

**Woodhaven Condominium Association
22022 Woodhaven Dr.
Boca Raton, FL 33433**

Application for New Occupant

Unit Owner's Name _____

Unit Address _____

Occupant Name _____

Occupant Phone Number _____

Occupant Email Address _____

Please send your completed application, together with a copy of the lease, copy your driver's license, and a check in the amount of \$150.00, made payable to Woodhaven Condominium Association, to Campbell Property Management 1215 E. Hillsboro Boulevard, Deerfield Beach, FL 33441. Should you have any questions, please call 954-427-8770.

For Board Use Only

Approved _____ **Disapproved** _____

Date _____

Signature _____

Applicant's Initials

Date

1. **An application for occupancy will not be considered by the Board of Directors unless all children of the applicants are sixteen years of age or older. However, children under sixteen years of age may be permitted to visit and reside temporarily for periods not to exceed 30 days in any calendar year.**
2. **Regardless of the manner in which title is held, each apartment is hereby restricted to single family, residential use by the owner thereof, his immediate family (i.e. spouse, parents, children, grandparents and grandchildren), guests and invitees. A single family residence is herein defined as one or more persons related by blood, marriage or adoption, or no more than two (2) unrelated persons living and cooking together as a single housekeeping unit.**
3. **No apartment owner, tenant or guest may park a boat, commercial pickup truck, commercial vehicle of any kind, mobile home, motor home, moped or other kind of motorized bicycle, motorcycle, trailer, truck of any kind, or van of any kind on the common elements, or limited common elements. It is the intent of the provision that only four-wheel motor vehicles, originally manufactured solely for passenger use, shall be parked on the common elements or limited common elements. Any vehicle parked in violation of this article may be towed away at the expense of the owner.**
4. **A tenant, who wishes to permit a guest to use the tenant's apartment in the absence of the tenant, must notify the Board of Directors, in writing, using the "Application for Approval of Guest Occupancy" form adopted by the Association for this purpose. Blank forms are kept in a folder on the office desk.**
5. **No applicant will be approved unless and until the applicants have been interviewed in person by the Board of Directors, or its designees.**
6. **No owner or tenant may increase the number or otherwise change the identities of the occupants in his apartment from that number represented to the Association and previously approved by the Association.**
7. **Rules for the use of swimming pools, saunas and Clubhouse are displayed in the appropriate areas, and must be strictly observed for the comfort, safety and welfare of all.**
8. **No occupant may make or permit any disturbing noises in the building whether made by himself, his family, friends or servants, nor do permit anything to be done by such persons that will interfere with the rights, comforts or convenience of others. No occupant may play or permit to be played any musical instrument, phonograph, radio, television set or computer in his apartment between the hours of 11 p.m. and the following 8 a.m., if the same shall disturb or annoy other occupants of the condominium.**

Applicant's Initials

Date

9. **The undersigned acknowledge that they have read, understand, and will abide by the rules and regulations as set forth herein, as well as those detailed in the various condominium documents, and underlying agreements binding on the Association members. They further agree to be bound by all rules and regulations adopted from time to time in the future for the general welfare of all the owners of Woodhaven Condominium Association, Inc.**

10. **It is understood and agreed that any proposed occupant requires the approval of the Board of Directors of Woodhaven Condominium Association, Inc., and for that reason, the Board may cause an investigation to be made of the background of the applicants. Accordingly, the Board of Directors is hereby authorized to make such an investigation, and it is agreed that the Board of Directors of Woodhaven Condominium Association, Inc., shall be held harmless from any action or claim of any kind in connection with the use of the information contained therein or any investigation ordered or conducted by the Board of Directors of the Association.**

11. **It is understood and agreed that the decision of the Board of Directors of Woodhaven Condominium Association, Inc., on this application shall be final, and that no reason need be given for any action taken by the Board of Directors, and it is further agreed that the applicants will be governed by the determination of the said Board of Directors.**

12. **It is hereby expressly agreed and understood that any violation of the rules and regulations of the Woodhaven Condominium Association, Inc. and/or any other provisions of the condominium documents shall constitute grounds for the cancellation of the occupancy by the Association, upon reasonable notice to the owner, under such circumstances, the Association is authorized to act as agent of the owner for the purpose of prosecuting eviction proceedings against the occupant, at the sole expense of the owner. Notwithstanding the foregoing, the Association shall not be assuming any obligation or liability of the owner as landlord under the subject lease. For such purposes, the owners do hereby execute the following Limited Power of Attorney, to wit.**

