

The River North Homeowners Association, Inc.
266 River Park Drive * Jupiter, FL 33477-9384 * 561-743-0762
riverjupiter@bellsouth.net

APPLICATION TO PURCHASE TOWNHOME

Revised June 15, 2010

Property Address _____ Court, Jupiter, FL 33477
Buyer(s) _____
Seller(s) _____
Closing Date: _____ Legal Description: _____ - _____ (Lot#)

Sale Application Requirements

The following items are required for the Association to process this sale agreement. The application must be fully completed and submitted to the Association prior to the sale of the property.

- _____ Completed River North Application - pages 1,2,3
- _____ Completed Application for Vehicle Permit/Indemnification Agreement - page 4
- _____ Signed Copies of Rules and Regulations - pages 5,6,7
- _____ Resolution dated August 13, 2009, initialed by the buyer(s)
- _____ **Attach** executed copy of **Contract for Sale and Purchase**
- _____ Prospective Buyer is to contact the Association to schedule a "Get Acquainted" meeting. The meetings are held by appointment only during the Association's regular business hours of 2:00 PM until 4:30 PM on weekdays.
- _____ **\$ 100.00** non-refundable transfer fee. Paid by check or money order made payable to the River North H.O.A., Inc. (*Cash will not be accepted*)
- _____ Attach Self Addressed Stamped Envelope for the "Certificate of Approval."

Broker/ Agent _____
(Name / Telephone / Fax)

Title Agent _____
(Name / Telephone / Fax)

In the event that the owner is delinquent in paying any assessment or is not in compliance with any provisions of the Declaration, the Association has the right to disapprove the Application until the assessment is paid or the violation corrected.

*** River North Office Use Only ***

_____ Pet _____ Vehicles Get Acquainted scheduled _____
_____ Inspection _____ Assessments Get Acquainted Completed _____
_____ Deed _____ Office Input ___/___/___ To Bookkeeper ___/___/___

Mailing Address _____

Telephone _____

Part B
(BUYER TO COMPLETE)

Unit Address: _____ Court, Jupiter, FL
Name(s) _____
Current Address: _____
Telephone # Home _____ Work _____
Cell _____ Cell Spouse _____
Email _____
Use of River North Home: ___ Primary Home ___ Second Home ___ Rental ___ Resale (check one)

Mailing Address _____
(After you have taken ownership of home)

Names and Ages of all Proposed Occupants:

(Circle One)

Pet to be in home Yes No Type and Weight : _____
No more than 1 pet, not to exceed 25 pounds. **Attach Photograph of Pet (Required)**

Emergency Contact: Name: _____ Relationship _____

Telephone Number(s) _____
(The person we should contact in the event that we are unable to reach you in the event of an emergency)

I/(we) understand that I am required to pay maintenance fees to the Association, which are due every January 1st, April 1st, July 1st, and October 1st. I understand that I am obligated to pay these assessments whether or not I receive a billing statement from the Association.

I/(we) understand that the seller is responsible to provide me with keys for the mailbox plus two keys for the recreation facilities. (Both recreation keys that were issued to the unit by the Association have the unit address stamped on the key.) Replacement mailbox keys may be ordered through the Post Office. Replacement recreation center keys may be purchased from the Association. The fee is \$ 75.00 per each recreation key.

I/(we) understand that the following vehicles are not allowed to park within the boundaries of The River North: trailers, boats, motorcycles, campers, pickup trucks and commercial vehicles. (Only trucks delivering goods or furnishing services are allowed) Violators are subject to towing and/or fines. _____ (Initial here)

By my (our) signature(s), I(we) hereby agree to abide by all the Documents and Rules and Regulations of The River North Homeowners Association, Inc. and acknowledge receipt of them. In the event that the seller does not provide me with a full set of The River North Documents, I will purchase them from the Association, for a fee of \$ 50.00. All applicants must sign.

X _____
(Date)

X _____
(Date)

X _____
(Date)

X _____
(Date)

**APPLICATION FOR VEHICLE PERMIT/
INDEMNIFICATION AGREEMENT
(Buyer to Complete)**

Date Issued: _____
Permit (1) #: _____
Permit (2) #: _____

Name(s): _____ Telephone #: _____

Vehicle # 1

Make: _____ Model: _____ Year: _____
Color _____ Tag #: _____ State: _____
Registered to: Name _____
Address: _____

Vehicle # 2

Make: _____ Model: _____ Year: _____
Color _____ Tag #: _____ State: _____
Registered to: Name _____
Address: _____

**A new application must be submitted to the Association when another vehicle is
purchased or rented.**

This INDEMNIFICATION AGREEMENT, date this _____ day of _____ 20____, executed by
_____ and the River North Homeowners Association, Inc. "Association"

WITNESSETH:

In Consideration of the transfer fee paid and other consideration, _____
do hereby, agree to indemnify, defend and hold harmless the ASSOCIATION, from and against all claims, demands
and suits arising from the issuance of the parking permit issued for the referred vehicle at the residence of
_____ Court, Jupiter, FL 33477. This indemnification includes, but is not limited to, attorney
fees (at all trial and appellate levels and whether or not suit has been instituted) reasonably incurred by or imposed
upon the ASSOCIATION IN CONNECTION WITH THIS INDEMNIFICATION. In addition,
_____ agree to hold the ASSOCIATION harmless for any damages
or cost assessed against the vehicle owner or other actions taken by the ASSOCIATION.

