

TRAILS END VILLAS COA, INC.

C/O Sea Breeze Community Management Services, Inc.

4227 Northlake Boulevard

Palm Beach Gardens, FL 33410

(561)626-0917 Fax (561)626-7143

www.seabreezecms.com

Tenant Application

(updated 10/2014)

COMPLETE ITEMS 1 TO 15 & SUBMIT NO LATER THAN 2 WEEKS PRIOR TO MOVE-IN DATE. Old application packages will not be accepted our most current application package is available online at the Sea Breeze website.

MAIL OR DROP OFF APPLICATION PACKAGE AT OUR OFFICE.

FAX COPIES WILL NOT BE ACCEPTED AS APPLICATION IS INCOMPLETE.

If copies needed a charge of 25 cents per page required.

- _____ 1 Application for occupancy form (all information must be completed). (pg. 2-6)
- _____ 2 Addendum to lease to be completed by owner(s) and tenant(s). (pg.7)
- _____ 3 Pet registration form. (pg. 8)
- _____ 4 Each adult (18 and over) renting or residing in unit to complete occupant certification. (pg. 9)
- _____ 5 Owner(s) complete owner certification. (pg. 10)
- _____ 6 Residential screening request & disclosure & authorization agreement to be completed by all adults 18 and over renting or residing in unit. (pg. 11-12)
- _____ 7 Certificate of approval to be completed by all adults 18 and over (pg 13)
- _____ 8 All adult occupants (18 and over) review the rules and regulations. Sign and print your name at the bottom. The rules will be reviewed at the welcome meeting. (pg 14-20)
- _____ 9 Provide a copy of the signed lease contract naming the owners, tenants and start & end date of term.
- _____ 10 Provide a copy of registration and proof of insurance for each vehicle.
- _____ 11 Provide a copy of picture ID (driver's license or passport) for each adult (18 and over) renting or residing in unit.
- _____ 12 \$50.00 **CASH, MONEY ORDER OR CASHIER'S CHECK ONLY** representing a non-refundable processing fee made payable to Sea Breeze CMS, Inc.
- _____ 13 \$100.00 **CASH, MONEY ORDER OR CASHIER'S CHECK ONLY** per adult (18 and older), or married couple, representing a non-refundable application fee made payable to Trails End Villas COA, Inc.
- _____ 14 Out of the country applicants are subject to completing additional paperwork and fees as determined by our screening company. Please contact our office prior to submitting the application to obtain additional paperwork and fee amount. If additional fees are needed this is non-refundable and made payable to Trails End Villas COA, Inc. **CASH, MONEY ORDER OR CASHIER'S CHECK ONLY will be accepted.**
- _____ 15 If the application is not completed in its entirety, the application will be RETURNED and WILL NOT be approved. Welcome meeting is required prior to approval. **It is critical for the interview that occupant(s) speak and read English or you must bring an interpreter with you.**

Application Criteria

An applicant may not be approved based on one or more of the following:

1. Application not completed in full.
2. Background reports.
3. False information provided in application.
4. Lease term is established for less than four (4) months.
5. A boat, trailer, motorbike, recreational vehicles or commercial vehicle is parked at the property. Oversized vehicles which do not fit with the parking space.
6. There are more than two (2) vehicles.
7. Pet limit per unit of any combination of 2 dogs or 2 cats or 1 dog and 1 cat, as long as all animals meet the weight requirements. The weight of all animals combined may not be in excess of twenty-five (25) pounds when weighed at maturity.

Current Information

(All information must be printed and legible throughout the documents).

Trails End Villas Address: _____

Name of Current Owner: _____

Current Owner Phone Number: _____ Email Address: _____

Name of Tenant(s): _____

Tenant(s) Phone Number: _____ Email Address: _____

Lease Term: Start _____ End _____

Realtor Name & Phone Number: _____

APPLICATION FOR OCCUPANCY

OCCUPANT(S) INFORMATION:

Information regarding each person to reside in the unit (including children). (Use a separate sheet of paper for information regarding all additional residents, as needed.)

Name [Print-must be legible.]	Age	Relationship to Tenant
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____

LICENSED DRIVERS: To be residing in the community

Name: _____ License # _____ State: _____

Name: _____ License # _____ State: _____

Name: _____ License # _____ State: _____

Name: _____ License # _____ State: _____

Others: _____

VEHICLES: Provide a copy of registration and proof of insurance for each vehicle.

