

Boynton Landings Condominium Association

2309 North Congress Avenue, Boynton Beach, FL 33426

(561) 732-4232 Office – Email: manager@boyntonlandings.com

SALE APPLICATION PROCEDURES, FEES AND REQUIREMENTS

This application will not be processed until all items on the checklist are provided

The applicant and homeowner are responsible for having the application and supporting materials submitted all together 30 days prior to the proposed closing date. The sale or occupancy of a condominium is **not permitted** prior to the buyer receiving a certificate of approval from the Association. A \$500 unauthorized occupant fee will be charged for any person(s) found in violation of this rule.

**Please submit application to
Office drop box located at:**

**Boynton Landings Office is located in the clubhouse
2309 N. Congress Ave. Boynton Beach, FL 33426**

All prospective buyers/residents for Boynton Landings, 18 years and older, must complete an application together with the applicable fees. (Money Orders or Cashier's Checks ONLY)

Submit with your application the following required items:

- ☐ Sale Application Package accompanied by a Non-refundable administration fee per adult over the age of 18 paid using cashier's check or money order for \$100 payable to Phoenix Management and additional cashier's check or money order for \$50 payable to Boynton Landings. Note: married couples are allowed to pay one fee as a couple. *(Foreign citizenship background checks will be an additional \$125.00)*
- ☐ Legible copy of your Sale contract, signed by all parties.
- ☐ Legible copy of your non-expired driver's license, state identification or passport. (This information is required to complete your background check. If a company is the buyer, the authorized agent, company director or board member must provide their information)
- ☐ Copy of your vehicle(s) registration and insurance for each vehicle that will be on property. (Limit of 2 vehicles) all vehicles must be in the names of the applicants.
- ☐ Provide one (1) of the following for income verification: [2] most recent pay stubs. If self-employed or purchasing under a business, please provide: 2 months recent bank statements and a W-2 or personal/business tax return.
- ☐ All applicants must have a **minimum credit score of 600.**
- ☐ Pet documentation must include current photo of pet, current vaccine, current registration.
(\$250 non-refundable pet fee will be due upon approval of application)
- ☐ Owners' HOA assessments (seller) must be current, and all fines must be paid in full prior to any sale approval or included in the closing statement.
- ☐ All adult applicants, 18 years and older, are required to be interviewed in person prior to sale approval.

Boynton Landings Condominium Association

2309 North Congress Avenue, Boynton Beach, FL 33426
(561) 732-4232 Office – Email: manager@boyntonlandings.com

SALE APPLICATION FORM

Owner Occupied___ Investment Property___ If yes, is the current tenant remaining in unit? ___

PROPERTY ADDRESS:

Building#23 ___N. Congress Ave. Unit#___ Boynton Beach, FL 33426

Company/Business Name: _____

The prospective Applicant #1 must complete the following:

Name (Last) _____(First) _____(MI) _____

Date of Birth _____Telephone Number _____

Present Address: _____

Email: _____

The prospective Applicant #2 must complete the following:

Name (Last) _____(First) _____(MI) _____

Date of Birth _____Telephone Number _____

Present Address: _____

Email: _____

OTHER PERSONS WHO WILL BE RESIDING WITH YOU (IF OWNER OCCUPIED):

| Name | Age | Relationship/Occupation |
|------|-----|-------------------------|
| | | |
| | | |
| | | |
| | | |

If you are residing in the unit and you have a pet? YES___ NO ___ if yes please fill out the Pet information Form as part of this package.

