

MAGNOLIA BAY CONDOMINIUM ASSN, INC.

c/o CMC Management Inc.

2950 Jog Road

Greenacres FL, 33467

Application for Sale or Lease
(check one)

Address to be purchased or leased: # _____ Grandifloria Drive, Greenacres, FL

The following must be included:

- Copy of Executed Sales Contract or Lease
- Copy of Driver's License(s)
- Copy of Vehicle Registration(s)
- \$100 Application Fee check or money order, per person age 18 or older, or Married Couple. Make check payable to Magnolia Bay Condo Assn.
- Separate WTC forms for each applicant age 18 or older
- Separate application page for unmarried co-applicants
(Cash and Credit cards are NOT accepted)
- \$60 Processing Fee. Make check or money order payable to CMC Management

Interviews will be held at CMC OFFICE, please allow 10-14 days for processing before an interview will be scheduled.

For Purchase: After closing it will be necessary to provide the Management Company with a copy of the Warranty Deed and a mailing address

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

All applications must be filled out completely. False or omitted information may be grounds for rejection.

Nolan Gerrish
Property Manager
561-641-1016

MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC.
UNMARRIED CO-APPLICANTS USE SEPARATE APPLICATION

Date _____ Phone _____ Desired Date Of Occupancy _____

Apt. No. _____ Bldg. No. _____ Purchase _____ OR Lease _____

Name _____ SS # _____ - _____ - _____ DOB _____ / _____ / _____
Last First MI Jr/Sr Prior

Spouse _____ SS # _____ - _____ - _____ DOB _____ / _____ / _____
Last First MI Jr/Sr Prior

Other _____ SS # _____ - _____ - _____ DOB _____ / _____ / _____
Last First MI Jr/Sr Prior

Occupants _____ SS # _____ - _____ - _____ DOB _____ / _____ / _____
Last First MI Jr/Sr Prior

Present Address _____
Street Apt # City State Zip Code

Present Landlord _____ Phone (_____) _____
 Length of Residence: _____ / _____ TO _____ / _____ Monthly Rent \$ _____ #Pets _____ Type _____ Weight _____
Mo Yr. Mo. Yr.

Previous Landlord _____ Phone(_____) _____
 Length of Residence _____ / _____ TO _____ / _____ Monthly Rent \$ _____
Mo. Yr. Mo. Yr.

Present Employer _____ City & St. _____ PH (_____) _____
 Position _____ Dates Employed _____ / _____ TO _____ / _____ Income \$ _____ per _____
Mo. Yr. Mo. Yr.

Previous Employer _____ City & St. _____ PH (_____) _____
 Position _____ Dates Employed _____ / _____ TO _____ / _____ Income \$ _____ per _____
Mo. Yr. Mo. Yr.

Spouse Present Employer _____ City & St _____ PH (_____) _____
 Position _____ Dates Employed _____ / _____ TO _____ / _____ Income \$ _____ per _____
Mo. Yr. Mo. Yr.

In Case of Emergency Notify _____ (_____) _____
Name Relationship Address Phone Number

Vehicle #1 _____ #2 _____
Year Make Model Tag # State Year Make Model Tag # State

Have You ever left owing money to an owner or landlord? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____
 Have you ever been arrested for a felony? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____
 Have you ever been convicted of a felony? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____

If you have answered yes to any of the above questions, please explain the circumstances regarding the situation on back of this sheet.

AUTHORIZATION OF RELEASE OF INFORMATION: Applicant(s) represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes verification of any and all information relating to residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management. **Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State.** NON-REFUNDABLE APPLICATION FEE – Applicant(s) agree to pay \$100.00 for a non-refundable application fee. No oral agreements have been made.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____

MAGNOLIA BAY CONDOMINIUM ASSOCIATION
C/O CMC MANAGEMENT, INC
2950 JOG ROAD
GREENACRES FL 33467
561-641-1016

MAGNOLIA BAY PARKING RULES:

- A parking decal is required for resident parking on property (in driveways or extra parking spaces). Decal must be displayed on top or bottom of driver's side of windshield.
- Guests parking over night (midnight – 6:00am) must display guest pass on rearview mirror.
- The following violations are subject for immediate towing without warning at owners expense:
 - **parked on the grass, curbside or in the roadway**
 - **blocking emergency access or dumpsters**
- The following violations are subject to towing at after a violation notice is given:
 - **no decal displayed**
 - **expired, altered or no tag displayed**
 - **vehicles for sale**
 - **commercial vehicles**
 - **disabled or abandoned vehicles**
 - **cars parked overnight without decal or guest pass**
- Decals registered to one resident may not be used by another.
- Residents with more than one overnight guest must have extra vehicles approved by property manager, except on major holidays and during major events.
- Residents are allowed only two (2) decals and (1) guest pass, per unit.
- Decals or guest passes can be made invalid by board of directors if used outside of these guidelines.