Make & Model of Vehicle	License Number	Color	State Registered

EMERGENCY CONTACTS:

1) In case of Emergency notify: _____ Relationship: _____

Address: _____ Phone: _____

2) In case of Emergency notify: _____ Relationship: _____

Address: _____ Phone: _____

PERSONAL REFERENCES: (DO NOT LIST RELATIVES. Each adult (18 and over) occupant must have 3 references.

1) Tenant Name: _____ Relationship: _____

Name of Personal Reference: _____ Phone: _____

Address: _____

2) Tenant Name: _____ Relationship: _____

Name of Personal Reference: _____ Phone: _____

Address: _____

3) Tenant Name: _____ Relationship: _____

Name of Personal Reference: _____ Phone: _____

Address: _____

1) Tenant Name: _____ Relationship: _____

Name of Personal Reference: _____ Phone: _____

Address: _____

2) Tenant Name: _____ Relationship: _____

Name of Personal Reference: _____ Phone: _____

Address: _____

3) Tenant Name: _____ Relationship: _____

Name of Personal Reference: _____ Phone: _____

Address: _____

CURRENT RESIDENCE: Provide current residence for each adult (18 and over) occupying the unit. Use separate sheet of paper, if necessary.

1) Tenant Name: _____

Current Address: _____

I/We have _____ owned (give length of time) _____

I/We have _____ rented Start (mm/dd/yyyy): _____/_____/_____ End (mm/dd/yyyy): _____/_____/_____

Name of Landlord or Mortgage holder: _____

Address of Landlord or Mortgage holder: _____

Phone Number of Landlord or Mortgage holder: _____

CURRENT RESIDENCE CONTINUED:

2) Tenant Name: _____

Current Address: _____

I/We have ____ owned (give length of time) _____

I/We have ____ rented Start (mm/dd/yyyy): ____/____/____ End (mm/dd/yyyy): ____/____/____

Name of Landlord or Mortgage holder: _____

Address of Landlord or Mortgage holder: _____

Phone Number of Landlord or Mortgage holder: _____

RESIDENCE HISTORY: Provide previous residence history for each adult (18 and over) occupying the unit. If less than 5 years, provide residence history on a separate sheet, if necessary.

1) Tenant Name: _____

Previous Address: _____

I/We have ____ owned (give length of time) _____

I/We have ____ rented Start (mm/dd/yyyy): ____/____/____ End (mm/dd/yyyy): ____/____/____

Name of Landlord or Mortgage holder: _____

Address of Landlord or Mortgage holder: _____

Phone Number of Landlord or Mortgage holder: _____

2) Tenant Name: _____

Previous Address: _____

I/We have ____ owned (give length of time) _____

I/We have ____ rented Start (mm/dd/yyyy): ____/____/____ End (mm/dd/yyyy): ____/____/____

Name of Landlord or Mortgage holder: _____

Address of Landlord or Mortgage holder: _____

Phone Number of Landlord or Mortgage holder: _____

WORK HISTORY: Provide work history on all adult (18 and over) occupants, use separate page if necessary. If less than 5 years, provide previous employer info on separate page.

1) Tenant Name: _____

2) Tenant Name: _____

Employer _____

Employer _____

Phone _____

Phone _____

Address _____

Address _____

Position _____

Position _____

Supervisors Name _____

Supervisors Name _____

Employed From _____ To _____

Employed From _____ To _____

Reason for Leaving _____

Reason for Leaving _____

I give authorization to Trails End Villas COA Inc. or its agents to contact any and all references listed.

Signature

Signature

Printed Name

Printed Name

Date

Date

CRIMINAL BACKGROUND:

I understand a Nationwide Law Enforcement Investigation is required and will be done.

1) Have you (or any other occupants) ever been convicted of a State or Federal offense:

_____ Yes _____ No If yes provide detail: _____

2) Are you (or any other occupants) presently awaiting trial on any criminal offense?

_____ Yes _____ No If yes provide detail: _____

If yes to any of the above, give occupants name, dates, name of court, and details of conviction (use separate sheet of paper, if necessary).

ADDENDUM TO LEASE

Fill in the blanks. Both landlord(s) and tenant(s) must print name and sign. A witness to both the landlord(s) and tenant(s) signature is required, witness must print name and sign.

