Hidden Hollow Homeowners Association, Inc.

c/o Sea Breeze Community Management Services, Inc.
4227 Northlake Boulevard
Palm Beach Gardens, FL. 33410
Phone: (561) 626-0917 Fax: (561) 626-7143
www.seabreezecms.com

Application **(Updated 6/2019)**

Information is required on all applicants. COMPLETE ITEMS 1 TO 16 & SUBMIT AT LEAST 30 DAYS PRIOR TO CLOSING 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. Fill in the first section of the application package. (pgs. 2-4)

_____2. Information to be completed by owner.
This section does include the owner's signature needing to be notarized. (pg. 5)

_____3. Information to be completed by applicant. This section does include the applicant's signature needing to be notarized. (pg. 6 – 8)

Select 4. **RENTALS ONLY:** Addendum to lease will need both landlord(s) and tenant(s) print name and sign. A witness to both the landlord(s) and tenant(s) signature is required, witness must print name and sign. (pg. 9)

Select 5. Residential screening request & disclosure & authorization agreement to be completed by **ALL** adults 18 and over purchasing, renting or residing at the property. (pgs. 10-11)

_____6. Each applicant must sign the certificate of approval. This section does include the applicant's signature needing to be notarized.
The approval is not authorized until the bottom section of the page is completed by an authorized Board Member or Authorized Personnel, which will be issued after the orientation meeting. You will need to send the original to your closing agent. (pg. 12)

_____7. Each applicant should review the rules and regulations. Sign and print your name at the bottom.
The rules will be reviewed at the welcome meeting. (pgs. 13-17)

_____8. If you are interested in setting up for Association bulk email you will need to sign, date and print email address. Request for emergency contact to be completed. (pg. 18)

_____9. Provide a copy of the completed contract.

_____10. Provide a copy of registration and proof of insurance for each vehicle.

_____11. Provide a picture ID for each adult (18 and over) resident (legible copy of driver's license or passport).

_____12. $100.00 **MONEY ORDER OR CASHIERS CHECK ONLY** fee for each application containing no more than two adults, and an additional $100.00 fee for each additional adult listed on the application. This is a non-refundable transfer fee made payable to Hidden Hollow HOA, Inc.

_____13. $50.00 **MONEY ORDER OR CASHIERS CHECK ONLY** for a non-refundable processing fee made payable to Sea Breeze CMS, Inc.

_____14. $35.00 **MONEY ORDER OR CASHIER'S CHECK ONLY** per adult (18 and older) representing a non-refundable background check application fee made payable to Hidden Hollow HOA, Inc.

Select 15. 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 Hidden Hollow HOA, Inc. **MONEY ORDER OR CASHIER'S CHECK ONLY will be accepted.**

_____16. Application completely filled out, if not, application will be returned unapproved. Interview is required prior to approval.

Application Criteria

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

1. Application not completed in full.
2. False information provided in application.
3. Prohibited vehicles include motorcycles, vans with permanent seating for less than four or more than eight persons, commercial vehicles, buses, pick-up trucks, vehicles with a shell, camper or enclosure, campers, recreational vehicle.
4. Prohibited vehicles not kept in good visual condition, exhibiting peeling, bubbling or missing paint, or broken, perforated or missing parts.
5. Limit per unit of two (2) household pets.
6. Leasing: Property may not be leased more than two (2) times in a calendar year.
7. Leasing: Lease term of no less than six months

Current Information

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

Hidden Hollow Property Address: _____

Name of Current Owner: _____

Current Owner Phone Number: _____ Email Address: _____

Name of Applicant #1: _____

Applicant #1 Phone Number: _____ Email Address: _____

Name of Applicant #2: _____

Applicant #3 Phone Number: _____ Email Address: _____

Name of Applicant #3: _____

Applicant #3 Phone Number: _____ Email Address: _____

Resident Information

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

Name [Print-must be readable]	Age	Relationship to Buyer
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. Put additional on separate sheet of page.)

