign all forms on page 2.

APPLICATION FOR OCCUPANCY/APPROVAL

PRINT OR TYPE (Use Black Ink)

Purchase _____ or Lease _____ (How long)

Apt. No. _____ Bldg No. _____ Special Address or Unit _____

Date _____ 20 _____ Desired date of occupancy _____

Name (Mr./Mrs./Ms.) _____ Date of Birth _____ Soc. Sec No. _____

(Passport, Alien, Green Card, Social Insurance No.)

Spouse (Mr./Mrs./Ms.) _____ Date of Birth _____ Soc. Sec No. _____

(Passport, Alien, Green Card, Social Insurance No.)

[] Sngl. [] Married [] Widow(er) [] Sep. _____ [] Div. _____ Maiden Name _____

Number of people who will occupy. Adults (over age 18) ^(How long) _____ Children (over 18) ^(How long) _____ Children (under 18) _____

Names & ages of children who will occupy: _____

Description of Pets (Breed, Size, Color, Weight, Etc.) _____

In case of emergency notify: _____

<small>Name</small>	<small>Address</small>	<small>Telephone</small>
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PRINT OR TYPE (Use Black Ink)

RESIDENCE HISTORY

A. Present Address _____ Phone (____) _____

Name of Apt. /Condo (Street Address, Apt No., City, State, Zip) _____ Phone (____) _____ Dates of Residency _____

Name of Landlord or Mortgage Co. _____ Phone (____) _____

Address _____ Mtg. No. _____

B. Previous Address _____ Your Apt No. _____

(Street Address, Apt No., City, State, Zip)

Name of Apt. /Condo _____ Phone (____) _____ Dates of Residency _____

Name of Landlord or Mortgage Co. _____ Phone (____) _____

Address _____ Mtg. No. _____

C. Prior Address _____ Your Apt No. _____

(Street Address, Apt No., City, State, Zip)

Name of Apt. /Condo _____ Phone (____) _____ Dates of Residency _____

Name of Landlord or Mortgage Co. _____ Phone (____) _____

Address _____ Mtg. No. _____

PRINT OR TYPE (Use Black Ink)

EMPLOYMENT & BANK REFERENCES

A. Employed By (Business Name) _____ Phone (____) _____

(or retired from) How long _____ Dept. or Position _____ Mo. Income _____

Address _____ Zip _____

B. Spouse's Employment (Business Name) _____ Phone (____) _____

(or retired from) How long _____ Dept. or Position _____ Mo. Income _____

Address _____ Zip _____

C. Bank Reference _____ Phone (____) _____

How long _____ Ck. Acct. No. _____ Sav. Acct. No. _____

Address _____ Zip _____

D. Bank Reference _____ Phone (____) _____

How long _____ Ck. Acct. No. _____ Sav. Acct. No. _____

Address _____ Zip _____

PRINT OR TYPE (Use Black Ink)

CHARACTER REFERENCES

1. Name _____ Address _____ Phone (Residential & Office) _____

2. Name _____ Address _____ Phone (Residential & Office) _____

3. Name _____ Address _____ Phone (Residential & Office) _____

Driver's Lic. No. #1 _____ #2 _____ State _____

Make _____ Model _____ Year _____ Plate No. _____ Color _____ State _____

Make _____ Model _____ Year _____ Plate No. _____ Color _____ State _____

Signature _____ Applicant Signature _____ Applicant's Spouse

APPLICANT(S): Most banks, financial institutions, mortgage companies and employers require your signature and name printed. Make sure Authorization Form is completed as indicated.

AUTHORIZATION TO RELEASE BANKING, CREDIT, RESIDENCE, EMPLOYMENT, AND CRIMINAL BACKGROUND

I have named you as a reference on my application for residency.

You are hereby authorized to release and give to the below mentioned party(s) or their Attorney or Representative, any and all information they request concerning my banking, credit, residence, employment, and background in reference with my /our application made for residency.

DESIGNATED PARTY: PALM CLUB WEST VILLAGE 1 CONDOMINIUM ASSOCIATION, INC.

I hereby waive any privileges I may have with respect to the said information in reference to its release to the aforesaid party(s).

Photocopies of this Authorization may be made to facilitate multiple inquiries. In the event you do receive a photocopy of this Authorization, it should be treated as an original and the requested information should be released to facilitate my/our application for residency.

