

Gardens Hunt Club HOA, 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

Application Cover Page

Welcome to Gardens Hunt Club HOA, a community managed by Sea Breeze Community Management Services. We look forward to you becoming part of the community and working with us to make living in your new home pleasant and enjoyable. This Application Cover Page is designed to provide useful information that can assist you in the application process.

- Gardens Hunt Club is a beautiful gated single family home community consisting of 127 homes. Homes have their own driveways and garages for parking. They are located in Palm Beach Gardens down a secluded side road off Northlake.
- Sea Breeze is a growing family-owned company. You will have a Property Manager who performs weekly property inspections of the community. Our office staff is available Monday – Friday 9am – 5pm to assist with all questions and paper work. We work with your Board of Directors, who are volunteers voted-in by the community, to manage and maintain the community.
- Your monthly dues include: Common area maintenance, gated entrance, high speed internet and Comcast cable

The Application Process

- **To avoid added costs or delays be sure you are filling out the correct application.**
 - Lease – person residing in the home during approved lease term
 - Buy a property – Purchasing the home to own
 - Guest/Additional Resident – person residing in the home short term (usually 30 days or less) with an approved occupant
- If you submit the incorrect application, there is no reimbursement and the correct application will need to be completed and submitted to get approved by the Board of Directors.
- The Applicant will be our one point of contact for the application process. Limiting the number of calls and emails received will help eliminate confusion and expedite the application process.
- Applications **MUST BE SUBMITTED AT LEAST 15 DAYS PRIOR TO** the Closing Date or Lease Start Date.
- A Welcome Meeting/Interview to review Community information is also part of the application process to obtain approval. Sea Breeze will contact the applicants to complete

the interview after application approval is received from the Association. Additional documents will require signatures such as the Rules & Regulations.

- A Certificate of Approval, which is required to close and prior to moving in, will be provided to the purchaser or renter after the Meeting/Interview.
- Moving in is not permitted until a signed Certificate of Approval has been issued.
- If purchasing, provide a copy of your Warranty Deed to Sea Breeze CMS as soon as possible after your closing in order to update your address and contact information. *Sea Breeze is not authorized to change an owner's name in our system until we have received a Warranty. If the purchaser does not provide this proof of ownership, bills will go to the previous owner and the purchaser may incur late fees, interest and attorney fees. You are responsible for providing the Association with the Warranty Deed.*
- For Rentals, owners must be current on dues and have no violations and no other rentals in that calendar year.
- If you are interested to receive all official notices from the Association by Electronic Transmission you will need to complete the "Written Consent to Receive Official Notice(s) by Electronic Transmission". Form is available on the website at www.seabreezecms.com. Due to FL statute requirements the change takes over 30 days to take effect.

Application Criteria

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

1. Application is not completed in full.
2. Financial: A history of financial irresponsibility which may, among other reasonable factors, be evidenced by an inability to meet current financial obligations.
3. Eviction/Removal: The tenant(s) or proposed other adult occupant has been evicted and/or otherwise removed from a rental property during the previous five (5) years.
4. Background Report: - a guilty plea or conviction of a crime of moral turpitude, such as and by way of example and not limitation, a felony involving violence to persons or property or a felony demonstrating extreme dishonesty and by way of example and not limitation, any felony offense involving violence, including without limitation, murder, attempted murder, manslaughter, felonious assault and/or battery; any criminal offense involving possession or use of a gun or other lethal weapon; any sex offense as defined by Florida Statutes or the tenant(s) or adult occupant(s) is a registered sexual offender or sexual predator in any state; robbery, burglary, arson, vandalism or other serious offense against property; any felony drug offense for the purchase and/or sale thereof; any domestic violence offense, whether a misdemeanor or a felony; any other felony conviction within the past ten (10) years, in the reasonable judgment of the Board.
5. References: - a history of being a "bad tenant" or "bad neighbor", including by way of example and not limitation, a prior eviction/ejectment or failure to abide by the Governing Documents of a prior community association or of the Association.
6. No more than two (2) persons may occupy each bedroom.
7. Individual residing at unit for more than sixty (60) days must go through the application approval process.