Applicant Signature _____

Co-Applicant Signature _____

Date _____

Boynton Landings Condominium Association

2309 North Congress Avenue, Boynton Beach, FL 33426

(561) 732-4232 Office – Email: manager@boyntonlandings.com

RESIDENCE HISTORY

PLEASE PRINT FULL ADDRESS, INCLUDING UNIT/APT NUMBER, CITY, STATE & ZIP CODE

Applicant #1

Present address: _____

Date of Residency: From: _____ To: _____

Check One: ☐ Own Home ☐ Rent ☐ Live with Parent/Family Member ☐ Other

Rent Amount \$ _____ per month

Name of Landlord: _____ Phone: _____

Previous address: _____

Date of Residency: From: _____ To: _____

Check One: ☐ Own Home ☐ Rent ☐ Live with Parent/Family Member ☐ Other

Rent Amount \$ _____ per month

Name of Landlord: _____ Phone: _____

Applicant #2

Present address: _____

Date of Residency: From: _____ To: _____

Check One: ☐ Own Home ☐ Rent ☐ Live with Parent/Family Member ☐ Other

Rent Amount \$ _____ per month

Name of Landlord: _____ Phone: _____

Previous address: _____

Date of Residency: From: _____ To: _____

Check One: ☐ Own Home ☐ Rent ☐ Live with Parent/Family Member ☐ Other

Rent Amount \$ _____ per month

Name of Landlord: _____ Phone: _____

EMPLOYMENT HISTORY

PLEASE PRINT FULL ADDRESS, INCLUDING UNIT/APT NUMBER, CITY, STATE & ZIP CODE

Applicant #1

Present Employer: _____

Address: _____

_____ Phone: _____

Dates of Employment: From: _____ To: _____

Income \$ _____ per month

Applicant #2

Present Employer: _____

Address: _____

_____ Phone: _____

Dates of Employment: From: _____ To: _____

Income \$ _____ per month

Boynton Landings Condominium Association

2309 North Congress Avenue, Boynton Beach, FL 33426

(561) 732-4232 Office – Email: manager@boyntonlandings.com

CRIMINAL HISTORY

Have you ever been convicted of a crime?

Applicant #1_____ If yes, provide details:

Applicant #2_____ If yes, provide details:

By signing this application applicants agree they have read, understood and will abide by all Rules and Regulations of the Boynton Landings Condominium Association, Inc.

Applicant #1 Signature

Date: _____

Applicant #2 Signature

Date: _____

Boynton Landings Condominium Association

2309 North Congress Avenue, Boynton Beach, FL 33426

(561) 732-4232 Office – Email: manager@boyntonlandings.com

All applicants MUST initial

RENT COLLECTIONS – OWNER DELINQUENT MAINTENANCE PAYMENTS (Applies to Owners leasing or planning to lease their unit)

I/We agree and understand that the Association will collect rent from myself and any tenant on the lease if my owner becomes delinquent in maintenance payments pursuant to Florida Statute 718
FL Statute 718.116(11)(a) If the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all monetary obligations of the unit owner related to the unit have been paid in full to the association. The tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit.

LEASE RENEWAL

I/We agree to provide Boynton Landings Condominium Association with a copy of a renewed lease **NO LATER THAN 30 DAYS PRIOR** to the lease termination date. Failure to do so will result in cancellation of all vehicle decals, gate cards/fobs, gate access. Inactive vehicle decals will result in automatic towing at the owners expense upon the expiration of the lease.

UNAPPROVED OCCUPANTS

I/We agree and understand that any occupant 18 and over must submit an application and be approved by the Association to reside on property. Anyone staying overnight more than **(7) days** in one month will be deemed an occupant and will be required to submit an application and be approved by the Association.
Should you be found to have unapproved occupant(s) residing in your unit, you will have **(7) days** to submit the **application, application fees, and \$500 penalty fee** or verify the unapproved occupant(s) have vacated the premises.
Failure to comply will result in your eviction by the Association.

RULES AND REGULATIONS

I/We have received, reviewed, understand, and agree to abide by the Rules and Regulations of residing at Boynton Landings. I/We agree and understand that violations of the rules and regulations will result in monetary fines and or eviction.

Applicant #1 Signature

Date:

Applicant #2 Signature

Date:

Boynton Landings Condominium Association

2309 North Congress Avenue, Boynton Beach, FL 33426

(561) 732-4232 Office – Email: manager@boyntonlandings.com

ELECTRONIC DISCLOSURE AUTHORIZATION FORM

In a continued effort to keep mailing, postage, and homeowner monthly dues cost down, the Association is utilizing electronic communication for all our notices allowed by the FL Statutes.

Please complete and return this form to authorize the Boynton Landings Condominium Association to use your email address and cell phone for general association-related communications. This authorization restricts the use of your email address for only the purposes of communications from the Boynton Landings Condominium Board of Directors, through either direct communication from the Board or through the association's current property management company. Your email address and cell phone number will not be shared with any third parties. You can also log in to your homeowner portal and click on the authorization link.