THIS ADDENDUM is made between _____ (“Landlord”) and _____ (“Tenant(s)”) effective this _____ day _____ 20____ and is intended to and shall supplement, amend and modify that certain Lease dated _____ regarding Unit _____, 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 Declaration of Covenants, Conditions and Restrictions for Trails End Villas COA Inc. If the tenant(s) fails to comply with the rules and regulations the association has the right to evict the tenant(s).

2. In the event the landlord/owner becomes delinquent in payment of 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. During the period of time the tenant is paying the rent to the Association, the Landlord shall not seek to evict the tenant for non-payment of rent.

Witness:

LANDLORD(S)

Signature

Signature

Printed Name

Printed Name

Signature

Signature

Printed Name

Printed Name

Witness:

TENANTS(S)

Signature

Signature

Printed Name

Printed Name

Signature

Signature

Printed Name

Printed Name

Pet Registration Form

Fill in the blanks. Submit a recent picture of each pet. Sign and date acknowledgement.

Unit Owner or Resident _____

Unit # _____ Address _____ Phone # _____

Type of pets; (Please circle) Dog Cat Bird Other (specify) _____

Veterinarian's Name _____ Veterinarian's Phone # _____

1) Pet Name _____ Pet Age _____ Pet Current Weight _____

Pet license/ Tag Number _____ Pets Estimated Maximum Weight at Maturity _____

Please attach recent photo of pet here



Please list pet's rabies shot record below

2) Pet Name _____ Pet Age _____ Pet Current Weight _____

Pet license/ Tag Number _____ Pets Estimated Maximum Weight at Maturity _____

Please attach recent photo of pet here



Please list pet's rabies shot record below

I am aware of the associations rules, regulations and restrictions regarding pets on property and agree to abide by them.

Unit/ Pet owner's Signature _____ Date _____

PLEASE RETURN COMPLETED FORM WITH PHOTO(S) TO THE OFFICE

OCCUPANT CERTIFICATION

Each adult (18 and over) renting or residing in unit to print name, sign and date.

By my signature below, I *hereby* certify

- 1) That all of the information contained in this application is true and complete and I/we give my/our permission for a nationwide law enforcement background investigation and credit history verification.
- 2) That I/We understand and agree that *False* or Misleading information given in this application constitutes grounds for rejection of this application and revocation of my right to reside on this property.
- 3) That the unit I/We occupy may not be leased or sub-leased without the express written approval of the Trails End Villas COA, Inc.
- 4) That no persons other than those shown on this application will reside in the unit and I/We agree that anyone moving into the unit at a later date will be registered with the Association and a background investigation done at the occupant's expense prior to occupancy.

Print Name of Occupant 1

Signature of Occupant 1

Print Name of Occupant 2

Signature of Occupant 2

Print Name of Occupant 3

Signature of Occupant 3

Print Name of Occupant 4

Signature of Occupant 4

Date Signed _____

OWNER CERTIFICATION

Owner to sign and date. A witness to the owners(s) signature is required, witness must sign and date.

By my signature below I/We hereby certify:

- 1) That the information contained in this application is true and accurate to the best of my knowledge.
- 2) That a copy of the lease agreement or sales contract is attached, and that there are no other agreements concerning this lease, rental, or potential purchase.
- 3) That the unit owner is responsible for any and all costs related to damages to community property and/or violation of the Documents of Trails End Villas COA, Inc and that these costs include actual damage and all costs and fees paid for the associations attorney as may relate to the owners, tenants and/or the guests of such tenants.

I/we hereby authorize the Association to evict a tenant at my (unit owner) expense in any case where my tenant fails to abide by the Documents of Trails End Villas COA, Inc.

I/We understand and agree to pay the fines issued by the Association Fining committee for violations of the Association's Documents and Trails End Villas COA, Inc. any and all remedies available by law to correct a violation of governing documents.