Any questions or concerns can be answered by:

ARM Security & Investigations
Parking Management Company
(561)533-1642

Nolan Gerrish
Property Manager
CMC Management
(561) 641-1016

MAGNOLIA BAY CONDOMINIUM ASSN,, INC.

c/o Century Management Consultants, Inc.
2950 Jog Road, Greenacres, FL 33467

561-641-1016 ~ 561-641-9118 Fax

www.cmcmanagement.biz

FOR PURCHASERS:

All purchasers of units in the MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC. are subject to all the rules of the Governing Documents, its By-Laws, Restrictions, Rules and Regulations. I have been provided with the Association's Governing Documents. I have also read and understand the Restrictions and Rules and Regulations of this Association, and promise to abide by them.

Signature of Applicant

Signature of Co - Applicant

Signature of Witness

Date

FOR RENTERS:

All renters of units in the MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC. are subject to all the rules of the Governing Document, Restrictions, and Rules and Regulations. I have been provided with, have read and understand The Rules and Regulations.

Signature of Applicant

Signature of Co - Applicant

Signature of Witness

Date

MAGNOLIA BAY RULES AND REGULATIONS

Occupancy Restrictions-

- Homes shall be used for single family residences only.
- Rooms may not be rented.
- No business may be conducted from the unit.
- No unit may be rented for less than 1 month, or more that 3 times in 1 year.
- All leases must be in writing and given to the association upon execution.
- A homeowner must not permit any activity in his/her unit that will increase the cost of insurance to the association.
- A homeowner shall not commit or permit any nuisance, immoral or illegal act in his/her home or on the common elements.
- Residents must not annoy other homeowners by unreasonable noises or otherwise.

Outside of Units-

- Signs of any kind may not be displayed in the association. (example: for sale/rent)
- Clotheslines are not permitted.
- Window treatments shall consist of drapery, blinds, decorative panels, or other tasteful wind coverings.
- No sod, shrubbery, trees or other landscaping may be removed by a homeowner without permission from the Board.
- No satellite dishes or antennas are permitted unless they are smaller than 39.37 inches in diameter.

Animals-

- A homeowner is permitted to keep no more than 2 domestic animals in their unit.
- "vicious breeds" such as: Pit Bulls, Rottweilers, Mastiffs, American Staffordshire Terriers, Staffordshire Bull Terriers, Presa Canarios, or any cross breeds of such breeds are not permitted on the property.
- No venomous or poisonous animals are permitted.
- No exotic animals are permitted.
- Pets may not be kept tied outside or on any balcony or patio unless the owner is home.
- Pet owners must pick up and dispose of solid waste deposited by their pet.

Litter-

- All trash must be disposed of in tied plastic bags and placed in the dumpster. If an owner has a large item that does not fit inside the dumpster, they must call the trash company and schedule a pick up.

Vehicles-

- Boats, RVs, trailers, motor homes and recreational vehicles are not permitted on the property.
- Commercial vehicles may not be parked in the community overnight.
- No maintenance or repairs may be done on property to any vehicle.
- The association has the authority to authorize towing to any vehicle which violates these rules.

Hurricanes-

- All furniture and other objects must be removed from balconies and patios before any hurricane.
- Shutters may be installed 72 hours prior to the expected arrival of a hurricane and must be removed 72 hours after the end of a hurricane watch.

Other-

- Garage sales are not permitted
- No gas powered scooters are permitted

Maintenance and Repairs-

- Each homeowner shall keep his/her unit in good condition and replace at his or her expense all portions of his or her home and limited common elements. The garage and garage door shall be maintained by the unit owner. Additionally, electrical fixtures, appliances, air conditioning, heating equipment, water heaters, built in cabinets, any screening, all interior surfaces, floors, ceilings and walkways, exterior doors and casings, hardware, fixtures, shall be maintained and repaired at the unit owners expense.
- Alterations to the buildings or common elements must be approved by the Board of Directors.
- No homeowner shall paint, stain, decorate or repair the common elements or any portion of the condominium maintained by the HOA.
- No exterior lighting shall be installed.

*These Rules are derived from the Governing Documents and are merely highlights of some of the Rules Governing the Association.

MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC.
VEHICLE REGISTRATION

DATE _____

(CHECK ONE) I AM THE OWNER OR RENTER

ADDRESS: _____

NAME: _____

HOME PHONE _____ WORK PHONE _____ CELL PHONE _____

E-MAIL _____

Vehicle owner Name _____

Vehicle #1

Tag # _____

Year/Make/Model _____

Color _____

Vehicle owner Name _____

Vehicle #2

Tag # _____

Year/Make/Model _____

Color _____

MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC.

C/O CMC Management, Inc.

2950 Jog Road

Greenacres, FL 33467

CERTIFICATE OF APPROVAL FOR PURCHASE OR LEASE

This is to certify that _____

Has/have been approved by Magnolia Bay Condominium Association, Inc.

As a lessee(s) _____ OR purchaser(s) _____ of the following described property in Palm Beach County, Florida:

_____ Grandiflora Drive
Greenacres, FL

DATE: _____

APPROVED BY: _____, TITLE: _____

APPROVED BY: _____, TITLE: _____

As agent of the Magnolia Bay Condominium Association, Inc.