I hereby authorize Boynton Landings Condominium Association to use my email address and cell phone number, as described above, for association-related communications. I understand that no email communication will be used to replace any official notices required by our governing documents and/or by applicable FL Statutes. Official required notices will continue to be sent to the members via USPS mailing. Boynton Landing COA shall maintain, in accordance with applicable FL statutes, the electronic mailing addresses of those members who consent to receive notice by electronic transmission. I understand that my authorization will remain in effect until my consent to receive notice by electronic transmission is revoked. I further understand that my consent to receive notice by electronic transmission can be revoked by me at any time by notifying Boynton Landings COA directly. I agree to promptly notify the Association of any changes in my email address, to ensure a current email address is on file with the Association.

Name (PRINT CLEARLY): _____

Boynton Landings property address: 23 _____ N Congress Ave. Unit # _____

To be used for Boynton Landings communications:

Email address: _____ Email address: _____

Cell phone: _____ Cell phone: _____

Signature: _____

Please choose one statement from below and initial:

1. Please include my contact information in the Homeowner Roster _____(Initial)
2. I would like to opt out of including my contact information in the Homeowner Roster _____(Initial)

Boynton Landings Condominium Association

2309 North Congress Avenue, Boynton Beach, FL 33426

(561) 732-4232 Office – Email: manager@boyntonlandings.com

VOTING CERTIFICATE

To the board of directors of **Boynton Landings Condominium Association, Inc.** (the “Association”)

THIS IS TO CERTIFY that the undersigned are the record owners of that certain condominium unit in Boynton Landings Condominium Association, Inc., shown below, and hereby constitute, assign and designate:

(Name of Voting Representative)

as the voting representative for condominium located at:

(Full address of Condominium Unit)

owned by said undersigned pursuant to the Bylaws of the Association.

The forenamed voting representative is hereby authorized and empowered to act in the capacity here in set forth until such time as the undersigned otherwise modified or revokes the authority set forth in this voting certificate.

Dated this _____ day of _____, 20____

Signature of individual owners:

Print Name

Signature

Print Name

Signature

Print Name

Signature

Signature of Corporate/LLC Owners: _____

Name of Corporation/LLC: _____

By: _____

Attest: _____

Print Name: _____

Board Director: _____

Note: Those units that are owned by two or more owners must submit a Voting Certificate, designating a voting representative for that unit. Any unit with two or more owners that does not submit Voting Certificate will be denied a vote in any and all matters on which a unit owner Vote is required, unless all owners of said unit sign the voting document, or, in the case of an election, the outer envelope of the ballot. This Voting Certificate must be returned to the Associations office prior to receipt of your ballot.

THIS IS NOT A PROXY

Boynton Landings Condominium Association

2309 North Congress Avenue, Boynton Beach, FL 33426
(561) 732-4232 Office – Email: manager@boyntonlandings.com

VEHICLE INFORMATION DISCLOSURE

NOTE: ALL VEHICLES MUST BE REGISTERED IN THE NAME OF THE APPLICANT

I/we, _____ understand and fully agree not to park any commercial vehicles on the Association property at any time for any reason other than service provider.

Note: Parking Permits must not be altered and vehicles without visible decals are subject to being TOWED.

NAME: _____

BUILDING #23 _____ UNIT# _____

VEHICLE#1

CHECK ONE ONLY _____ CAR _____ SUV _____ VAN _____ PICK-UP TRUCK _____ MOTORCYCLE

MAKE _____ MODEL _____ YEAR _____ COLOR _____

LICENSE PLATE# _____ STATE _____ COUNTRY _____

VEHICLE#2

CHECK ONE ONLY _____ CAR _____ SUV _____ VAN _____ PICK-UP TRUCK _____ MOTORCYCLE

MAKE _____ MODEL _____ YEAR _____ COLOR _____

LICENSE PLATE# _____ STATE _____ COUNTRY _____

PLEASE PROVIDE COPIES OF NON-EXPIRED DRIVERS' LICENSES, REGISTRATIONS & PROOF OF INSURANCE WITH THIS APPLICATION.

- No Commercial vehicles, campers, mobile homes, trailers of any kind, recreational vehicles, boats, jet's skis shall be permitted to be parked or be stored on or in any place or portion of the Community.
- If you own an Electrical Vehicle, take in account our parking areas does not have any EV Charging Stations and you should not have any charging cables connected from your unit to the parking lot since it does not comply with the safety requirements and any liability will be your responsibility.