(Applicant's Signature)

(Applicant's Name Printed)

(Spouse's Signature)

(Spouse's Name Printed)

DATE _____

Palm Club West Village 1 / Ref# _____
RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City: _____ ST: _____ Zip: _____

SSN: _____ DOB (MM/DD/YYYY): _____

Tel#: _____ Cell#: _____

Current Employer

Company: _____ Tel#: _____

Supervisor: _____ Salary: _____

Employed From: _____ To: _____ Title: _____

Current Landlord

Company: _____ Tel#: _____

Landlord: _____ Rent: _____

Rented From: _____ To: _____

I have read and signed the Disclosure and Authorization Agreement.

SIGNATURE: _____ **DATE:** _____

DISCLOSURE AND AUTHORIZATION AGREEMENT
REGARDING CONSUMER REPORTS

DISCLOSURE

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED

Print Name

Signature

Date

- For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.

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RULES AND REGULATIONS

Each dwelling unit owner, tenant, or Unit Owner or tenant's family, guest, invitees, or licensees shall be governed by the following Rules and Regulations, in addition to the obligations and duties set forth in the DECLARATION OF CONDOMINIUM, THE ARTICLES OF INCORPORATION, and the BY-LAWS of the community, along with any amendments thereto:

I. General Rules:

1. No nuisance or any use or practice that is the source of unreasonable annoyance to other residents or which interferes with the peaceful possession and proper use of the Condominium Property by the residents is permitted. Noise from controllable sources, including but not limited to radio, television, instruments or voices that can be heard by adjoining units will not be tolerated.
2. There shall be no commercial use of the common elements Association property or limited common elements, including but not limited to auctions or yard sales.
3. No signs, including but not limited to "for sale" or "for rent" signs are permitted to be displayed from any unit, from any portion of the common element, limited common element, Association property or from within or on any vehicle parked on the property.
4. No passageway or means of ingress and egress, including but not limited to sidewalks, entrances, passages, vestibules, stairways, corridors, halls (where applicable), and all of the Limited Common Property and Common Property must not be obstructed or encumbered by any object, including but not limited to carriages, velocipedes, bicycles, wagons, shopping carts, chains, benches, tables, or any other object of similar type and nature shall be stored therein.
5. The exterior of the dwelling units and patios, and all other areas appurtenant to the dwelling unit shall not be painted, decorated, or modified by any Owner in any manner.
6. Maintenance of the landscaping is the responsibility of the Association. Residents may not change the landscaping in any manner including but not limited to cutting grass, cutting down trees or shrubs, pruning or otherwise destroying foliage or plants. Any issues with landscaping should be reported, in writing, to the property manager.
7. Bicycles shall be stored only within designated areas. If bicycles are left on the Common Elements or Association Property, they will be removed and stored at the Association office for 5 consecutive days. If they remain unclaimed, on the sixth calendar day or such time thereafter, the bicycles may be disposed of in a manner deemed appropriate by the Association Board. If a bicycle is chained to a portion of the Common Elements, Limited Common Elements or Association Property, for more than five consecutive days, the Association will use bolt cutters to remove such attachment to its property and store and dispose of the bicycle in the manner outlined above.
8. No hanging or drying of clothes shall be allowed on balcony railings or on any part of the Common Elements.
9. Balconies and Patios are to be used for, including but not limited to outdoor patio furniture. Storage, including but not limited to boxes, storage bins or exercise equipment is prohibited.