Make & Model of Vehicle	License Number	Color	State Registered

Important Dates

Please select all that apply below.

☐ I/we plan to purchase the property.
The closing date is set for _____ (mm/dd/yyyy).

☐ I/we plan to lease the property.
The lease starts on _____ (mm/dd/yyyy) and expires on _____ (mm/dd/yyyy).

☐ I/we plan to occupy the property on _____ (mm/dd/yyyy) on a full time basis.

☐ I/we plan to occupy the property on a seasonally basis. Seasonally we accept to reside at the property from _____ (month) to _____ (month).

☐ I/we plan to keep the property vacant until _____ (mm/dd/yyyy) and will notify the management company prior to inform of resident moving in.

☐ I/we plan to rent the property on or around _____ (mm/dd/yyyy).

☐ I/we plan to

_____

_____.

Owner Info

TO BE COMPLETED BY OWNER.

1) Complete name(s) of owners as shown on your current deed or the proposed lease:

_____

2) Hidden Hollow lot address_____, P.B.G., FL.

3) Recognizing that thirty days are normally required before a sale or lease is approved:

What is the proposed sale or lease start date:_____

If a lease, then the proposed end date:_____ _____

4) Owner's telephone: Day:_____ Night:_____ _____

Owner's Cell Phone Number_____ _____

5) Owner(s) Mailing Address_____

_____

I/we hereby certify that I/we will comply with the Association's restrictions, including but not limited to the restrictions stated in this Application, and that attached and submitted with this /application is a true and correct copy of the terms of the proposed transfer. The Association's application process is not intended to protect me/us. I/we will not rely on the Association's process to screen the proposed purchaser or lessee(s) background or otherwise. I/we have a duty to the Association and the Association's members and their family, tenants and guest to properly screen and review all occupants of my/our property.

Dated this _____day of _____, 20_____

Owner's Signature _____ _____ Print Name_____

Owner's Signature _____ _____ Print Name_____

State of Florida (County of Palm Beach)

BEFORE ME, the undersigned authority duly authorized to take oaths, this day personally appeared_____, who being by me first duly sworn, on oath, deposes and says that the statements contained in the foregoing are true and correct.

SWORN TO AND SUBSCRIBED before me this _____day of_____, 20____

_____

Notary Public

My Commission Expires:

Applicant Info

TO BE COMPLETED BY APPLICANTS.

Present Address:_____

Telephone Numbers Day: _____Night:_____

Length of time at present address_____

Prior residence address and length of time at that residence:

_____

Landlord name, address and telephone (if applicable):

_____

Has any proposed occupant lived in a community with a homeowners' condominium or other community association?

_____Yes _____No

If yes, please provide the name and location of the development and the association and the dates you lived there: _____

_____

Has any proposed occupant ever been involved in a dispute or a legal proceeding with a community association?

_____Yes _____No

If yes, please provide details: _____

_____

Have you ever been involved in a dispute or a legal proceeding with a Homeowners', Condominium, or Cooperative Association?

_____Yes _____No

If yes, please provide details: _____

_____

For each employer of all transferees provide employment history for the last five years:

Name and Address Job Title Dates Reason for Leaving

_____

_____

_____

Pets are limited within the Hidden Hollow Community to dogs and cats, no more than two. Fish and domestic birds may be kept indoors. All pets must be kept on a leash and owners must pick up after dogs.
Pets must not be a nuisance whether from noise, waste or otherwise. Please identify all pets to be kept at Hidden Hollow listing the type, breed and weight as well as where you plan to walk the dog, if any.

