

HAMPTON COVE CONDOMINIUMS
601 HERITAGE DR #131
JUPITER, FL, 33458
561-951-6590
SMB195755@COMCAST.NET

UNIT_____

NAME_____

To whom it may concern:

Please be advised the Board of Directors requires prior approval to lease or sell a unit and a personal interview with the applicant.

For your convenience, we have an application form for your use in connection with seeking Board approval. The form must be completed and submitted prior to transfer of title or lease and prior to occupancy by purchaser or lessee. All items requested by the application must be provided, along with a copy of contract for sale or lease agreement. The application must be accompanied by a ONE HUNDRED FIFTY DOLLAR (\$150) **non-refundable processing fee** for each adult over 18 yrs. of age. Checks should be made out to the GWM Property Management. Arrangements for the interview will be made by the Screening Committee Chairperson or Property Manager, who will then contact the future resident.
Occupancy prior to final approval is prohibited.

Hampton Cove Condominium Association will make every effort to provide an expeditious answer to the applicant provides all necessary information is submitted as required.

Thank you for your anticipated cooperation in this matter.

Sincerely yours,
The Board of Directors

- ____ Non-refundable check made out to GWM Property Management
- ____ Application filled out and signed.
- ____ Copy of lease or sales contract
- ____ Bank ground form signed and completed
- ____ Copy of Drivers License
- ____ Towing rules and regulations signed
- ____ Signed copy of rules and regulations
- ____ Signed copy of pool rules

HAMPTON COVE CONDOMINIUMS
601 HERITAGE DR #131
JUPITER, FL, 33458
PURCHASE — RENTAL APPLICATION

Date _____

1. Name: _____

Address: _____

Home /Cell Phone _____ Work _____

Hereby applies to the board of Directors of Hampton Cove Condominium Association for approval:

a) To purchase unit # _____ Closing date _____

Name / phone # of agent handling sale (if applicable) _____

b) To lease unit# _____ Proposed move in date _____

Lease term _____ to _____

_____ Adults and _____ children will occupy the unit. In addition to applicant the following people will occupy the unit.

	Name	Age	Relationship
1.	_____		
2.	_____		
3.	_____		
4.	_____		

2. Applicant agrees that he/she will abide by all rules and regulations now in effect.

3. If a lease, sub leasing of units is prohibited.

4. If this is an application to purchase, please answer the following:

a. Will this be the applicant's permanent residence Y or N _____?

B. Approx. how many months each year will you occupy the unit _____

c. Do you plan to lease this unit to others Y or N _____?

5. Employer, or business name if self employed

Name of employer or business name _____

Address _____

Title Position _____ Years employed or in business _____

Phone # _____

6. Financial References

a) Bank Name _____ Type of account _____
b) Bank Name _____ Type of account _____

7. Personal References

a) Name: _____
Address / Phone: _____
b) Name: _____
Address / Phone: _____

8. Do you own _____ or rent _____ at your present address

Name / Phone # of present landlord (if any) _____

8. Drivers License # _____ State _____ Exp. Date _____

9. Number of cars _____

1) Make _____ Model _____ Year _____ Plate# _____ State _____

2) Make _____ Model _____ Year _____ Plate# _____ State _____

3) Make _____ Model _____ Year _____ Plate# _____ State _____

10. Pets Yes No (Circle)

If yes, please list pet

Type _____ Weight _____ Name _____

Type _____ Weight _____ Name _____

Hampton Cove Condominium Association shall in no way be liable as respects any matter concerning this application or concerning any act of the present owner of the unit.

I have read, Understand and received a copy of the rules and regulations and agree to abide by the rules and regulations.

Signature of applicant Date

Signature of applicant Date

**NOTICE, AUTHORIZATION AND RELEASE FOR THE PROCUREMENT OF A CONSUMER AND/OR INVESTIGATIVE CONSUMER REPORT
IMPORTANT NOTICE**

Effective January 1, 2012, employers in California may only use consumer credit reports for employment purposes if the report is sought for the following:

1) A managerial position; 2) A position in the state Department of Justice; 3) A sworn peace officer or other law enforcement; 4) The California Fair Credit Reporting Act AB 655 created Civil Code section 1786.29 which requires a California applicant to choose if they want to have a copy of their consumer report.

If the applicant is a California resident, the following applies:

1. The report does not guarantee the accuracy or truthfulness of the information as to the subject of the investigation, but only that it is accurately copied from public records.
2. Evidence of identity theft may or may not be identified from this report.
3. The applicant has the right to see and copy their consumer report.
4. The applicant requests a copy of the consumer report by checking the box.