Applicant#1 Signature _____ Date: _____

Applicant#2 Signature _____ Date: _____

Boynton Landings Condominium Association

2309 North Congress Avenue, Boynton Beach, FL 33426

(561) 732-4232 Office – Email: manager@boyntonlandings.com

BACKGROUND INVESTIGATION AND CREDIT REPORT AUTHORIZATION FORM

To be conducted by: Boynton Landings Condominium Association

PLEASE PRINT LEGIBLE:

APPLICANT#1

Legal Name (Last): _____ (First) _____ (M.I) _____
Date of Birth (M/D/Y): _____ Social Security Number: _____
Current Mailing Address: _____
Driver's License # or State ID# _____ Country/State of Issuance: _____

APPLICANT#2

Legal Name (Last): _____ (First) _____ (M.I) _____
Date of Birth (M/D/Y): _____ Social Security Number: _____
Current Mailing Address: _____
Driver's License # or State ID# _____ Country/State of Issuance: _____

I authorize Boynton Landing Condominium Association to conduct a background investigation on myself which may include, but is not limited to the following areas:

Background security interview, civil records, employment reference, education records, character references, salary/wage verification, County- State and National criminal records check, (DMV) Driving License records, credit bureau records, neighborhood reference and immigration and nationalization service records.

I do here by release, absolve and agree to forever hold harmless Boynton Landings Condominium Association and their officers, agents, employees and representatives from any liability resulting either from the background investigation our use of the results and opinions obtained there from. This also applies to any and all suits, actions, or causes of action at law, claim, demand or liability which I, my successors, assigns, heirs, executors, guardians or administrators have now or may ever have resulting directly, indirectly or remotely from said background investigations. I authorize any reference listed above to release any information requested by Boynton Landings Condominium Association. I release and forever hold harmless any reference providing information to the Boynton Landings Condominium Association.

I Certify that the information contained in the Boynton Landings Lease Application and associated forms and releases are true and correct to the best of my knowledge, and I understand that falsification, misrepresentation or omission is grounds for refusal to approve this Lease Application. I further authorize Boynton Landings Condominium Association, and their representatives to perform a third-party investigation through the provider of their choice and to release all results, oral and written statements, opinions and other information derived from this background investigation to the Board of Directors of the Boynton Landings Condominium Association, and the applicable Property Manager.

Applicant#1 Signature _____ Date: _____

Applicant#2 Signature _____ Date: _____

EXHIBIT "A" TO RESOLUTION

CONSENT TO ELECTRONIC VOTING AND/OR CONSENT TO RECEIVE ELECTRONIC NOTICE OF MEETINGS

The undersigned, being an Owner or the Voting Member pursuant to Section 2.10 of the Bylaws of Boynton Landings Condominium Association, Inc. for Unit _____, Building _____ of Boynton Landings Condominium, pursuant to Florida Statutes, hereby consent(s) in writing as follows:

By signing this consent form, **I consent to voting electronically at meetings of the members, including elections, for Boynton Landings Condominium Association, Inc.** to the fullest extent permitted by law, pursuant to the provisions of the Board's Resolution authorizing electronic voting, as modified from time to time. I designate the following email address and telephone number for electronic voting purposes (*please only designate one email address and one telephone number for the authorized voting representative*):

Email Address: _____
(PRINT NEATLY)

Telephone Number _____
(PRINT NEATLY)

The undersigned understands and agrees that in order to be valid, this consent form must be signed and on file with the Association **no later than thirty (30) days prior** to the meeting or election in which the Owner wishes to vote by electronic means, and that all electronic votes shall be cast within the window set by the Board in advance of said meeting at which time the ability to vote electronically shall be deemed closed for that meeting or election.

Please note that your email address is necessary to participate in online voting. The vendor providing the online voting platform to the Association may also need your telephone number for its identity verification process. Although you are providing your email address and telephone number to the Association on this form, this serves to confirm that you are **NOT** consenting to this information becoming part of the official records of the Association under Section 718.128 of Florida's Condominiums' Associations Act and that you are **NOT** consenting to the disclosure of this information to other members of the Association. The Association may, however, be required to disclose the above information in a legal proceeding pursuant to the order of a court or other tribunal, including in connection with a legal challenge to the election process or other vote of the membership.