8. Vehicles: Prohibited vehicles are only permitted if stored within the enclosed garage, which are as follows:

- A) a vehicle without a current license plate tag displayed,
- B) a vehicle that cannot operate under its own power,
- C) trucks with dual rear wheels,
- D) commercial vehicles,
- E) recreational vehicles,
- F) boats,
- G) trailers,
- H) campers,
- I) oversized trucks.

9. Vehicles: Motorcycles and other similar vehicles are permitted with the following conditions:

- A) must be licensed for street use,
- B) equipped with appropriate noise muffling equipment so that the operation of same does not create an unreasonable annoyance to the residence
- C) stored within the enclosed garage.

10. Vehicles: May not keep more than four vehicles at the property except for Lots 94 & 120.

11. Pets: Up to 4 dogs and/or cats are permitted. Lots 94 & 120 are permitted 4 cats, 4 dogs, or any combination thereof.

12. Pets: No pit bull terriers are permitted.

13. Ownership: Corporate, LLC, PLLC, partnerships and other similar type entities ownership of a unit is expressly prohibited except for a mortgagee who takes titles as a result of its own foreclosure against its mortgagor, the Association, or for actual estate planning purposes, for example and without limitation, an estate planning family trust.

14. Leasing: No unit may be leased/rented for overnight type rental through AirBnb, VBRO, and other similar services.

15. Leasing: Only one lease is permitted within a consecutive 12-month period.

16. Leasing: No lease may automatically renew or extend the initial term of the lease. In the event a lease agreement contains such automatic renewal or extension language, such language in any lease agreement entered into after the effective date of this Declaration shall be deemed null and void and of no force or effect whatsoever.

17. Leasing: No portion of a unit shall be leased.

18. Leasing: No unit shall be subleased.

19. Leasing: No lease of a unit shall be for a period of less than six (6) consecutive months, nor for a period greater than one (1) year.

20. Leasing: No owner may lease his/her unit where such owner is delinquent in the payment of any monetary obligation to the association. No owner may lease his/her unit where such owner has violation(s).

21. Leasing: In the event an owner, whose unit is leased, is delinquent in payment of his/her monetary obligations to the Association, the Association may, without limitation of other lawful remedies, make written demand to such owner and such owner's tenant(s) for

payment of rent to be remitted to the Association in accordance with the relevant provisions of Chapter 720, Florida Statutes, as amended from time to time.

Note: Any exterior changes/alterations/modifications must be Approved (prior to the work being started) by the Architectural Review Committee (ARC). Approval Forms (ARC) are available on the Gardens Hunt Club Website.

How to Apply

- To Apply, log-in to Tenant Evaluation at Tenantev.com
- Enter the code listed below on your Live Sheet.
- Select the type of application you are applying for – Lease, Purchase or Guest/Additional Resident.
- Select how many adults are applying. Only two adults per application, If you have more than two adults, you will need to submit more than one application. Once the first application is completed and submitted, you will need to complete and submit another application for the additional adults. Keep married couples together on applications. Also, you must list on all applications all adults who will be residents of the address.
 - Note if you are purchasing the home for another person, all parties involved must be on the application – the purchaser **and** all adult occupants.
- The following Documents will be requested at the Welcome Meeting/Interview. Please have them ready to be emailed to karen@seabreezecms.com
 - Certificate of approval to be completed by all adults 18 and over.
 - 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/Interview.
 - Written Consent to Receive Electronic Communications

Property Application for Gardens Hunt Club

Property Name

How to Apply ?

1

You can go to
[Tenantev.com](https://tenantev.com) or scan
this QR Code.



then

2

Create a new account
and use the following
application code to begin.

9587

Property Application Code

Please read before applying

You must create a Tenant Evaluation account to apply, or you can sign in to your existing account.

The community you are applying to could request information such as
Credit report (Social Security number necessary), Criminal background check, Eviction report,
Proof on income, Personal and work verifications.

Important!

Application Fee: There is a cost associated with the application. You won't be charged until
your digital application form is submitted at the beginning of the process.

This application is linked to the email address you will use to create your new account. If you
have questions regarding the application requirements, please contact the association directly.

**Tenant Evaluation does not determine your approval. The community association
screening committee makes the final decision after reviewing your application.**

Application process
my take up to 45 *minutes*
tenantev.com

Do you need help?



Email us at
support@tenantevaluation.com



Call us at
305.692.7900