I, the undersigned consumer, do hereby authorize **GWM Property Management** by and through its independent contractor, **Scott Roberts and Associates**, to procure a consumer report and/or investigative consumer report on me. I understand that this authorization and release shall be valid for subsequent consumer and/or investigative consumer reports for **leasing or tenant ownership purposes** with **GWM Property Management**. I authorize **GWM Property Management** to share this consumer report with prospective landlords or Boards of directors.

Said reports may include, but are not limited to, information as to my character, general reputation and personal characteristics, discerned through employment and education verifications; personal references; personal interviews; my personal credit history based on reports from any credit bureau; my driving history, including any traffic citations; a social security number verification; present and former addresses; criminal and civil history/records; any other public record.

I further authorize any person, business entity or governmental agency who may have information relevant to the above to disclose the same to **GWM Property Management** by and through **Scott Roberts and Associates**, including, but not limited to any and all courts, public agencies, law enforcement agencies and credit bureaus, regardless of whether such person, business entity or governmental agency compiled the information itself or received it from other sources.

I understand that I am entitled to a complete and accurate disclosure of the nature and scope of any investigative consumer report of which I am the subject upon my written request to **Scott Roberts and Associates** at 2290 10 Ave. N, Suite 500, Lake Worth, FL 33461, www.scottrobertsassociates.com, (888)-605-4265(O) (888)605-4305 (F) if such is made within a reasonable time after the date hereof. I also understand that I may receive a written summary of my rights under 15 U.S.C § 1681 et. seq.

Signature: _____ Date: _____

- | | |
|--|--|
| <input checked="" type="checkbox"/> Criminal History National | <input checked="" type="checkbox"/> National Eviction |
| <input type="checkbox"/> Criminal History/Out of State
State: _____ | <input type="checkbox"/> SSN Verification |
| <input type="checkbox"/> FDLE | <input checked="" type="checkbox"/> Sexual Offender Search |
| <input type="checkbox"/> Driving Records/History
(MUST HAVE DL#) 3 YR | <input checked="" type="checkbox"/> Credit Reports |
| <input type="checkbox"/> FACIS | <input checked="" type="checkbox"/> Terrorist Watch list |

LAST NAME: _____ FIRST: _____ MI: _____

ADDRESS: _____

D.O.B.: _____ SEX: _____ RACE: _____

SSN: _____ DL#: _____

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LAST NAME: _____ FIRST: _____ MI: _____

ADDRESS: _____

D.O.B.: _____ SEX: _____ RACE: _____

SSN: _____ DL#: _____

RULES AND REGULATIONS FOR HAMPTON COVE, A CONDOMINIUM

The following Rules and Regulations (the "Rules") govern HAMPTON COVE CONDOMINIUM ASSOCIATION, INC. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration of Condominium for Hampton Cove, a Condominium (the "Declaration"). These Rules have been promulgated by the Board and are subject to change from time to time.

- 1. The entrances, and like portions of the Common Elements, shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables or any other similar objects be stored therein. The personal property of Unit Owners must be stored in their respective Units.**
- 2. No garbage cans, supplies, milk bottles or other articles shall be placed on the lanais or on any Common Elements except for designated trash areas, if any. All refuse must be deposited in containers provided by the County or the County's contractors. No linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, fences, patios, terraces, if any, or other portions of the Condominium Property.**
- 3. No Unit Owner shall permit anything to fall from a window or door of the Condominium Property or sweep or throw from the Condominium Property any dirt or other substance into any of the Common Elements.**
- 4. To the extent practical, Owners shall park their vehicles in the Owner's garage. Common Element parking spaces are not assigned and are for use by Owners' guests, visitors and vendors. Commercial vehicles, campers, and motor homes are prohibited. The term "commercial vehicle" shall not be deemed to include law enforcement vehicles, utility vehicles (e.g. Broncos, Blazers, Explorers, Navigators, etc.) or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the Owner on a daily basis for normal transportation; provided, however, vehicles with ladders, racks, and hooks or such other equipment attached to such vehicles shall be "commercial vehicles" prohibited by this Section. Bicycles, motorcycles, mopeds, golf carts, boats, watercraft, boat trailers, and trailers shall be allowed if they are parked inside the Owner's Garage, storage areas or as may otherwise be designated by the Board. Vehicle maintenance, except car washing, if any, 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. No vehicle which is covered by any means shall be parked on the Common Elements. Owners shall always be required to keep their garage doors closed except when required for ingress and egress to and from the garage. Notwithstanding the foregoing, the Developer shall be exempt from this regulation for vehicles which are engaged in any activity relating to construction, maintenance or marketing of Units, as are commercial vehicles used by vendors of the Association while engaged in work at the Condominium.**
- 5. No nuisances (as reasonably determined by the Association) shall be allowed on the Condominium Property, nor shall any use or practice be allowed which is a source of annoyance to residents or occupants of Units or which interferes with the peaceful possession or proper use of the Condominium Property by its residents or occupants. No activity specifically permitted by the Declaration shall be deemed a nuisance. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing and playing of musical instruments, etc. shall be regulated to sound levels that will not disturb others. No vocal or instrumental practice is permitted after 10:00 p.m. or before 8:00 a.m.**
- 6. Satellite dishes, aerials and antennas and all lines and equipment related thereto located wholly within the physical boundaries of a Unit shall be permitted without any requirement for approval from the Board. Satellite dishes, aerials and antennas shall not be permitted on the Common Elements except to the extent required to be permitted by applicable law (including, but not limited to, the Federal Telecommunications Act of 1996). The Association shall have the right and authority, in its sole discretion and from time to time, to promulgate rules and regulations concerning the size and location of and safety restrictions pertaining to the installation of satellite dishes, aerials and antennas and all lines and equipment related thereto which shall be permitted on the Common Elements.**

