MAGNOLIA BAY CONDOMINIUM ASSN, INC.

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

Application	for Sale□	or	Lease□
<u> </u>	(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



WTC BACKGROUNDS, INC. "We're The Choice!"

ACTION REQUEST

_RENTAL HISTORY (Criminal, Credit & Eviction)		FDLE			
Criminal History Statewide (FL)		National Sexual Offender Search			
Criminal History/Out of State		SSN Verification			
Civil Record by State		Credit Report			
Driving Records/Hi (MUST HAVE DI	•	Sexual Offender Search			
NAME	FIRST	MI			
ADDRESS					
DOB	SEX	RACE			
SSN	D.L.#				
COMPANY: MAGN	OLIA BAY CON	DO ASSOC			
DATE					
are to be made on me including Further I understand that WTC.	consumer credit, crimina Backgrounds, Inc. will be	ease derstand that investigative background inquiries al conviction, motor vehicles, and other reports. e requesting information from various State and These records include but not limited to driving,			
	s involved from liability a	ekgrounds Inc. to furnish the above mentioned and responsibility for doing so. This authorization			
Applicant Signature		Date			



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NAME	FIRST	MI			
ADDRESS					
DOB	SEX	RACE			
SSN	D.L.#				
COMPANY: MAGNO	OLIA BAY CON	DO ASSOC			
are to be made on me including Further I understand that WTC E other agencies which maintain recredit criminal, and civil history. I authorize any party or agency information and release all parties and consent shall be valid in origin	consumer credit, crimin Backgrounds, Inc. will be cords about my history. contacted by WTC Ba involved from liability a	nderstand that investigative background inquiries all conviction, motor vehicles, and other reports. These records include but not limited to driving, ckgrounds Inc. to furnish the above mentioned and responsibility for doing so. This authorization			
Applicant Signature		Date			

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

Date	Phone		Desired Date Of O	ccupancy			
Apt. No	Bldg. No	Purchas	e	OR Lease			
Name			SS#	-	DOB	/	
Last Spouse	First	MI Jr/Sr Prior	SS# -	F-	DOB	/	/
Last	First	MI Jr/Sr. Prior	SS# -		DOB		
OtherLast	First	MI Jr/Sr. Prior				-/	
Occupants			_SS #	7	DOB	/	
Present Address Street		Apt #	City		State	Zip Co	de
		•	•	Dhono	()		
Present Landlord Length of Residence: / Mo Y	r. TO/_						Weight
Previous Landlord				Phone()		
Length of Residence	/ TO _	/N	Ionthly Rent \$				
Present	No. Yr.	Mo. Yr.					
			City & St		PH()	
Position		Dates Employed	1/_	_TO/	Incom	ne \$	per
Previous							
Employer			City & St		PH (_)	
Position		Dates Employed	/	TO/_	Income	e \$	per
Spouse Present							
Employer			_ City & St		PH (_)	
Position		_Dates Employed	/	TO/_	Income	e \$	per
In Case of			Mo. Yr.	Mo.	Yr,		
Emergency NotifyNam	ne.	Relationship	Address		(Phone N	Jumber
		reducionship	#2			1 mone 1	
Vehicle #1 Year Make	e Model	Tag #	State Year	Make	Model	Tag#	State
Have You ever left owin	ng money to an owner	or landlord? Á	pplicant: Yes	No	Spouse: Yes	S	No
Have you ever been arre	ested for a felony?	Applicant: Yes	No	Spouse: Yes Spouse: Yes	No		
Have you ever been con	victed of a felony?	Applicant: Yes	No	_ Spouse: Yes	No		
If you have answered ye	s to any of the above q	questions, please ex	plain the circumst	ances regarding	the situation	on back	of this sheet.
AUTHORIZATION OF RELICOMPlete, and hereby authorize court records, and credit recording constitute grounds for runder the laws of this State. No oral agreements have been	es verification of any and al ds. This application must b rejection of this application NON-REFUNDABLE AP	II information relating to e signed before it can be n, termination of right	o residential history (res processed by manage of occupancy, and/or	ntal or mortgage), en ment. Applicant ac forfeiture of fees o	mployment history knowledges that r deposits and m	y, criminal false or o ay constit	history records, mitted information he
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 CONDOMININIUM ASSOCIATION, INC.

c/o CMC Management, Inc., 2950 Jog Road, Greenacres, FL 33467 561-641-1016 ~ 561-641-9118 Fax

CONDITION FOR LEASE APPROVAL

Please Read Carefully and sign where indicated

In the event the Owner is delinquent in the payment of assessments (which includes maintenances fees and any other charges owed to the Association, the Association has the right to notify the Lessee of the delinquency and in such event, the Lessee shall be obligated to commence paying all future rent payments to the Association, until the delinquent assessments and related charges are paid in full to the Association. At such time that the Lessee is paying his rent to the Association, the Unit Owner may not evict the Lessee for non-payment of rent. However, if the Lessee does not pay the rent to the Association as required herein, the Association shall have the authority to evict the Lessee. In such an event, the Unit Owner shall be obligated to reimburse the Association for the costs and attorneys fees incurred by the Association.

This form must be signed by both the Unit Owner and the Lessee

Address: #	GI	RANDIFLORA DRIVE, GREENA	CRES, FL
Term of Lease:	Start date:	End date:	
UNIT OWNER IN	FORMATION:		
Name PRINT		Phone #	
SIGNATURE	· · · · · · · · · · · · · · · · · · ·	Date:	
TENANT/LESSEE	INFORMATION:		
Name PRINT		Phone #	
SIGNATURE		Date:	
	COMMITTEE USE	ONLY:	
Screened by: PRINT	NAME	SIGNATURE	DATE

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:

Signature of Witness

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 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

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 me 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 PHON	NE		CELL PHONE	
E-MMAIL						
Vehicle owner Na	ame					
Vehicle #1 Tag #						
Year/Mak	e/Model					
Vehicle owner Na	ame					
Vehicle #2						
Tag #						
Year/Mak	e/Model					
Color						

MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC.

C/O CMC Management, Inc. 2950 Jog Road Greenacres, FL 33467

CERTIFICATE OF APPROVAL FOR PURCHASE \square OR LEASE \square

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.