_____

_____

Vehicles at Hidden Hollow are defined passenger vehicles! Prohibited vehicles include, but are not limited to pickups over 1-ton rating, other trucks, commercial vehicles, campers, mobile homes, motor homes, boats, and all trailers. Motorcycles, and if under 1-ton rating, pickups and vans must be parked in a garage.
Parking on the grass is prohibited.
No parallel parking.
No overnight parking on the street.
For all automobiles to be parked at your Hidden Hollow home, please list:

_____

_____

List names, addresses and telephone numbers of three personal references. List names, addresses and telephone numbers of three bank or financial references (include account numbers and type of account):
1) _____

2) _____

3) _____

Altering a home or lot at Hidden Hollow is strictly limited. Please state, with specificity, any change you anticipate to make to the property (no approval for alterations is provided by this process, prior written Association approval for each change must be applied for separately).

_____

_____

_____

Is there anything preventing any proposed occupant from keeping the home and lot clean and free from debris and trash, not leaving trash outside the home except after dusk the day before pick up, and removing containers before dusk the day of pick up?
_____Yes _____No
Trash Pick up info:
Garbage pick up is Tuesday and Friday and cannot be put out any earlier than then 6:00pm the day before.
Garbage cans must be brought in the day of pick up.
Garbage cans must be kept out of view of street.

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 occupant's name, dates, name of court, and details of conviction (use separate sheet of paper, if necessary).

Certification

I/we hereby certify that I/we have read the Declaration of Protective Covenants of Hidden Hollow and Hidden Hollow of Palm Beach Homeowners' Association, Inc. Articles of Incorporation, Bylaws, and Rules and Regulations. I/we agree to comply with all of the provisions contained in those documents. Hidden Hollow of Palm Beach Homeowners' Association, Inc. is authorized to utilize and release the information contained in this application to undertake an investigation as part of its lease approval process, including obtaining credit and financial information. I/we hereby certify that attached and submitted with this application is a true and correct copy of the terms of the proposed lease, if any.

Dated this _____ day of _____, 20_____

Transferee's Signature_____ Printed Name_____

Transferee's Signature_____ Printed Name_____

State of Florida (County of Palm Beach)

BEFORE ME, the undersigned authority duly authorized to take oaths, this day personally appeared _____, who being by me first duly sworn, on oath, deposes and says that the statements contained in the foregoing are true and correct.

SWORN TO AND SUBSCRIBED before me this _____day of_____2_____

_____

Notary Public

My Commission Expires:

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 Hidden Hollow HOA, 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.

3. Renter must keep outside of home neat and clean.

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

Hidden Hollow / Ref# _____
Background Check Only

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.

HIDDEN HOLLOW HOA, INC.

c/o Sea Breeze Community Management Services, Inc.
4227 Northlake Boulevard
Palm Beach Gardens, FL 33410
P (561)626-0917 || F (561) 626-7143
www.seabreezecms.com

CERTIFICATE OF APPROVAL

The undersigned authorized representative of **HIDDEN HOLLOW HOA INC.**
hereby certifies that the proposed conveyance of the following unit has been approved as written below:

Unit Address:_____

Owner(s):_____

Applicant(s):_____

The above Applicant(s) as evidenced by Applicant(s) signature(s) below hereby acknowledge receipt of the Declaration of Covenants, Articles of Incorporation, By-Laws, Rules and Regulations and any amendments to the documents for the association, and agrees to be bound by said documents.

_____	_____
Applicant(s) Printed Name	Applicant(s) Printed Name
_____	_____
Applicant(s) Signature	Applicant(s) Signature
_____	_____
Date	Date

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was sworn and subscribed before me this _____ day of _____, 20_____, By: _____ who is personally known to me or who has produced a valid Florida driver's license as identification.

Notary Signature & Stamp:

_____

This is to certify that the above named Applicant(s) have complied with the above statements and thereby obtained the approval of **Hidden Hollow HOA Inc.**

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

Hidden Hollow Summary of Rules

Article VII, Section 7.1, Paragraph Nuisance

Nuisance. No noxious or offensive activity shall be allowed on any portion of the Property, nor shall anything be done that is or may become a nuisance or annoyance to the other members of the Association. Development of Hidden Hollow by the Declarant, including but not limited to all construction in connection therewith, is expressly permitted and shall be deemed not to be (i) a nuisance, (ii) an annoyance or (iii) noxious or offensive activity hereunder.