DISCLOSURES

Owner recognizes that the Association cannot control the practices of third parties regarding their internet communication and use of the Owner's e-mail address. As such, and as a condition of the Association's agreement to permit electronic voting, each Owner who consents to electronic voting releases and waives any claim against the Association pertaining to such voting, including but not limited to, the transmission or placement of "viruses", "malware", "spyware", "cookies" and the like. Each Owner who consents to the Association's publication of their e-mail address, as well as other information (including necessary personal identifying information) to electronic voting service providers or to third parties to the extent as may be reasonably necessary to enable the use of electronic voting processes.

By signing or affirming the consent form attached as Exhibit "A" hereto, each Owner further recognizes that internet/electronic communications may be subject to failure, interruptions, or other problems due to a variety of reasons, including but not limited to, Owner operator error, provider system or server failures, "spam" blockers, power outages, and the like. As such, and as a condition of the Association's agreement to permit electronic voting, each Owner who consents to electronic voting releases and waives any claim or challenge to such voting, including but not limited to, situations where an Owner vote was not received or counted by the Association due to no fault of the Board of Directors or management.

Eligible Voter Please Print, Affix Date and Sign Below:

By: _____

Print Name: _____

Date: _____

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

Boynton Landings Condominium Association

2309 North Congress Avenue, Boynton Beach, FL 33426

(561) 732-4232 Office – Email: manager@boyntonlandings.com

RULES AND REGULATIONS

PARKING/GATE ACCESS:

1. Passenger automobiles, sport/utility vehicles, mini-trucks, vans, and motorcycles that do not exceed the size of one parking space may be parked in the areas provided for that purpose. Trucks, work vans, commercial pickup trucks or vans, campers, motor homes, trailers, boats, and boat trailers are prohibited on the Condominium property. Vehicle maintenance, other than emergency repairs, is not permitted on the Condominium property. All vehicles must be currently licensed, and no inoperable or unsightly vehicles may be kept on the Condominium property. The Association is exempt from this regulation for commercial vehicles used by vendors of the Association while engaged in work at the Condominium.
2. **TOWING/BOOTING POLICY** – Any vehicle parked on property that does not have a parking decal or guest pass visibly displayed will be subject to immediate towing or immobilization at the owner's expense. Guest vehicles cannot be parked overnight on property for more than 7 days in a calendar month and will be subject to immediate immobilization at the owner's expense.
3. **VEHICLE PARKING** – All vehicles parked on property are prohibited from backing into a parking space. All vehicles must be parked forward facing.
4. **Owner or owner lessee are permitted to have only 2 vehicles on property and must register those vehicles with the association and obtain a parking pass and gate entrance decal.**
5. **All vehicles must come to a complete stop when at the gate call box. When the gate arm bar opens, vehicles may then proceed.**
6. Only one vehicle is permitted to pass through the ENTRANCE/EXIT gates at a time; any **PIGGY BACKING/TAILGATING** by another vehicle is **STRICTLY PROHIBITED**.
7. Motorized scooters, bicycles, skateboards etc. are prohibited in Common Elements. Manually powered scooters, skateboards, and bicycles are not permitted in the traffic or vehicle lanes located throughout the Condominium property, in any parking space on the Condominium property, in the pool area, in the clubhouse area, in the gymnasium area, building breezeways or in the entry circle. All use of manually powered scooters, skateboards, and bicycles by children under the age of 15 must be supervised by an adult.
8. The maximum speed limit for the Condominium property is 5 miles per hour.
9. No unsightly or inoperable vehicles are to be parked on property 10. All vehicles must have an up-to-date registration with a valid tag
11. City vehicles are permitted to park on the property.

TRASH DISPOSAL/ COMPACTOR AREA/ BULK TRASH AREA:

12. No garbage cans, supplies, milk bottles or other articles, shall be placed in the halls, on the balconies, or on the staircase landings, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors, or balconies, or exposed on any part of the Common Elements. Fire exits not be obstructed in any manner, and the Common Elements shall be kept free and clear of rubbish, debris, and other unsightly material.