IN WITNESS WHEREOF, the parties have caused these presents to be executed on the day and year first aforesaid.

X _____ X _____
Signature/Date Signature/Date

Prepared by: The River North Homeowners Association, Inc. * 266 River Park Drive * Jupiter, FL 33477

EFFECTIVE MARCH 5, 1995
THE RIVER NORTH HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

THE DEFINITIONS CONTAINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE RIVER NORTH AND INCORPORATED HEREIN AS PART OF THESE RULES AND REGULATIONS.

1. THE OWNERS AND LESSEES OF EACH TOWNHOUSE UNIT IN THE RIVER NORTH SHALL ABIDE BY EACH AND EVERY TERM AND PROVISION OF THE DECLARATION OF COVENANTS AND RESTRICTIONS, AND EACH AND EVERY TERM AND PROVISION OF THE ARTICLES OF INCORPORATION, AND BY-LAWS OF THE ASSOCIATION.

2. NO BICYCLES, TRICYCLES, SCOOTERS, BABY CARRIAGE OR OTHER SIMILAR VEHICLES OR TOYS SHALL BE ALLOWED TO REMAIN IN THE COMMON AREAS. THE SIDEWALKS, WALKWAYS, STREETS AND PARK AND AREAS SHALL NOT BE OBSTRUCTED OR USED FOR ANY OTHER PURPOSE OTHER THAN FOR INGRESS TO AND EGRESS FROM THE TOWNHOUSE AND COMMON AREAS.

2A. "BECAUSE OF THE POSSIBILITY OF SOMEONE GETTING KILLED, SKATEBOARDS, ROLLER SKATES, AND ROLLER BLADES ARE NOT ALLOWED ON THE SIDEWALKS, WALKWAYS, AND PARKING AREAS WITHIN EACH COURT."

3. ANY DAMAGE TO THE COMMON ELEMENTS, PROPERTY, OR EQUIPMENT OF THE ASSOCIATION CAUSED BY ANY TOWNHOUSE UNIT OWNER, HIS FAMILY MEMBER, GUEST, INVITEE OR LESSEE SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF SUCH TOWNHOUSE UNIT OWNER.

4. NO TRANSMITTING OR RECEIVING AERIAL OR ANTENNA SHALL BE ATTACHED TO OR HUNG FROM THE EXTERIOR OR THE ROOF OF ANY TOWNHOUSE UNIT OR ANY PART OF THE COMMON AREAS.

5. NO CLOTHESLINE OR OTHER SIMILAR DEVICE SHALL BE ALLOWED ON ANY PORTION OF THE COMMON AREAS. NO CLOTHES OR OTHER SIMILAR ARTICLES SHALL BE HUNG ON BALCONIES OR OUTDOORS FOR ANY PURPOSE EXCEPT WITHIN THE TOWNHOUSE UNIT COURTYARD, BELOW THE TOP OF THE FENCE, AND NOT VISIBLE FROM THE EXTERIOR OF THE TOWNHOUSE UNIT. THE TOWNHOUSE UNIT OWNER OR LESSEE WILL BE ALLOWED TO HAVE PATIO UMBRELLAS, PLANTS, TREES, AND OTHER LANDSCAPING VISIBLE ABOVE THE FENCE LINE AS LONG AS IT IS MAINTAINED. ANY OTHER ITEM VISIBLE ABOVE THE FENCE LINE MUST BE APPROVED BY THE BOARD.

6. ALL GARBAGE AND REFUSE FROM THE TOWNHOUSE UNITS SHALL BE DEPOSITED WITH CARE IN THE GARBAGE CONTAINERS, IF ANY, INTENDED FOR SUCH PURPOSES. ALL GARBAGE AND REFUSE SHALL BE IN PLASTIC BAGS AND BE SECURELY TIED BEFORE DEPOSITING IN THE GARBAGE CONTAINERS. NO LITTERING SHALL BE DONE OR PERMITTED ON THE ASSOCIATION PROPERTY.