Article VII, Section 7.2, Subdivision.

No Parcel shall be subdivided into two or more Parcels without the prior written approval of the Association and appropriate governmental entities.

Article VII, Section 7.3, (b). Any outdoor equipment such as, but not limited to, air conditioning equipment, generators, pool pumps and water softening devices shall be completely screened from the view of anyone from the street or the neighboring Parcel boundary line by the use of landscaping.

Article VII, Section 7.3, Paragraph "General Repair"

General Repair. An Owner shall repair and maintain Improvements on his Parcel in such a manner that no Improvement falls into disrepair and so that each Improvement shall at all times be kept in good condition and repair and adequately painted or otherwise maintained.

Article VII, Section 7.4, Paragraph “Prohibited Structures"

a) No structure of a temporary character, trailer, tent or shack shall be erected or placed within Hidden Hollow at anytime, provided, however, that with the prior written permission of the Committee, construction sheds and trailers used to facilitate ongoing construction may be located upon a Parcel during the active pursuance of a course of construction upon the Parcel. Basketball backboards mounted directly onto the front of the dwelling unit are not permitted. Antennas are not permitted within Hidden Hollow unless otherwise permitted by law. Satellite receiving facilities are not permitted within Hidden Hollow with the prior written permission of the Committee, and unless there is derogation of signal quality or otherwise unreasonable additional cost, then the satellite receiving facility must be installed on the rear or side of the dwelling unit.
b) No gas tank, gas container or gas cylinder shall be permitted to be placed on or about any Parcel, except as may be necessary solely for the operation of barbecue grills or pool heaters. Any outdoor equipment such as, but not limited to, pool pumps and water softening devices shall be completely screened from the view of anyone not standing on the Parcel by the use of landscaping or other means.
c) No signs of any kind, except for one "'For Sale" sign, the design template, color and size in compliance with rules adopted by the Board o Directors, and an alarm sign as permitted by law, shall be displayed on the Property and except such as are placed by the Association.

Article VII, Section 7.5, Paragraph (a) "Vehicles"

a) The following types of vehicles are prohibited in Hidden Hollow, except for delivery purposes: providing services to Parcel, if parked and stored in a garage with the garage door closed, or temporarily parked once in one calendar year period for no more than twenty-four hours: Motorcycles, vans with permanent seating for less than four or more than eight persons, commercial vehicles, including vehicles with exterior lettering or with visible commercial equipment or used for purposes other than transporting passengers without hire, vehicles with visible commercial equipment, buses, trucks (including but not limited to pick-up trucks and similar vehicles), vehicles with a shell, camper or enclosure, campers, mobile homes, motor homes, trailers of every description, including but not limited to enclosed trailers, house trailers, box trailers and boat trailers, recreational vehicles, jet skis, boats, and vehicles not kept in good visual condition, exhibiting peeling, bubbling or missing paint, or broken, perforated or missing parts.

b) All vehicles parked in Hidden Hollow shall be in good condition and repair.
c) No repair work shall be performed within Hidden Hollow on any vehicle unless such work is performed within a garage.
d) All vehicles (otherwise permitted within Hidden Hollow) must be parked within a garage or parked on a driveway in a manner that the front and rear of the vehicle are perpendicular to the street the vehicle does not protrude over any portion of the sidewalk or street.
e) In addition to any Association remedy for vehicles violating these vehicle 'restrictions, the Association has the authority to tow the vehicle and the vehicle· owner is responsible for the towing and storage expenses, and any consequence of the towing.