13. Bulk Trash is strictly for household furniture, large items that don't fit in the compactor. Large boxes must be broken down bundled and taped together. Household trash and trash bags as well as construction debris is prohibited in this area.
14. Refuse and bagged garbage shall be deposited only in the areas provided, therefore. All refuse must be bagged in sealed garbage bags

EXTERIOR

15. The exterior of the Condominium Units and all other exterior areas appurtenant to a condominium Unit, including, but not limited to, balcony walls, railings, ceilings, or doors, shall not be painted, decorated or modified by a unit Owner in any manner without the prior consent of the Association.
16. To maintain harmony of the exterior appearance, no one will make any changes to, place anything on, affix anything to, or exhibit anything from any part of the Condominium property that is visible from the exterior of the building or from the common elements without the prior consent of the Association.
17. All Common Elements inside and outside the buildings will be used for their designated purposes only, and nothing belonging to Unit Owners, or their family, tenants or guest, will be kept therein or thereon without the approval of the Association. Such areas will at all times be kept free of obstruction. Unit Owners are financially responsible to the Association for damage to the Common Elements caused by themselves, their tenants, guest, or family members.
18. Laundry may not be hung, draped, or displayed in any manner (a) outside the enclosed portions of each Unit (b) within the Limited Common Elements, or (iii) is visible from the Common Elements.
19. No Unit Owner will allow anything whatsoever to fall from the windows, balcony or doors of their unit; nor shall they sweep or throw from their unit any dirt or other substance into any of the corridors, halls or balconies, elevators, ventilators or elsewhere in the building or upon the grounds.
20. Nothing, including, but not limited to, radio or television aerials or antennas, signs, notices or advertisements, awnings, curtains, shades, window guards, light reflective materials, ventilators, fans or air conditioning devices, or other items shall be attached or affixed to the exterior of any Unit or balcony/terrace or exposed on or projected out of any window, door or balcony of any Unit without the prior written consent of the Association. No one shall alter the outside appearance of any window of any unit. The consent of the Association to all or any the above may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors of the Association.
21. Nothing will be done or kept in any Unit or in the Common Elements that will increase the rate of insurance on the building or contents of the building without the prior written consent of the Association. No owner will permit anything to be done or kept in their unit or in the Common Elements that will result in the cancellation of insurance on the building or the contents of the building, or what would be in violation of any law or building code.
22. Lawns, shrubbery, or other exterior plantings may not be altered, moved, or added to without permission of the Association.
23. The Board of Directors shall adopt hurricane shutter specifications, which specifications shall include color, style, and other factors deemed relevant by the Board. All specifications adopted by the Board shall comply with the applicable building code. The Board shall not refuse to approve the installation or replacement of hurricane shutters conforming to the specifications adopted by the Board.

PATIO/BALCONY

- 24. Only patio or outdoor furniture are permitted on the patio or balcony. Patio or outdoor furniture are defined as tables, chairs, sofas, loveseats, or rugs that are specifically designated for outdoor use.
- 25. No more than four (4) small plants that do not obstruct views are permitted.
- 26. Manual bicycles may be stored neatly on the patio or balconies.
- 27. No other items are permitted to be stored or displayed on patios or balconies except for the items listed above.

PETS

- 28. Pets may be kept in a unit subject to the following conditions:
 - a. No pet shall be allowed to commit a nuisance in any public portion of the Condominium Property, Common Elements, or both.
 - b. The term “pets” shall be limited to dogs, cats, birds, and tropical fish, which are not being kept or raised or for commercial purposes. All other animals are expressly forbidden unless otherwise allowed by the Association.
 - c. No more than one (1) pet is allowed per Unit, tropical fish excluded, and the total weight of such pet may not exceed forty (40) pounds.
 - d. All pets are required to be registered and approved by the Association prior to pet occupying the unit, a separate form needs to be filled out and signed together as part of the requirements.

Registration requirements are as follows:

- ☐ Provide completed pet application to the Association
- ☐ Include a complete copy of all up to date shot records from the veterinarian to include the weight of the dog. For puppies, we must have a letter from the veterinarian as to the expected weight when fully grown.
- ☐ Current picture of the pet
- ☐ Include current nonrefundable pet fee provide on the application
- e. Pets are not allowed on the balcony of a unit unless the Unit Owner is present.
- f. Messes made by pets must be removed by Unit Owners or handlers immediately.
- g. The Association has established Pet Waste Disposal Stations and designated the landscaped areas surrounding the Pet Waste Disposal Stations as the exclusive areas within the Common Elements for pets to urinate, defecate, both (“Pet Station Areas”); pets are prohibited in any landscaped portion of the Common Elements except the Pet Station Areas.
- h. Pets are not allowed in the Common Elements except in such areas as designated by the Association.
- i. Pets that are vicious, noisy, or otherwise unpleasant will not be permitted on the Condominium property. If pet has, in the opinion of the Board of Directors, become a nuisance or an unreasonable disturbance, written notice will be given to the Unit Owner and other person responsible for the pet, and the pet must be removed from the Condominium property within three days.
- j. Tenants of a Unit Owner are not permitted to have pets without prior approval from the Association.
- k. Guests of Unit owners or their tenants are NOT permitted to have pets in or on the property at any time.