7. No sign, advertisement, notice, lettering or descriptive design shall be exhibited, posted, displayed, inscribed or affixed to the exterior of a Unit or in, on or upon any part of the Condominium Property, except signs used or approved by Association or as permitted by the Governing Documents. Notwithstanding the foregoing Unit Owner may display on the mantel or frame of their door a religious object not to exceed three (3) inches wide, six (6) inches high, and one and one half (1.5) inches deep.

8. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

9. Employees of Association are not to be sent out by Unit Owners for personal errands. The Board shall be solely responsible for directing and supervising employees of Association.

10. All windows and sliding glass doors in the Condominium will contain a special architect- approved laminated glass and have been designed and installed to meet or exceed the wind load and windborne debris impact standards of the hurricane shutters. Consequently, such windows in the Units, as built, meet or exceed the requirements of the applicable building code for hurricane protection. For this reason and for the purpose of preserving the aesthetic appearance of the Building, hurricane shutters shall not be installed on non-balcony windows and lanai slider doors in the Units. If such non-balcony windows or slider doors in the Units are replaced, they must be replaced with laminated architectural glass equal to or exceeding the specifications of the original glass and which comply with the applicable building code.

11. Unit Owners may elect to install hurricane shutters or storm screen on balconies, lanais, loggias, patios and/or porches appurtenant to Units that such hurricane shutters are installed in accordance with the procedures as generally provided below. Each Unit Owner desiring to install hurricane shutters or storm screen as allowed herein is required to submit for approval to the Board of Directors or its representative, the proposed hurricane shutters or storm screen. Written approval for the proposed hurricane shutters or storm screens is required prior to installation. Hurricane shutters may only be installed inside balcony screens on balconies, lanais, loggias, patios and/or porches appurtenant to Units. In granting approval, the Board of Directors may impose reasonable installation procedures and requirements and may impose reasonable requirements concerning the timeframe for removal of hurricane shutters after the threat requiring their immediate installation has passed. Hurricane shutters/screens shall not be installed during periods of time when the Unit Owner is away for extended periods of time. In no manner shall accordion-style hurricane shutters be permitted.

12. Unit Owners and occupants of Units shall park their bicycles and tricycles only within the Unit.

13. No improper, offensive, hazardous or unlawful use shall be made of the Condominium Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereover shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereover, relating to any portion of the Condominium Property, shall be corrected by, and at the sole expense of, the party obligated to maintain or repair such portion of the Condominium Property, as elsewhere herein set forth.

14. All Units shall always have the floors covered with wall-to-wall carpeting installed over high quality padding, except as provided for below. An Owner who desires to install in place of carpeting any hard surface tile or tile-like floor covering (e.g., marble, slate, ceramic tile) also shall install a sound absorbent underlayment of such kind and quality equivalent or superior to cork material, all installed in accordance with the rules and regulations promulgated by the Association, as amended from time to time, so as to reduce the transmission of noise to adjoining Units. The Owner shall obtain written approval of the Association's Board prior to any such installation.

15. Use of barbecue grills shall only be allowed in areas designated as safe and appropriate by the Association's Board. In accordance with the Florida Fire Prevention Code (Fifth Edition), effective December 31, 2014, no hibachis, grills or other similar devices for cooking, heating or any other purpose shall be used, kindled or stored on balconies, lanais, loggias, patios and/or porches or any other Limited Common Elements, or within ten feet (10') of any structure.

16. These Rules shall not apply to the Developer, nor its agents or employees, and contractors, nor to Institutional First Mortgagees, nor to the Units owned by either the Developer or such Institutional First Mortgagees, unless the Rules of the Florida Department of Business and Professional Regulation or the

Condominium Act require otherwise. All these Rules shall apply, however, to all other Unit Owners and occupants even if not specifically so stated in portions hereof. The Board shall be permitted (but not required) to grant relief to one or more Unit Owners from specific Rules upon written request therefore and good cause shown in the sole opinion of the Board.