Article VII, Section 7.6. Rules and Regulations

Each Owner of a Parcel shall be subject to any rules and regulations adopted by the Board of Directors, and by the Surface Water Management Permit and it's conditions, a copy of which are attached hereto as Exhibit "D".

Article VII, Section 7.7, Paragraph (Painting)

Painting of all exterior painted surfaces of an Improvements shall be properly completed by the Parcel Owner at least once every seven years however, if such exterior painted surfaces show signs of weathering, peeling, staining and/or mildew prior to the expiration of the seven year period, then the Association is entitled to require. The Parcel Owner to paint such surface at the time that the signs of weathering, peeling, staining and/or mildew appear. The Parcel Owner shall not change the color of any exterior painted surface of an Improvement without complying with Declaration Article V, including obtaining prior written approval of the Committee. Only colors approved by the Association pursuant to rules regulations, as amended from time to time by the Board of Directors, may be used on the exterior painted surfaces of an Improvement. Dwelling units on Parcels adjacent to or behind one another cannot be painted the same color.

Article VII, Section 7.8, Paragraph

a) "Exterior Appearances" No alteration to the exterior appearance of a Parcel or Improvement is permitted without: complying with Declaration Article V, including obtaining prior written approval of the Committee; and, complying with the rules as adopted by the Board of Directors, as amended from time to time.
b) "Window treatments" Window treatments. Window treatments are permitted without complying with Declaration Article V if the following: No aluminum foil is placed on a windows or glass door; and all interior window coverings, drapes and shades are white, off-white, or wood tones pursuant to rules and regulations, as amended from time to time by the Board of Directors, so that a uniform white, off-white, or wood tone appearance is maintained from the outside of every Parcel.
c) "Windows" Windows. Replacement windows must have white frames with decorative white window grilles, and be installed in the location as originally installed.
d) “Laundry" Laundry. No clothing, laundry, or wash shall be aired or dried in a manner which would be visible from the street, the neighboring Parcel boundary line or the Common Areas, except as otherwise required by law.
e) "Window Units" Window Units. No air conditioning equipment may be mounted through windows or placed on windows, or exterior walls, except for electrical conduit; and water and coolant pipes which may pass through exterior walls.
f) “Garbage and Recycling Containers" Garbage and recycling containers are to be stored so they are not visible from the street or the neighboring Parcel boundary line, and shall be placed at the curb no earlier than 6:00 p.m. the night before the scheduled pick-up and must be retrieved and properly stored no later than 11:00 p.m. on the scheduled pick-up day. Trash must be placed in a sealed plastic bag which is then placed in a garbage container with a closed lid, except for an oversized item which the Parcel Owner must ensure is picked up and removed.
g) "Exterior Lighting Fixtures" Exterior Light Fixtures. The exterior light fixtures placed on each side of the garage door must be identical with clear glass lamps and clear or grayish tint glass panes and shall be installed at the same height measured from the ground, and at the same distance measured from the center of the garage door.
h) "Exterior Painting" Dwelling units shall be painted in a manner and color pursuant to rules and regulations, as amended from time to time by the Board of Directors and as follows: Front Doors. Front doors must be painted an exact green color tint, in compliance with rules adopted by the Board of Directors. Dwelling Trim. All white trim must remain and

be painted white. Decorative Shutters, Decorative shutters must be painted the same green color tint as the front door. Garage Doors. Garage doors must be painted the same color as the walls of the dwelling unit.

i) "Front Door Style" Front Door Style. Front doors must be of uniform appearance, but may have a frosted glass insert, as permitted by rule, as amended from time to time by the Board of Directors. Screen doors and storm doors are prohibited.

j) "Mailboxes" Mailboxes. Mailboxes must be of uniform appearance, green in color with uniform numbers clearly depicted on the mailboxes, of a style permitted by rule, as amended from time to time by the Board of Directors, maintained in good working condition.