Signature of Owner: _____ Date _____

Signature of Co Owner: _____ Date _____

Signature of Witness: _____ Date _____

OFFICE USE ONLY:

Sale () Lease () Unit Address: _____

APPROVED () DENIED () DATE: _____

Board of Director's Signature or Authorized Board Representative: _____

REASON DENIED: _____

LEASE DATES: Start _____ End _____ By _____

Trails End Villas / Ref# _____

RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City: _____ ST: _____ Zip: _____

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

Tel#: _____ Cell#: _____

Current Employer

Company: _____ N/A _____ Tel#: _____ N/A _____

Supervisor: _____ N/A _____ Salary: _____ N/A _____

Employed From: _____ To: _____ Title: _____ N/A _____

Current Landlord

Company: _____ N/A _____ Tel#: _____ N/A _____

Landlord: _____ N/A _____ Rent: _____ N/A _____

Rented From: _____ N/A _____ To: _____ N/A _____

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.

Sea Breeze CMS, Inc.
4227 Northlake Boulevard
Palm Beach Gardens, Florida 33410
561-626-0917 Fax 561-626-7143
www.seabreezecms.com

CERTIFICATE OF APPROVAL FOR LEASE

The undersigned authorized representative **Trails End Villas COA Inc.** hereby certifies that the proposed conveyance of the following unit has been approved as written below:

Unit Number: _____ Unit Address: _____

Owner(s): _____

Tenant(s): _____

The above Tenant(s) as evidenced by Tenant(s) signature(s) below hereby acknowledge receipt of the Rules and Regulations for association and agree and understand that condition of approval is adherence to all the community rules. Failure to abide by the rules and regulations for the association will result in non-renewal of lease approval and possible eviction from the unit.

Tenant(s) Printed Name

Tenant(s) Printed Name

Tenant(s) Signature

Tenant(s) Signature

Date

Date

This is to certify that the above named Tenant(s) have complied with the above statements and hereby obtain the approval of **Trails End Villas COA Inc.**

By: _____ As: _____ Date: _____
On behalf of the Board of Directors

TRAILS END VILLAS, INC. RULES AND REGULATIONS

Herein you will find the revised rules and regulations of Trails End Villas, Inc. as of July 2014.

Owners are responsible for tenants and guests and it is the owner's responsibility to see that all rules and regulations are carried out.

FINES

The Board of Directors may levy a fine, against an owner, not to exceed \$100.00 per violation, for each violation by the owner, or his or her tenants, guests or visitors, of the Declaration, Articles, By-laws, or rules of regulations, and a separate fine for each repeat or continued violation, provided, however, written notice of the nature of the violation and an opportunity to attend a hearing shall be given prior to the levy of the initial fine. No written notice or hearing shall be necessary for the levy of a separate fine for repeat or continued violations if substantially similar to the initial violation for which notice and a hearing was provided. The Board of Directors shall have the authority to adopt rules, regulations and policies to fully implement its fining authority.

COLLECTIONS

Maintenance fees are due and payable on the 1st of the month. The Association will charge an administrative late fee for assessments not paid on or before ten (10) days after date when due in the amount of \$25.00 or such other amount as may be provided by the Condominium Act, as amended from time to time for each delinquent installment that the payment is late. In addition to such late fee assessments not paid on or before thirty (30) days after date when due shall bear interest at the highest rate per annum allowed by law (presently 18%) from the date when due until paid. In addition to such interest, the administrative late fee shall be secured by the Association's' lien rights. Any payment received by the Association shall be applied first to any interest accrued by the Association, then to the administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the delinquent assessment. Our bills are paid in the first week of the month; therefore, we need the cooperation of having everyone pay their maintenance fee on time.

GUEST

Unit owners shall register in writing to the Board of Directors in advance of the proposed occupancy of their apartment by any guest(s) permitted to use said apartment in the absence of the owner. The guest(s) name, address, vehicle information and length of stay shall be included in the notice. Owners or tenants must check where and how their guests park their vehicles.

SALES AND RENTALS

NON-REFUNDABLE application fee of: \$100.00 for each adult (18 and over) made payable to Trails End Villas. 50.00 **CASH, MONEY ORDER AND/OR CASHIERS CHECK ONLY** for a Non-refundable Administrative Fee made payable to Sea Breeze CMS.

Once application is approved by the Board a Certificate of Approval will be issued. Under no circumstances shall a new owner or renter move into the unit without Certificate of Approval. Apartments may be rented with Board approval, but not sub-leased. The term of the rental shall be for a minimum of four (4) months. After an apartment is approved for rental or sale, no additional tenants may be moved into said apartment.

SIGNS

No signs, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by an owner or renter on any part of the outside of inside of unit or on vehicles.