- l. All pets must be always leashed when outside a Unit or outside of any unclosed patio or porch area.
- m. Pets must be registered and approved by the Association prior to residing on property. An application must be filled out along with veterinarian records, picture of pet, up to date shots and registration. Nonrefundable pet fee must be paid at time of application submission.

RENTALS & SALES:

- 29. All potential occupants and additional occupants must apply to the Association and receive approval prior to occupying the Unit. This includes renters and houseguests.
 - a. Units may not be rented for periods of less than 30 consecutive days nor more than three times a year. A copy of these Rules and Regulations must be given to the tenants and guests by the Unit Owner or the unit owner's agent. No Unit may be permanently occupied by more persons than the number of bedrooms' time two, nor many more persons, including guests, occupy a Unit overnight than the number of the bedrooms' times two, plus two.
 - b. Any sale, lease, sublease, or other proposed transfer of a unit, must be approved by the Association in advance. The requesting Unit Owner must submit an application and any applicable fees when the application is submitted to the Association for the request for approval.
 - c. Owners are required to submit renewed leases 45 days prior to the expiration of the current lease.
 - d. Any tenant with two or more violations during any lease period is subject to a non-renewal by the Association.

NOISE

- 30. Loud and disturbing noises are prohibited in the Common Elements, whether emanating from electronic or mechanical devices located within a Unit or carried into the Common Elements or from a vehicle within the condominium property. All electronic and mechanical devices, including radios, televisions, tape machines, compact disc players, stereos, singing and playing of musical instruments, must be regulated to sound levels that do not allow the sound, noise or vibrations to be heard outside the Unit.
- 31. No nuisance of any type or kind will be maintained on the Condominium property.

HOURS

- 32. Moving furniture and other property into and out of the Units must take place Mondays through Saturdays between the hours of 8:00 a.m. and 5:00 p.m. only. Moving vans and trucks used for this purpose will remain on Condominium property only when in use.
- 33. Hours of operation for use of the pool area are from sunrise to sunset and the Fitness/Gymnasium/Basketball/Racquetball hours are posted in the area and must be observed by all Unit Owners and Lessee's
- 34. Repair, construction, decorating or remodeling work will be done Mondays through Saturdays between the hours of 8:00 a.m. and 5:00 p.m. only, and the Association's rules for decorators and subcontractors must complied with.

COMMON ELEMENTS

35. Children shall not play on or about the Common Elements of the Condominium in an unruly or in an exceptionally noisy manner; children under the age of 15 may not play in the common Elements without adult supervision. Unit Owners will be responsible for ensuring that their children are properly supervised while using Common Elements.
36. Consumption of alcoholic beverages is prohibited in the Common Elements
37. Only two guests per unit are allowed in the pool area or clubhouse amenities at a time and the owner or lessee must be present.
38. BBQ grills, smokers or any like items are prohibited to be stored and/or used on the patio, in the unit or on the common elements

UNIT RENOVATIONS/ALTERATIONS:

39. All Unit Owners must submit an application to the Association for approval prior to any renovations or material changes commencing in the unit.

Examples are but not limited to:

- Replacing Flooring
- Replacing Air Conditioning Units
- Replacing Hot Water Heaters (tankless hot waters heaters are to NOT be installed upon replacement due to limitations on the electrical systems of the buildings.)
- Remodeling of Kitchens and Bathrooms
- All work performed by a contractor

□ Unit owners must submit with the application a copy of the contractors, license, proof of liability and workers compensation policies naming Boynton Landings as the certificate holder. □ Provide a \$500 security deposit with the Association.

