

GARDENWAY F-J CONDOMINIUM ASSOCIATION

c/o Royal Crown Mgmt, LLC.
224 Datura Street, Suite #713, West Palm Beach, FL 33401
Phone: 561-202-2727 Fax: 866-874-0482

Date: _____

Gardenway Landlord,

Attached please find the corrected, revised **Application for Approval of Lease** that is to be used for all new tenants. Please destroy all other applications you may have used in the past and begin using the new one immediately. This is the **ONLY** form of application that will be accepted for processing by the Board.

In addition, we have attached **Rules and Regulations** to be used with the new application. Please destroy all other copies you may have used in the past and begin using this copy immediately. You may make copies of the application and rules or contact Royal Crown Management for additional copies as needed.

Please note that the application fee must be cash, bank check or money order; no personal checks accepted.

For the Board,

Royal Crown Management

Revised 12/09

GARDENWAY F - J CONDOMINIUM ASSOCIATION

c/o Royal Crown Mgmt, LLC.
224 Datura Street, Suite #713, West Palm Beach, FL 33401
Phone: 561-202-2727 Fax: 866-874-0482

APPLICATION FOR APPROVAL OF LEASE

Unit Owner's Name _____ Unit # _____ Parking # _____ Pool Key # _____

Number of Applicants _____ Number of Occupants _____ Projected Date of Move _____

APPLICANT INFORMATION

Applicant's Name _____ DOB _____

SS # _____ Driver's License # _____

Current Address _____

City _____ State _____ Zip _____

Home Ph (____) ____ - _____ Wk (____) ____ - _____ Cell (____) ____ - _____

Current Landlord's Name _____ Phone _____

How Long At This Address _____ # Years _____ # Months _____

Complete the following if less than 3 years at current address

Applicant's Previous Address _____

City _____ State _____ Zip _____

Previous Landlord's Name _____ Phone _____

How Long Did You Live At This Address? _____ # Years _____ # Months _____

CO-APPLICANT INFORMATION

Co-Applicant's Name _____ DOB _____

SS # _____ Driver's License # _____

Current Address _____

City _____ State _____ Zip _____

Home Ph (____) ____ - _____ Wk (____) ____ - _____ Cell (____) ____ - _____

Current Landlord's Name _____ Phone _____

How Long At This Address _____ # Years _____ # Months _____

Complete the following if less than 3 years at current address

Co-Applicant's Previous Address _____

City _____ State _____ Zip _____

Previous Landlord's Name _____ Phone _____

How Long Did You Live At This Address _____ # Years _____ # Months _____

EMPLOYMENT INFORMATIONApplicant's Employer's Name _____

Street Address _____ City _____ St _____ Zip _____

Phone _____ Supervisor's Name _____

Occupation _____ How Long With This Employer _____

Previous Employer (If Less Than 3 Years) _____

Phone _____ How Long With This Employer _____

Co-Applicant's Employer's Name _____

Street Address _____ City _____ St _____ Zip _____

Phone _____ Supervisor's Name _____

Occupation _____ How Long With This Employer _____

Previous Employer (If Less Than 3 Years) _____

Phone _____ How Long With This Employer _____

BANK INFORMATIONApplicant's Bank Name _____ Type of Acct(s) ___ Checking ___ Savings

Address _____ City _____ State ___

Phone _____ Contact Person _____

Co-Applicant's Bank Name _____ Type of Acct(s) ___ Checking ___ Savings

Address _____ City _____ State ___

Phone _____ Contact Person _____

LOCAL REFERENCES (MUST HAVE 3 EACH)

Name _____ Address _____

City _____ State ___ Zip _____ Phone Hm _____ Wk _____

Name _____ Address _____

City _____ State ___ Zip _____ Phone Hm _____ Wk _____

Name _____ Address _____

City _____ State ___ Zip _____ Phone Hm _____ Wk _____

Name _____ Address _____

City _____ State ____ Zip _____ Phone Hm _____ Wk _____

Name _____ Address _____

City _____ State ____ Zip _____ Phone Hm _____ Wk _____

Name _____ Address _____

City _____ State ____ Zip _____ Phone Hm _____ Wk _____

Page 3 of 4

AUTOMOBILE INFORMATION

Make _____ Model _____ Color _____ License Plate _____

Make _____ Model _____ Color _____ License Plate _____

IMPORTANT: Commercial trucks, personal pickup trucks, motorcycles, boats, trailers, and campers are not permitted anywhere on Gardenway property, including as guests.