SWIMMING POOL & POOL DECK AREA

1. Pool hours are from 9:00 a.m. to dusk, seven days a week.
2. Pool users are to shower before entering the pool. This is a requirement of the Florida Department of Health and Rehabilitative Services.
3. Children under the age of 14 must be accompanied by an adult (18 years of age or older).
4. For sanitary reasons, all children not potty-trained must wear a diaper and rubber pants when in the pool.
5. No toys, including swim fins, balls, rafts or other floating devices are allowed in the pool with the exception of life preservers and water wings that are attached to the body.
6. Running in the pool area is prohibited.
7. Diving in the pool is prohibited.
8. Voices or radios are to be kept at a moderate level so as not to disturb others using the pool as well as those living in nearby apartments.
9. Splashing in the pool to the extent that it is a nuisance factor to others is prohibited.
10. Any form of food is not to be consumed in the pool or pool area. However, beverages in unbreakable containers are permitted.
11. No draping of towels or clothing of any nature shall be allowed on the fencing around the pool area.
12. No one in a wet bathing suit is allowed in the Clubhouse except for use of lavatory facilities.
13. After using pool facilities, clean up all trash, etc., and place lounges and chairs in a neat, orderly arrangement.
14. If using any suntan oils or lotions, cover chairs and lounges with towels or blankets. **DO NOT GO IN THE POOL COVERED WITH LOTION – SHOWER FIRST.**
15. Swimmers are to wear bathing suits. Cut-off jeans, tee shirts, blouses are not permitted.

DUMPSTERS

1. All garbage or trash shall be wrapped securely in a plastic bag as per requirements of the city of Palm Beach Gardens before being placed in the dumpster. Please Use both sides of the garbage dumpster.
2. No garbage cans are permitted on the common walkways; as such items attract rodents and other animals.
3. Large items, such as boxes, cartons, etc., shall be broken up prior to being placed in the dumpsters. Large items, including furniture and discarded appliances should be placed on the side of the dumpster, bulk pick is on Wednesday bulk items may be placed out after 6:00pm day prior to pick up (Waste Management contact number: 772-545-1347).
4. Hazardous waste (batteries, paint cans, tires, motor oil, etc.) must be taken by the resident to the hazardous waste disposal area on the west side of Military Trail just north of Donald Ross Road.
5. Garbage and trash pick up schedule is Monday, Wednesday and Saturday.

LAUNDRY ROOM

1. Use of the laundry room is between the hours of 9 a.m. and 10 p.m. seven days a week.
2. Washing machines and dryers are to be kept in a clean and sanitary condition by the user. Dryer filters are to be cleaned by the user after each use.
3. All trash, etc. shall be placed in the proper receptacles and spills shall be swept and/or mopped up.

OUTSIDE PATIOS & COMMON AREAS

Permission for planting of any type must be received in writing from the Board of Directors.

1. Patios are to be kept in a clean and attractive condition at all times. Any planting, shrubs, trees must be kept trimmed and free of weeds at all times. At no time will trees, shrubs, etc., be allowed to extend beyond the ceiling of the patio. In the event this should take place, the Association reserves the right to have them trimmed to the proper height at the expense of the owner.
2. If, at any time, the area around any patio is left in an unsightly condition, the Association reserves the right to have the area placed in proper condition at the owner's expense. If the condition is habitually unsightly, the Association also reserves the right to request the owner to remove any of the causes of said unsightliness, including the patio itself, from the common area, and that common area be placed back in its original condition at the owner's expense.
3. We have received many complaints from residents because of the mess made by the ducks. According to Florida Wildlife and Game Commission, "If they are not fed, they will not stay around". Since we have sixty-six units in this complex, we feel everyone has the right to be able to walk on the premises without stepping in a mess. The ducks are not to be fed by anyone.
4. No personal items may be stored in hallways, corridors, under stairwells or any other common areas. Any items stored on common areas are subject to removal without further notice.

VEHICLES

Our original documents allow 1.5 vehicles per unit. Since many of our residents have only one vehicle, we find that we can permit a maximum of two (2) vehicles per unit. This is an absolute maximum. The second vehicle must be parked in a guest spot.

In order to maintain the high standards of the properties with respect to residential appearance, the following vehicles **ARE PERMITTED** to be parked in or around the properties of Trails End Villas.