Applicant's Initials

Date

KNOW ALL MEN BY THESE PRESENTS

That _____, have made, constituted and appointed, and by these presents (insert names of all owners) do make, constitute and appoint, WOODHAVEN CONDOMINIUM ASSOCIATION, INC, our true and lawful attorney for us and in our name, place and stead, for the purpose of filing and prosecuting any claim under Chapter 83, Florida Statutes (1987), as amended from time to time, and any other remedies available to us by virtue of our ownership of apartment #_____, in Woodhaven, against any tenant in or occupant of our unit, by reason of any violation of the rules and regulations of the Woodhaven Condominium Association, and/or any other provision of the condominium documents which govern us, including, but not limited to the Declaration of Condominium and the exhibits thereto, giving and granting unto Woodhaven Condominium Association, Inc., said attorney, full power and authority to do and perform all and every act and thing whatsoever requisites and necessary to be done in and about the premises as fully, to all intents and purposes, as we might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that Woodhaven Condominium Association, Inc. said attorney, or its substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof, we have hereto set our hand and seal this _____ day of _____, 20 .

Signed and Sealed in the

presence of:

Signature of owner

Signature of owner

13. A non-refundable fee of \$150.00 must accompany this application. Check shall be made payable to Woodhaven Condominium Association, Inc.

14. Notice of approval or rejection of this application shall be given within 30 days after the day of the date of the interview to.

Name: _____

Address: _____

EMail: _____

Telephone: (_____) _____

Applicant's Initials

Date

Applicant's Initials

Date

Woodhaven

CONDOMINIUM ASSOCIATION INC.

22022 Woodhaven Drive, Boca Raton, Florida 33433

RE: THE FAIR HOUSING AMENDMENTS ACT OF 1988:

(Roster to be kept in connection therewith)

Date: _____, 20 .

THE UNDERSIGNED, owner (s) or occupant (s) of Unit # _____

Woodhaven Condominium Association, do hereby certify our ages to be as follows:

	55 years of age, or older:	Under 55 years of age:
_____ Occupant	()	()
_____ Occupant	()	()

Ownership or occupancy of the above unit started after September 13, 1988, the date of the enactment of the Fair Housing Amendments Act of 1988 Yes () No ()

Print name of owner or tenant

Signature of owner or tenant

Print name of owner or tenant

Signature of owner or tenant

Applicant Authorization

First Advantage, Inc.

In connection with my/our application for residence at:

I hereby authorize any consumer credit agency, current and previous employer, current and any former landlord, law enforcement agency, any check authorization agency, and state employment security agency to release all information any of them may have about me to First Advantage, Inc. I hereby release all of these parties from any liability in connection with release of such information. I also authorize the use of First Advantage Inc. of data contained in my application for residence for demographic or other types of studies or reports.

A facsimile or other copy of this authorization shall be sufficient for release by the aforesaid parties.

I have submitted a non-refundable fee of \$ 150.00 to process my application for residence.

I understand that this sum is not a rental payment or deposit and will not be refunded even if my application is denied or cancelled by me after submission.

This authorization is for this transaction only and continues in effect for one (1) year unless limited by state law, in which case the authorization continues in effect for the maximum period, not to exceed one (1) year, allowed by law.

Signature

Signature

Printed Name

Printed Name

Date

Date

Applicant's Initials

Date

Credit and Background Check

**You are hereby authorized to release to First Advantage any information requested regarding any banking, credit, employment, residence and possible criminal background.
First Advantage is also authorized to obtain a consumer credit report.**

I waive all rights and privileges concerning the release of said information and reports to First Advantage

Name of Applicant _____

Social Security # _____ **Date of Birth** _____

Driver's License # _____ **State** _____

Current Address _____

Signature _____

Name of Applicant _____

Social Security # _____ **Date of Birth** _____

Driver's License # _____ **State** _____

Current Address _____

Signature _____

Name of Applicant _____

Social Security # _____ **Date of Birth** _____

Driver's License # _____ **State** _____

Current Address _____

Signature _____

Applicant's Initials

Date

Woodhaven Condominium Association, Inc.

Members, this is a copy of the updated Exhibit D: Rules and Regulations approved at the April 18th, 2018 Board Meeting.

This replaces the existing one in your set of Documents.

Sign your name and unit number and send a signed copy back to the Clubhouse or via regular post or email as acknowledgment of receipt.