PET INFORMATION

A current copy of the County registration (license) for your dog(s) must be submitted. In addition, your veterinarian (on his letterhead) must submit (1) a letter of disclosure specifying breed, weight, and vaccination information, and (2) a statement regarding the general health and condition of your pet(s). All must accompany this application. **There is a maximum of 2 pets allowed with a maximum of 25 pounds each pet per unit.**

Pet Name _____ Pet Breed _____ Pet Type ____ Dog ____ Cat

Pet Name _____ Pet Breed _____ Pet Type ____ Dog ____ Cat

Any pets acquired after the approval of this application will require all the above submitted within seven (7) days of pet residency.

EMERGENCY INFORMATION

Name of Person to Notify _____ Relationship _____

Address _____

Home Phone _____ Work Phone _____ Cell Phone _____

NOTE:

Incomplete applications will not be accepted and the \$150.00 application fee will be returned.

Accepted applications that are processed for background information and are rejected for misinformation and/or misrepresentation, will forfeit the \$150.00 application fee.

The Board of Directors will have 30 days to give final approval from the date the completed application is received by a member of the Board.

APPLICATION FEE

A \$150.00 application fee must accompany the application in the form of cash, bank check or money order made payable to Gardenway Condominium Association F thru J. All applicants must attend an interview with the members of the Board for application and occupancy approval.

RULES AND REGULATIONS

All applicants must sign a copy of the Gardenway Condominium F Thru J 'Rules and Regulations' (see attached). Read them carefully as you are expected to abide by them.

BE ADVISED THAT ONLY APPROVED APPLICANTS MAY OCCUPY THE REFERENCED UNIT. If more than two (2) applicants over the age of eighteen (18) are to occupy this unit, an additional application must be submitted. If there are additional occupants after the final approval of this unit occupancy, they must (1) complete a full application, (2) pay all fees applicable, and (3) wait for the approval of the Board of Directors prior to moving into the unit.

ASSIGNMENT OF RENTS: IN THE EVENT THAT UNIT OWNER/LANDLORD IS DELINQUENT IN THEIR OBLIGATION TO PAY ASSESSMENTS TO GARDENWAY CONDOMINIUM ASSOCIATION F THROUGH J, THEN GARDENWAY CONDOMINIUM ASSOCIATION F THROUGH J SHALL BE ENTITLED TO RECEIVE RENTS DIRECTLY FROM TENANT. BY SIGNING THIS APPLICATION, UNIT OWNER/LANDLORD HEREBY CONSENTS TO THE ASSIGNMENT OF RENTS AND APPLICANT AGREES TO PAY RENT DIRECTLY TO GARDENWAY CONDOMINIUM F THROUGH J UPON BEING NOTIFIED IN WRITING BY GARDENWAY CONDOMINIUM ASSOCIATION F THROUGH J THAT IT IS EXERCISING ITS RIGHTS TO COLLECT RENT PURSUANT TO THE ASSIGNMENT OF RENTS CLAUSE CONTAINED IN THE APPLICATION.

BY SIGNING THIS DOCUMENT, YOU ARE AUTHORIZING THE MANAGEMENT TO PERFORM A BACKGROUND CHECK ON ALL APPLICANTS.