Initials

7. THE TOWNHOUSE UNIT OWNER SHALL NOT PERMIT ANY NUISANCE TO EXIST UPON HIS PROPERTY SO AS TO BE DETRIMENTAL TO ANY OTHER PROPERTY OR TO ITS OWNERS. NO TOWNHOUSE UNIT OWNER OR LESSEE SHALL MAKE OR PERMIT ANY NOISE THAT WILL DISTURB OR ANNOY THE OCCUPANTS OF ANY OTHER TOWNHOUSE UNIT OR DO OR PERMIT ANYTHING TO BE DONE WHICH WILL INTERFERE WITH THE RIGHTS, COMFORT OR CONVENIENCE OF OTHER TOWNHOUSE UNIT OCCUPANTS.

8. A TOWNHOUSE UNIT OWNER OR TENANT SHALL NOT KEEP MORE THAN (1) PET IN HIS UNIT WITHOUT THE PRIOR WRITTEN CONSENT OF BOARD. A PET SHALL BE DEFINED AS A DOMESTIC OR HOUSEHOLD CAT, OR BIRD, WHICH SHALL WEIGH NO MORE THAN TWENTY-FIVE POUNDS AT MATURITY. PETS SHALL NOT BE PERMITTED IN ANY OF THE COMMON AREAS UNLESS UNDER LEASH. EACH PET OWNER SHALL BE REQUIRED TO CLEAN UP AFTER THE PET IN ORDER TO PROPERLY MAINTAIN THE COMMON AREAS. IF A DOG OR ANY OTHER ANIMAL BECOMES OBNOXIOUS TO OTHER TOWNHOUSE UNIT OWNERS BY BARKING OR OTHERWISE, THE TOWNHOUSE UNIT SHALL REMEDY THE PROBLEM OR UPON WRITTEN NOTICE FROM THE ASSOCIATION, HE WILL BE REQUIRED TO DISPOSE OF THE PET. WILD ANIMALS INCLUDING, BUT NOT LIMITED TO SNAKES, LIZARDS, SPIDERS, ETC. ARE PROHIBITED FROM THE RIVER NORTH PROPERTY.

9. EACH TOWNHOUSE UNIT OWNER WILL USE ONLY THE PARKING SPACES ASSIGNED TO HIM, AND WILL NOT PARK OR POSITION HIS VEHICLE SO AS TO PREVENT ACCESS TO ANOTHER TOWNHOUSE UNIT OWNERS' PARKING SPACE. THE TOWNHOUSE UNIT OWNERS, THEIR FAMILIES, INVITEES, LICENSEES, AND LESSEES WILL OBEY THE POSTED PARKING AND TRAFFIC REGULATIONS INSTALLED BY THE ASSOCIATION FOR THE CONVENIENCE, AND WELFARE OF ALL TOWNHOUSE UNIT OWNERS.

10. NO VEHICLE MAY BE DISASSEMBLED UPON RIVER NORTH PROPERTY, EXCEPT FOR EMERGENCY CHANGING OF TIRES OR A BATTERY. ANY OTHER REPAIRS OR MAINTENANCE WILL BE DONE AFTER VEHICLE HAS BEEN REMOVED FROM THE DEVELOPMENT. EACH TOWNHOUSE UNIT OWNER SHALL BE REQUIRED TO CLEAN HIS PARKING SPACES OF OIL OR OTHER FLUID DISCHARGED BY HIS MOTOR VEHICLE.

11. ALL VEHICLES PARKED OR OPERATED WITHIN THE RIVER NORTH DEVELOPMENT MUST BE MAINTAINED IN GOOD OPERATING CONDITION AND MUST DISPLAY A VALID LICENSE PLATE. ALL VEHICLES SHALL HAVE A WELL PAINTED EXTERIOR FREE OF VISUAL BODY RUST OR OTHER DETERIORATION. GUEST PARKING SPACES CANNOT BE USED AS A PLACE OF STORAGE FOR A UNIT'S VEHICLE. IN ADDITION TO THE OTHER REMEDIES, THE ASSOCIATION SHALL HAVE THE RIGHT TO AUTHORIZE THE TOWING OF ANY VEHICLE IN VIOLATION OF THESE RULES WITH THE COSTS TO BE BORNE BY THE VEHICLE'S OWNER.

12. ALL UNITS WILL BE REQUIRED TO HAVE PARKING PERMITS FOR THEIR VEHICLES. EACH UNIT WILL BE ASSIGNED TWO (2) PARKING PERMITS. VISITORS WILL USE A GUEST PARKING PASS THAT CAN BE OBTAINED FROM THE OFFICE.