1. Passenger automobiles equipped with original automobile manufacturer's factory design passenger bodies and station wagons.
2. Passenger vans (such as Aerostars, Caravans, Previas, Voyagers, etc.) including mini-vans (such as Mercury Villager).
3. Jeeps, Samurais, Broncos, Wagoneers, Range Rovers, Blazers or other similarly designed passenger vehicles used by the owner as their primary mode of transportation.

In order to maintain the high standards of the properties, the following vehicles **ARE STRICTLY PROHIBITED** from being parked or stored in or around the common properties of Trials End Villas.

1. Trucks, including pickup trucks, panel trucks, or any vehicle with a passenger cab or cargo bed, whether covered or uncovered, whether with a bed top or without and used by the owner as his/her primary transportation vehicle (but not commercial trucks or vehicles).
2. Motorcycle or other two wheeled motorized vehicles.
3. Mopeds and other self powered bicycles.
4. Bicycles and tricycles (other than specified storage areas).
5. Commercial vehicles (including automobiles, vans, trucks, etc., used for commercial purposes) conversion vans, enclosed vans.
6. Agriculture vehicles.
7. Dune buggies.
8. Any trailer or other device transportable by vehicular towing.
9. Semis, tractors or tractor-trailers.
10. Buses.
11. Travel trailers.
12. Boats and boat trailers with or without boats.

VEHICLES, continued

13. Any commercial vehicles (i.e., those used in a business or working capacity, whether with or without signs) not otherwise described herein.
14. Vehicles which are not fully mechanically operable or not currently licensed for use.
15. Motorcycle delivery wagons.
16. Campers.
17. Recreational vehicles.
18. Mobile homes or mobile houses.
19. Truck mounted campers attached or detached from the truck chassis.
20. Motor homes or motor houses.
21. Motor vehicles not having any bodies whatever or incomplete buggies.
22. Swamp buggies.
23. Passenger automobiles that have converted to a different type of motor vehicle by replacing the original body or by modifying the exterior and/or interior of the vehicle.
24. Any vehicle with commercial signs or lettering visible from the outside.

The Board of Directors shall have the absolute discretion to determine that any vehicle is not in conformance with the overall appearance of the community or with the provisions contained herein. The Board of Directors may grant exception to the above restrictions for medical reasons upon prior written consent and upon adequate proof of absolute medical necessity.

All vehicles parked on the properties contrary to the provisions contained herein shall be subject to being towed in accordance with Section 715.07, Florida Statutes, as amended from time to time, at the expense of the owner of the vehicle. Towing shall not be the exclusive remedy of the Association. The Association has the right to determine whether a vehicle is permitted or not at any time, including during and transfer or lease approval process.

This prohibition of parking shall not apply to the temporary parking of trucks or other commercial vehicles, such as for pick-up, deliveries and other commercial services rendered to and on behalf of the residents of Trails End Villas.

All vehicles parked on street side must face the hedges. Please make sure your guests are aware of this regulation.

Unlicensed vehicles and vehicles with flat tires will be towed away at the owner's expense. Nothing can be stored on top of vehicles.

PODS are not permitted at the property. Moving vans and moving trucks are permitted a maximum of 72 hours at the property. If moving vehicle is at the property longer than 72 hours or a POD is placed at the property it will be subject to tow and owner will be subject to fines. (11/8/12 Board Approved).

EXTERIOR CONTRUCTION

No improvement may be constructed on the exterior of the building or the land on which it is located without prior written consent of the Association. This shall include but not limited to any additional buildings, terraces, sidewalks, driveways, walls, fences, etc., and shall include but not limited to any structure attached to or constructed upon the outside roof or exterior of the building, including any awning, window, door, screen, jalousie, wall or other improvement. An ARC form must be submitted and approved in writing by the association prior to any exterior modifications.

Laundry, rugs or other articles shall be hung indoors. No articles are to be hung from the railings or any outside area at any time. Sweeping or throwing dust or anything of that nature from balconies, windows or doors, including shaking of: mops and rugs are not permitted.

Outdoor cooking with charcoal burners is prohibited on balconies and screened porches. This is a violation of the Palm Beach Gardens Fire Department Law. However, they are allowed on common areas, 40ft away from the building. Screened patios are not to be used as storage or physical fitness areas; they are to be kept in a neat fashion with appropriate furniture.