The Board of Directors

Woodhaven Condominium
22022 Woodhaven Drive
Boca Raton, FL 33433
Admin@woodhavencondo.com

Applicant's Initials

Date

Name

Date

Signature

Unit Number

EXHIBIT D

RULES AND REGULATIONS

DECLARATION OF CONDOMINIUM

FOR

WOODHAVEN I, II, & III CONDOMINIUM

PALM BEACH COUNTY, FLORIDA

Applicant's Initials

Date

REGULATIONS

CONCERNING THE USE OF THE CONDOMINIUM BY ITS OWNER

1. Automobiles may be parked only in the areas provided for that purpose, facing forward and have the sticker or parking permit visible in the back window. Owners to park in their designated reserved spaces.
2. No radio or television antenna or any wiring for any purpose may be installed on the exterior of a building without the written consent of the Association.
3. An owner may identify his apartment with a nameplate of a type and size approved by the Association and mounted in a place and manner approved by the Association. No other signs may be displayed except "For Sale" or "For Rent" signs approved by the Association. Signs should be no larger than 8 by 12 inches.
4. The balconies, terraces and exterior stairways shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items or outdoor cooking.
5. Laundry, rugs or other articles shall be hung indoors. No articles are to be hung outdoors.
6. No articles are to be hung from railings or any outside area at any time. Sweeping or throwing dust or anything of that nature from balconies, windows or doors, including shaking of mops and rugs, is not be permitted.
7. Common areas of the building, such as loggia, lobbies, and halls, will be used only for the purposes intended. No articles belonging to apartment owners will be kept in such area, which shall be kept free of obstruction.
8. Apartment owners are reminded that alteration and repair of the apartment building is the responsibility of the Association except for the interior of apartments. No work of any kind is to be done upon exterior building walls, interior walls with common elements like plumbing, electrical, mechanical or upon interior boundary walls without first obtaining the written approval required by the Declaration of Condominium. A plan of the work must be submitted for written approval by the Board of Directors at least 30 days prior to start.

Applicant's Initials

Date

9. Second-floor apartments shall be carpeted except in bathrooms and kitchens. In the event of a previously tiled apartment, the owner must request written permission from the Board of Directors and conform to the latest regulation on file as to the manner of sound insulation required and other regulations.
10. Disposition of garbage, trash, and recyclables shall be only by the use of garbage disposal units or by use of receptacles supplied by the Association.
11. No children under 16 years of age shall be permitted as permanent occupants of any of the apartments in WOODHAVEN except as a visitor and for a maximum of 30 days.
12. No pets will be permitted on the premises except service and emotional support animals (SAESA) upon presentation of the proper documentation and written approval by the Association.
 - A. All SAESA shall be carried and on a leash when taken from the apartment, and they shall not be allowed to run loose or to be walked or curbed on any of the common elements of the condominium.
 - B. All SAESA must be sufficiently under control at all times so that they do not become a nuisance to the owners of other apartments in the Association. In the event that any SAESA becomes a nuisance, the Board of Directors shall have the right to give the apartment owner owning said SAESA thirty days written notice of the said fact. In the event that said owner does not remove said SAESA from the premises during said thirty day period, the Board of Directors shall be entitled to take such action as may be necessary to secure removal of said SAESA from the premises, including but not limited to securing an injunction requiring the removal of said SAESA. All legal and related expenses incurred by the association to enforce this shall be reimbursed upon presentation of invoices.
 - C. All dogs must be licensed by the proper authorities and the owner must register the license number with the Board of Directors each year.
 - D. The license number of the dog must be registered with the Board of Directors by September 15, 1985, and thereafter, January of each year, commencing on January 1986. Said registration must be in writing and shall also provide the following information:
 1. The name and address of the veterinarian who issued the license,
 2. The most recent date on which the dog received shots for the prevention of rabies,
 3. The age of the dog at the date of issuance of the license, and
 4. A complete description of the dog, including, without limitation, any identifying markings.
 - E. Cats are allowed only after approval of other three-unit owners in the building.

Applicant's Initials


Date

13. No owner may make or permit any disturbing noises in the building whether made by himself, his family, friends or servants, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other tenants. No owner may play or suffer to be played any musical instrument, any music producing electronic, radio or television set in his apartment between the hours of 11:00 P.M. and the following 8:00 A.M., if the same shall disturb or annoy other occupants of the condominium.
14. The management personnel and staff are compensated adequately and no gratuities are to be given them. This is not to preclude appropriate remembrances at Christmas or other particular occasions.
15. All blinds and shades on the balconies or terraces must conform in size, color and shape to the exterior color scheme of the building and must also have the Association's written approval prior to installation.

The foregoing Regulations are subject to amendment and to the promulgation of further regulations in the manner provided by the Declaration of Condominium.

APPROVED by the Board of Directors of WOODHAVEN CONDOMINIUM ASSOCIATION. INC

April 18th, 2018



Robert Davila, President

April 23, 2018

Date



Janice Ferrucci, Secretary

April 23, 2018

Date

Applicant's Initials

Date