Initial _____ Initial _____ Date _____

10. Pursuant to Article 10.2 of the Declaration, Residents are required to maintain their units. However, in doing so, Residents may not sweep or throw, or permit to be swept or thrown from the unit's doors, windows, balconies or other locations, anything including but not limited to dirt, debris, refuse, water, etc.
11. During a hurricane warning, each Owner must prepare his dwelling unit by:
 - a. Removing all furniture, potted plants, and other movable objects from his patio, terrace, and/or balcony.
 - b. Designating a responsible firm or individual to care for their dwelling unit should it suffer hurricane damage. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters should same have been approved by the Association.
12. No maintenance or repairs of automobiles shall be allowed on the property.
13. All garbage and trash must be placed in the containers provided by the Association, or disposed of according to the rules and regulations promulgated by the Association. Large items, including but not limited to furniture, appliances, and construction material must be left next to the dumpster no earlier than 24 hours before scheduled pickup.
14. No grills may be located or permitted on the enclosed patios. Barbequing shall be limited to the designated areas and no less than 10 feet from any buildings, and shall be subject to such rules and regulations as may be promulgated from time to time by the Association.
15. Residents shall not play on or about the common property in any unruly or in any exceptionally noisy manner. All damage to common property shall be billed to the unit owner. Guests are the responsibility of the residents.
16. No watercraft, including but not limited to boats, jet-skis, etc. are allowed on any of the lakes. Only recreational fishing is permitted from the lake banks by only unit owners and their invited guests. Consuming fish from the lakes is prohibited as the Association cannot guarantee whether such fish are safe for consumption. No wading or swimming in the lakes.
17. No unit owner, tenant or unit owner or tenant's family members, guests or invitees shall direct, supervise or in any manner attempt to assert control over any employee, vendor of the Association, or employee of the management company or request or cause any employee, vendor of the Association, or employee of the management company to perform any private business for the Owner. Employees, vendors of the Association, or employee of the management company shall never be sent off the condominium property by residents at any time for any purpose.
18. The Association shall have the power to specifically consent to or approve in writing any temporary waiver, exception, or change in these Rules and Regulations, provided however, any such consent or approval shall be revocable at any time without cause.
19. Undertaking construction work which generates excessive noise at the property line of inhabited residential land between the hours of 10pm and 7am are prohibited. Construction work other than minor repairs by a homeowner and work permitted to an owner builder shall be prohibited on Sunday unless it is deemed to be an emergency.

II. PARKING

1. The parking or storage of automobiles, except upon paved areas in assigned parking spaces, is prohibited. The storage of other vehicles is not permitted, unless in use for emergency service.
2. Residents, their guests, or their vendors may not park on the grass in any area at any time. This includes moving in or moving out, or having work performed by outside vendors.

Initial _____ Initial _____ Date _____

3. No commercial vehicles, boats, boat trailers, house trailers, motor homes, camping trailers, motor scooters, go carts, motor bikes, or other vehicles, whether recreational or otherwise, except four wheel passenger automobiles shall be parked on Palm Club West Village 1 property without the written consent of the Association, which consent may be withheld arbitrarily.
4. All resident vehicles must display a parking permit on the lower right hand side of the windshield. Decals are not transferable and are distributed by the Property Manager. Guest "hang tags" may be used on a temporary basis, and/or for visiting guests. Guest hang tags are available from the Property Manager during posted business hours. Hang tags must be displayed on the rear view mirror and visible on the rear view mirror from the outside. Vehicles displaying a hang tag for more than thirty (30) days within a six (6) month period will be in violation and will be subject to towing.
5. Vehicles without proper parking stickers or guest hang tags are subject to towing at the owner's expense if found parked on the property between the hours of 1am and 8am.

III. POOL AREA, RECREATIONAL AREAS, CLUBHOUSE AND ACTIVITY ROOM

A. Pool Area

1. The pool is open from 8:00am until 10:00pm.
2. No Lifeguard is on duty at the pool. All persons use this facility are their own risk, and must comply will all rules and regulations. No one should swim alone. Another person should be in the pool area readily available in case of emergency. Due to the danger involved, the pool should not be used, nor should owners, tenants, or guests sit on the pool deck during periods of lightning.
3. Children under the age of 14, or older children who cannot swim, must be accompanied by a parent or guardian for the child's own safety.
4. Unit owners and tenants are responsible for their family members, and guests while using the pool. Running pushing, wrestling, ball playing, or causing undo disturbance in or about the pool area will not be tolerated.
5. No Diving.
6. No rafts, floats, or thrown toys are permitted in the pool. However, young children may wear water wings or other floatation devices. For the child's safety, children using these devices must be supervised by a designated responsible adult at all times.
7. No wheeled vehicles or devices are permitted in the pool area at any time, except baby strollers, and devices to assist handicapped or disabled persons, including but not limited to wheel chairs and walkers.
8. No more than four (4) guests per unit are allowed to use the pool area at one time.
9. Only swimsuits may be worn in the pool. Cut off shorts, etc. are not allowed. Any incontinent individual must wear leak proof/water proof undergarments when using the pool.
10. The consumption of food within the pool area is only allowed under the canopy area. All beverages must be in plastic containers and all food on plates. No glassware of any type is allowed. Alcoholic beverages and chewing gum are not permitted. No cooking is allowed within the pool fence.
11. All trash must be disposed of in the receptacles provided.
12. There is No Smoking in the clubhouse or pool area. Smoking is permitted in the designated area.
13. All persons must shower and remove sand, non-waterproof tanning creams and oils before entering the pool.