Initials
Effective March 5, 1995

13. PICKUP TRUCKS AND MOTORCYCLES ARE NOT ALLOWED AT RIVER NORTH. TWO-AXLE VANS OR JEEPS (INCLUDING SIMILAR FOUR-WHEEL DRIVE VEHICLES), NOT IN EXCESS OF 6,000 LBS. GROSS VEHICLE WEIGHT, USED SOLELY FOR FAMILY OR PERSONAL TRANSPORTATION MAY BE PERMITTED WITHIN THE BOUNDARIES OF THE RIVER NORTH BY THE BOARD, IF THE FOLLOWING PERMITTING PROCEDURE IS OBSERVED.

A. AN APPLICATION FOR A PERMIT WILL PROVIDE THE BOARD WITH A WRITTEN STATEMENT WARRANTING THE USE OF SUCH VAN IS SOLELY AS FAMILY OR PERSONAL TRANSPORTATION AND NOT AS A COMMERCIAL VEHICLE.

B. THE APPLICANT MUST AGREE THAT THE VAN OR JEEP FOR WHICH-A PERMIT IS SOUGHT WILL BE WELL MAINTAINED, AND WILL EXHIBIT A WELL PAINTED EXTERIOR FREE OF OFFENSIVE MARKINGS.

C. IF THE BOARD FINDS IN THEIR SOLE DISCRETION THAT AN APPLICANT HAS MET THE ABOVE REQUIREMENTS, THE BOARD WILL ISSUE A REVOCABLE PERMIT TO THE APPLICANT ALLOWING THE VAN TO BE PARKED OVERNIGHT WITHIN THE BOUNDARIES OF THE RIVER NORTH.

D. THE BOARD SHALL HAVE THE AUTHORITY TO REVOKE ANY PERMIT ISSUED in ACCORDANCE HEREIN IF THE BOARD FINDS THAT THE REPRESENTATIONS AND WARRANTIES OF THE PERMIT HOLDER WERE NOT ACCURATE AT THE TIME OF PERMITTING OR ARE NO LONGER ACCURATE AT A LATER DATE.

14. COMPLAINTS REGARDING THE MANAGEMENT OF THE ASSOCIATION PROPERTY, OR REGARDING THE ACTIONS OF OTHER TOWNHOUSE UNIT OWNERS, THEIR FAMILIES, GUESTS OR LESSEES SHALL BE MADE IN WRITING TO THE ASSOCIATION AND SHALL BE SIGNED BY THE COMPLAINING TOWNHOUSE UNIT OWNER.

15. ANY CONSENT OR APPROVAL GIVEN UNDER THESE RULES AND REGULATIONS BY THE ASSOCIATION MAY BE REVOCABLE AT ANY TIME BY THE BOARD.

16. THESE RULES AND REGULATIONS MAY BE MODIFIED, ADDED TO, OR REPEALED IN ACCORDANCE WITH THE BY-LAWS OF THE ASSOCIATION.

BY RESOLUTION OF THE BOARD OF DIRECTORS OF
THE RIVER NORTH HOMEOWNERS ASSOCIATION,
INC.

X _____
SIGNATURE DATE

X _____
SIGNATURE DATE

I/WE AGREE TO ABIDE BY THE ASSOCIATION DOCUMENTS. FURTHERMORE, I/WE ACKNOWLEDGE THAT WE HAVE RECEIVED A COPY OF THE ASSOCIATIONS' RULES AND REGULATIONS.

EFFECTIVE MARCH 5, 1995

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE RIVER NORTH HOMEOWNERS ASSOCIATION, INC.**

A meeting of the Board of Directors of THE RIVER NORTH HOMEOWNERS ASSOCIATION, INC. was held on the 13th day of August 2009.

On call, a quorum was found to be present.

On motion duly made and seconded, the following Resolution was passed:

RESOLVED, that Article IV (3) of the Declaration of Covenants and Restrictions for The River North provides as follows:

No townhouse unit owner or lessee shall do or permit any act or failure to act which shall cause any insurance policy on the townhouse units to become void or suspended, nor which would cause any increase in premiums payable by the Homeowners Association.

There have been numerous claims filed against the Association's insurance carrier, alleging mold and other damage resulting from a broken or leaking water pipe, typically, when the owner is away for an extended period of time. Such claims will cause the Association's premiums to significantly increase. Based on the above authority, which prohibits an owner from activity which would cause insurance premiums to increase, the Board is requiring water to be turned off to their unit whenever the owner or resident will be absent for more than seven (7) days. This policy should greatly reduce the number of incidents of water leaks causing mold and other damage during the absence of an owner and consequently, should help limit premium increases resulting from these claims.

THE RIVER NORTH HOMEOWNERS ASSOCIATION, INC.

BY: Joseph A. Tiano
Joseph A. Tiano, President

X _____
SIGNATURE DATE

X _____
SIGNATURE DATE

I/WE AGREE TO ABIDE BY THIS REQUIREMENT.