APPLICATION PROCESS AND REQUIREMENTS:

40. Sale or Lease applicants:
 - a. Submit completed application with all required documents and fees at least 14 days prior to closing or lease start date
 - b. Legible copy of your driver's license or state identification. (This information is required to complete your background check.)
 - c. Copy of your vehicle registration and insurance for each vehicle that will be on property. (Limit of 2 vehicles)
 - d. Provide one (1) of the following for income verification: W-2, personal tax return, or two (2) most recent pay stubs.
 - e. Pet documentation must include current photo of pet and current vaccine and registration form. (\$250 non-refundable pet fee will be due upon approval of application)
 - f. All applicants must have a minimum credit score of 600 and an income of at least 3 times the monthly rent.

- g. Applicants must past a criminal background check
- h. No prior evictions with in the past 7 years
- i. All persons residing in the unit must be listed on the application and lease including minor children.

ADDITIONAL COMMUNITY RULES:

- 41. The Association shall retain a passkey to the Units, and the Unit Owners shall provide the Association with a new or extra key whenever locks are changed or added for the use of the Association pursuant to its statutory right to access the units.
- 42. Illegal and immoral practices are prohibited.
- 43. These Rules and Regulations will apply equally to Owners, their families, guest, domestic help and lessees.
- 44. BBQ grills (i.e. charcoal, electric or propane) are strictly prohibited on condominium property, balcony, patio or common areas.

THESE RULES AND REGULATIONS DO NOT PURPORT OR CONSTITUTE ALL OF THE RESTRICTIONS AFFECTING THE CONDOMINIUM AND COMMON PROPERTY. REFERENCE SHOULD BE MADE TO THE CONDOMINIUM ASSOCIATION DOCUMENTS.

Boynton Landings Condominium Association

2309 North Congress Avenue, Boynton Beach, FL 33426

(561) 732-4232 Office – Email: manager@boyntonlandings.com

PET INFORMATION FORM

APPLICANT NAME (FIRST/LAST): _____

BUILDING# _____ UNIT# _____

PET TYPE/QUANTITY (CHECK ONE): ____ DOG ____ CAT ____ BIRD ____ OTHER

NOTE: IF MORE THAN ONE PET FILL ONE FORM PER PET

BREED: _____ WEIGHT: _____ COLOR: _____

RABIES VACCINATION DUE DATE: _____

PALM BEACH COUNTY ANIMAL CARE & CONTROL LICENSE # _____

EMOTIONAL SUPPORT ANIMAL ____ YES ____ NO NOTE: IF YES, PLEASE SUBMIT ORIGINAL SUPPORTING DOCUMENTATION FROM A LICENSED HEALTHCARE PROFESSIONAL VERIFYING THE NEED OF THE ESA.

***** A COLOR PHOTOGRAPH OF THE PET(S) MUST BE ATTACHED TO THIS APPLICATION *****

RULES APPLICABLE TO PET OWNERS:

1. All pets must be registered and approved by the Association.
2. FFHA 2020 ESA law prohibits landlords from denying housing due to Emotional Support and Service Dogs, therefore proper documentation must be provided to the Association and animal should be properly registered and vaccination records should be up to date.
3. ALL pets must be cleaned up after, regardless of the size of feces or location where deposited. For your convenience Dog doodle stations are located throughout the property.
4. Proof of all vaccinations by a veterinarian must be provided.
5. No pet shall be permitted outside except on a leash not to exceed 6 feet in length regardless of the pet's size.
6. No pet that is a nuisance will be allowed on Association Property.
7. Resident(s) agree to abide by pet regulations established by the Declaration of Condominium.
8. No pet should be unattended or tied out on the exterior balconies of the unit.
9. Pets are NOT ALLOWED in fenced POOL AREA.
10. Disapproved pets/animals shall not be allowed to re-enter the property or the premises.

____ I HAVE READ AND AGREE TO FOLLOW THE RULES AND REGULATIONS REGARDING PETS. I AGREE TO PROVIDE THE ASSOCIATION WITH COPIES OF VACCINATION PAPERS PROVIDED BY A LICENSE VETERINARIAN, ALONG WITH A PHOTO OF MY PET.

____ I FURTHER UNDERSTAND THAT ANY PET DEEMED A "NUISANCE" OR "UNSAFE" BY THE BOARD OF DIRECTORS IS SUBJECT TO BE REMOVE FROM THE COMMUNITY.

Applicant#1 Signature _____ Date: _____

Applicant#2 Signature _____ Date: _____