Initial _____ Initial _____ Date _____

14. There will be no reserving of lounges or chairs. No lounges, chairs or other property of the Association is allowed to be removed from the pool area.
15. Persons with skin rashes, abrasions, open cuts, or communicable diseases are not permitted in the pool.
16. No pets are allowed in the pool area.
17. The spa is kept at temperatures in the 102 to 104 degree range. These temperatures pose a significant health risk to small children, at risk adults, and people using drugs and/or alcohol. Children under the age of 12 must have adult supervision for their safety. All users are cautioned not to spend extended time in the spa.

B. Clubhouse and Activity Room

1. Children under 18 must be accompanied by an adult for admission to the Activity Room. Residents are responsible for the conduct of their family and guests.
2. The Activity Room of the Clubhouse will be available from Monday through Friday during posted Association office hours. Access to restrooms and the emergency telephone during pool hours is with the authorized use of a pool/recreation key. The telephone is capable of dialing "911" and is located in the hallway.
3. The Clubhouse and kitchen are reserved for special events only. Therefore, reservations must be made through the Property Manager for reserving this area.
4. The Clubhouse may be reserved twice within twelve (12) months by residents of a unit, as long as unit is current with maintenance. Reservations are subject to security deposits, fees, and acceptance terms of the Clubhouse Rental Agreement.
5. No bare feet or wet bathing attire will be permitted in the Activity Room of the Clubhouse.
6. There is no smoking allowed in the Activity Room, bathrooms, or in any area of the Clubhouse.

C. Recreational Facilities

1. The tennis court, bocce ball, and shuffleboard area will be available on a first come, first serve basis, with a one hour time limit when players are waiting.
2. Owners will be held responsible for the actions of their guests, family members, or tenants. All are requested to keep noise to a minimum.
3. Guests of owners or tenants may only use the recreational facilities when accompanied by their hosts. Guests unaccompanied by unit owners or tenants are not permitted to use the Recreational facilities and will be asked to leave.

IV. GROUNDS

1. Please be careful walking, playing, or participating in any activity on the grounds. There are hazards such as sprinkler heads, valves, electrical outlets, hoses, etc. in these areas.
2. Residents are asked to promptly report any suspicious person, incident, or criminal activity to the Palm Beach County Sheriff's Office and to the Association.

Initial _____ Initial _____ Date _____

VI. GRIEVANCES

All complaints, suggestions, or recommendations, regardless of their nature, including but not limited to, the manner in which the condominium is being maintained and the manner in which the Association is being run must be in writing and sent to the attention of the property manager or the Board of Directors of the Association. All such correspondence will be handled in a confidential manner unless the situation requires otherwise.

VII. PETS

1. Only one (1) domestic pet may be kept per unit, as long as the pet does not exceed twenty-five (25) pounds in weight, and does not constitute a nuisance. With the application you must submit a photo of the pet, and current veterinary immunization records.
2. Pets cannot be tied or chained up outside of a unit, within the limited Common Area, or left unattended on a balcony or patio.
3. All pets will be walked in the posted "pet walk" areas, must be leashed, and the owner must immediately clean up after the pet.

VIII. INSURANCE

1. All condominium and townhome owners are subject to the regulations of Florida State Statute 718 governing Condominiums and the responsibilities of owners. It is the responsibility of unit owners to obtain insurance (similar to that provided by insurance form HO-6) to protect their possessions, as well as the interior of their units. **The Association is not liable for internal decoration or features beyond plain, unfinished drywall. Such insurance should also protect the unit from the liabilities that exist from normal ownership and use of laundry machines, water heaters, air conditioners, and plumbing fixtures.** It is also strongly recommended that all tenants have insurance (similar to that provided by insurance form HO-4).

I have read and agree to abide by all of the above Rules and Regulations, and acknowledge that any failure to adhere to the Rules and Regulations as well as the provisions found in the Declaration, Articles and Bylaws may result in the Association taking enforcement action against the unit owner and/or tenant as outlined in Article 17 of the Declaration of Condominium and as permitted by Chapter 718, Florida Statutes, each of which may be amended from time to time.

Signature of Applicant

Signature of Applicant

Printed Name of Applicant, Date

Printed Name of Applicant, Date

Signature of Applicant

Building and Unit Number

Printed Name of Applicant, Date

Phone Number