CLUBHOUSE

1. Clubhouse hours are 9:00 a.m. to 12:00 a.m. Special consideration for extension of hours will be given to those who have formally reserved the Clubhouse for specific purposes according to the provisions of items 3 and 4 below.
2. Owners or members of their immediate families (over 18 years of age) must be in attendance during use of the Clubhouse.
3. The Clubhouse must be reserved in advance through the Secretary or Treasurer of the Association and said reservation must be posted in the mailbox area of each building and in the Clubhouse on the bulletin board. Reservations are limited to twice a year per unit.
4. A refundable "deposit" of \$100.00 is to be posted with the Secretary or Treasurer of the Association in order to secure private or exclusive use of the Clubhouse. The deposit will be returned to the exclusive user pending an inspection of the Clubhouse by a member of the Board.
5. A non-refundable rental fee of \$35.00 is required in order to rent the clubhouse.
5. Clubhouse reservations do not include exclusive use of the pool or pool deck area.

PETS

1. Animals are restricted to cats, dogs, birds/hamsters/gerbils in cages and fish in tanks. No snakes or exotic animals are allowed. In addition, certain breeds known to be aggressive or to bite are not allowed such as Rottweilers and Pit bulls. The board maintains the right to determine if a dog breed is aggressive or known to bite.
2. In the case of dogs and cats, there shall be limited per unit of any combination of 2 dogs or 2 cats or 1 dog and 1 cat, as long as all animals meet the weight requirements. The weight of all animals combined may not be in excess of twenty-five (25) pounds when measured at maturity.
3. No such animal shall be bred or kept for commercial purposes.
4. All animals are to be kept indoors. Pets are not allowed to be kept outside.
5. When outside of the unit, all dogs and cats must be accompanied by an attendant who shall have such dog/cat firmly held by the collar and leash. No cats or dogs shall be permitted to run at large outside the unit.
6. The owner/custodian of each animal and/or the individual walking same shall be required to clean up after the animal. Failure to do so will result in a fine per incident, in accordance and as imposed as per Florida Statutes as they may be amended from time to time.
7. The owner/custodian of each animal shall remove his/her animal from Condominium when such animal is considered a nuisance or emits excessive noise such that same may be heard outside the unit.
8. The animal's owner and the owner of the unit involved shall be strictly liable for damages caused by the animal to the properties.
9. Exceptions to the provisions of this shall yield where necessary to meet the needs of handicapped persons pursuant to fair housing laws.

CHILDREN

1. The riding of bicycles in the parking lot is prohibited, except when merely entering or exiting the premises.
2. The riding of skateboards, skates, scooters, etc., in the parking lot is strictly forbidden.
3. No games or sports involving running, throwing, kicking, shouting, etc., are allowed in the common areas including the front, side and rear of all four buildings. There is a public park directly across the street which may be used for these purposes.
4. All other items such as Bicycles, toys, baby stroller, etc., must be stored in owner's apartment only.
5. At no time are toys, bicycles, etc., to be left in entrance hallways to individual apartment or on steps or common walkways. Not only may others trip and fall over such items, but even partial obstruction of these entrances, hallways, and stairs could lead to the Association being fined by the fire inspector.
6. Children under 18 years of age must be accompanied by an adult at all time while in the Clubhouse facility.

KEYS

1. Clubhouse keys are available for owner's to purchase from Sea Breeze office for \$50.00. Do NOT give your key to non-residents or minors. We have had some vandalism in the clubhouse.
2. Mailbox keys: Seller/Owner to provide Buyer/Renter – or Buyer/Renter may contact Post Office. Management office does not have keys.

INSURANCE

Our insurance company recommends that all units install smoke detectors .The Condominium Association insures Association property only. Unit owners must carry condominium owners insurance to cover personal property as well as personal property within their units. Renters should carry renter's insurance on their personal property. If you have any questions about your insurance coverage, you should discuss them with your insurance agent.

TRAILS END VILLAS, INC. RULES AND REGULATIONS

I have read and understand the Rules and Regulations of Trails End Villas.

I had the opportunity to ask questions and had them answered.

I agree to follow these Rules and Regulations and know that I may be fined for any infraction of the same.

Address

Assigned parking space #

Name (Printed)

Name (Printed)

Signature

Signature

Date Signed

Date Signed