k) "Storm Shutters" Storm Shutters, Accordion storm shutters must be white. Storm shutters cannot be closed except after a hurricane watch is issued for an area including the Property and must be opened or removed within fourteen days after the hurricane watch is cleared.

l) "Basketball" A basketball hoop or backboard is not permitted to be used between the hours of 10:00 p.m. and 9:00 a.m. Portable basketball backboards are permitted at the closed end of a cul-de-sac street only, and must be adjacent to or on a Parcel's driveway. All other basketball backboards must be permanent and installed in the ground with prior written approval from the Committee.

m) (i) "Basketball" Location. Not less than ten feet from the street, on the side of the dwelling unit, opposite side of the front walkway. (ii) "Basketball" Backboard Material. Not of wood, glass, steel, metal or aluminum or of any similar composite or combination thereof. (iii) "Basketball" Maintenance. Maintained in good working and visual condition free from rust. weathering mildew. peeling paint, torn net, and any other form of disrepair.

n) "Driveways" Driveways shall be replaced with the same type of paver brick as originally installed, and shall not extend beyond the width as originally installed. The Parcel Owner shall pressure wash the driveway when the driveway has visible signs of mildew or stains, including but not limited to oil, grease, transmission fluid, or dirt; or every three years, whichever occurs first.

o) "Roofs" The Parcel Owner shall pressure wash the roof when the roof has visible signs of mildew, mold or dirt stains: or every three years, whichever occurs first.

p) "Exterior Decorations" Exterior Decorations. No plaques or decorative items shall be placed on the face of the dwelling unit, except inside the front entry alcove, to the extent the item is not clearly perceptible from the street, or the neighboring Parcel boundary line.

Article VII, Section 7.10, ‘"Landscaping and Fencing Requirements"

a) Landscape for Lots 33, 34 and 41. For houses built on lots 33, 34 and 41, screening vegetation in compliance with rules adopted by the Board of Directors, shall be maintained, and if removed then reinstalled, within the five foot landscape easement on a Parcel or adjacent to a Parcel's North Property Line (specifications per plant list) and irrigation of this screening vegetation will be the responsibility of the respective Parcel Owner through their automatic irrigation system.

b) Landscape and Fence for Lots 27 through 33. For houses built on lots 27 through 33 inclusively, a five foot high chain link fence and screening vegetation in compliance with rules adopted by the Board of Directors, (specifications per plant list) shall be maintained, and if removed then, reinstalled, along the a Parcel's West Property Line, and irrigation of this screening vegetation will be the responsibility of the respective Parcel Owner through their automatic irrigation system.

c) Maintenance for Lots 27 through 34 and 41. The maintenance of the above screening vegetation and fence shall include, but not be limited to, maintaining the required screening vegetation height at maturity (minimum four feet), replacement of screening vegetation, continued care of trimming, fertilization, etc., which shall be the responsibility of the respective Parcel Owner.

d) Fences. Permitted fences are as follows:

I. Material. All fences must be aluminum, painted wood or plastic, except: if the fence borders a lake, then the fence must be aluminum, or if the fence is installed along a Parcel's West Property Line of lots 27 through 33, then the fence must be a chain link fence.

II. Color. Aluminum: Black, white or bronze. Painted wood: white. Plastic: white.

III. Height. Chain link fences must be five feet in height all other fences must be four feet in height.

IV. Parcel Owner must obtain the necessary governmental permits and comply with Declaration Article V before erecting fence.

Article VII, Section 7.11, Paragraph (Pets, Livestock and Poultry)

Each Owner of a Parcel may keep not more than two (2) household pets per Parcel, subject to the terms hereof, and provided that any pet does not become a nuisance or annoyance to any neighbor by reason of barking or otherwise. Except for the household pets which may be maintained on a Parcel, no other animals, reptiles, wildlife, livestock or poultry of any kind shall be raised, bred or kept on any Parcel. No pet may be kept, bred or maintained for any commercial purpose. No dogs or other pets shall be permitted to have excretions on any Common Areas, except areas designated by the Association, if any, and Owners shall be responsible to clean up any such excretions. For purposes hereof, "household pets" shall mean dogs, cats and other animals expressly permitted by the Association, if any. ALL PETS SHALL BE KEPT ON A LEASH WHEN NOT IN THE APPLICABLE RESIDENCE OR A FENCED-IN YARD, IF ANY. Pets

shall also be subject to all applicable rules and regulations. Nothing contained herein shall prohibit the keeping of fish or domestic (household-type) birds, as long as the latter are kept indoors (and not on patios or within screened enclosures, if any) and do not become a source of annoyance to neighbors.

Article VII, Section 7.13, Paragraph (g) "Sale, Lease and Transfers"

Application. No sale lease or other transfer ("Transfer") of any Parcel shall not be made, nor shall a Parcel be occupied, unless the Association's written approval for the Transfer is obtained before the Transfer. The Association will not consider or approve a proposed lessee, buyer or other ("Transferee") or Transfer unless:

Article IX, Section 9.2, Paragraph (Maintenance, Alterations and Improvements)

Irrigation: Each Owner of a Parcel shall properly irrigate the Parcel's landscaping with an automatic irrigation system with all pipes except at the pump installed underground with "pop-up" type irrigation heads. The Parcel Owner is responsible for properly operating the system including providing for proper utility services and calibration together with the repair of any broken items regardless of whether broken by Association landscaping efforts or otherwise.

Landscaping: The Association shall maintain landscaping on the Property; however, as to landscaping on a Parcel the Association's duty is limited to material installed by the Declarant, reasonable replacements thereof and an Owner's planting as approved by the Board of Directors and which approval expressly accepts in writing an express duty by the Association to maintain. Landscape maintenance includes work within the Association's unable discretion such as cutting, edging, weeding, pest control and fertilization; however, the Association's duty does not include work and material for which the Owner of a Parcel has a duty to maintain, including but not limited to: maintenance of trees greater than six feet high: replacement of dead or dying items. items that are destroyed by weather including but not limited to drought and hurricanes. mulch and other ground covers.

Acknowledgment of Association Document Set and Rules And Regulations

I/We agree abide by the Declaration of Covenants, Articles of Incorporation, By-laws, rules and regulations and any Amendments there to.

_____	_____
Applicant Signature	Applicant Signature
_____	_____
Applicant Printed Name	Applicant Printed Name
_____	_____
Date	Date

HIDDEN HOLLOW HOA, INC.
c/o Sea Breeze Community Management Services, Inc.
4227 Northlake Boulevard
Palm Beach Gardens, FL 33410
P (561)626-0917 || F (561) 626-7143
www.seabreezecms.com

Rules and Regulations

Pickup trucks allowed BUT must be IN GARAGE AT ALL TIMES.
Garbage pick up is Tuesday and Friday and cannot be put out any earlier then 6:00 pm the day before.
Garbage cans must be brought in the day of pick up.
Garbage cans must be kept out of view of street and your neighbors.
Parking on the grass is prohibited.
No parallel parking.
No overnight parking on the street.
All pets must be kept on a leash and owners must pick up after their dogs.
All residents must keep outside of home neat and clean.

I have read the Rules and Regulations and agree to comply by them.

_____
Address

_____ _____
Sign Print

_____ _____
Sign Print

_____
Date

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Authorization to Set With Association Bulk Email

Please provide your email address and sign and date if you would like to receive emails related to association business.

_____ Yes, please provide your email address: _____

_____ No

_____ _____
Signature Date

Emergency Contact

In case of an emergency such as a water leak, we would like to get emergency phone numbers. Please provide the person's name and phone number of who we can contact someone to get in touch with you.

Name:_____ Phone Number:_____

Name:_____ Phone Number:_____

Name:_____ Phone Number:_____

Name:_____ Phone Number:_____