SIGNATURES

Unit Owner/Landlord _____ Print Name _____ Date _____

Applicant _____ Print Name _____ Date _____

Co-Applicant _____ Print Name _____ Date _____

FOR OFFICIAL USE ONLY

MANAGEMENT COMPANY

Received by _____ Date Received _____ Initials _____

Was application complete? _____ Date Completed _____ Initials _____

IF NOT - Date Returned _____ Date Returned _____ Initials _____

BACKGROUND INVESTIGATION

Date Began _____ Date Completed _____ Initials _____

BOARD OF DIRECTORS

Received by _____ Date Received _____ Initials _____

FINAL APPROVAL

Approved? _____ Date _____ Denied? _____ Date _____

Print Name _____ Signature _____

Print Name _____ Signature _____

BOARD NOTES:

RULES AND REGULATIONS

GARDENWAY F THRU J CONDOMINIUM ASSOCIATION

c/o Royal Crown Mgmt, LLC.

224 Datura Street, Suite #713, West Palm Beach, FL 33401

Phone: 561-202-2727

Fax: 866-874-0482

- 1 - No animals, other than dogs or cats (NOT TO EXCEED A TOTAL OF TWO EACH UNIT AND NOT TO EXCEED 25 LBS WHEN FULL GROWN) shall be brought onto the property. No animals of any kind are allowed in or around the pool area. Dogs are to be leashed at all times and walked along the canal in the back of the property. Palm Beach County Health Department regulations REQUIRE YOU TO PLEASE pick up after your dog after it's done it's 'business' anywhere in the common areas. Kitty litter must be placed in a plastic bag and put in the dumpster. NEVER spread it in grass areas nor in the canal.
- 2 - No nuisance shall be allowed upon the condominium property. Nor any use or practice that is the source of annoyance to other condominium residents or which interferes with the peaceful possession and proper use of the property by other condominium residents. In the event of a dispute as to what constitutes a nuisance, the Board of Directors will make the determination.
- 3 - No unit owner may sell or lease his/her unit without the approval of the Association as according to the Declaration of Condominium. It is necessary to furnish the Association with Gardenway's complete application from the prospective buyer or lessee as well as any other contract information concerning the intended sale or lease as the Association may reasonably require. This information will be delivered to the managing agent and in turn to the Board of Directors. For sales; an approval application with a copy of the contract, a \$150.00 non-refundable processing fee, and an interview with the members of the Board of Directors is required and must be completed two weeks prior to closing. For leases; an approval application with a copy of the lease, a \$150.00 non-refundable processing fee, and an interview with the members of the Board of Directors, is required. These fees must be tendered and these documents must be completed before taking possession of the unit. In the event the lease is disapproved, the unit owner shall be notified in writing and the lease shall not be executed. Any sub-lease requests must complete the same application process, pay the same processing fees, and be approved by the Board of Directors.
- 4 - Owners or a designated, responsible representative must attend tenant interviews to obtain Board approval to occupy.
- 5 - Boats, boat trailers pick-up trucks* of any kind, commercial vehicles* of any kind, travel trailers, campers, motor-homes, motor scooters, motorcycles, motorbikes, or bicycles of any type or description are NOT to be parked or stored in the parking lots or the common areas of the Gardenway F thru J Condominium (INCLUDES GUESTS). Any exception to this ruling shall be addressed to the Association in writing and approval or disapproval shall be returned in writing. Any disabled or abandoned vehicles will be removed at the owner's expense.
*Note: Except for normal pick-ups and deliveries not to exceed 48 hours with Management notification.
- 6 - There will be no driving or parking on any grassed areas within the common areas of the property. The owner of any vehicle found on any of the grassed areas will be billed for any damage to the landscaping and the sprinkler system.
- 7 - All parking space assignments shall run with the title of the dwelling unit and no unit shall be sold separately from the assigned parking space. The Association assigned specific parking spaces to each unit according to the Declarations of Condominium. Vehicles parked in unauthorized parking spaces will be subject to towing at the vehicle owner's expense.
- 8 - All vehicles shall be parked headed into the parking space. No vehicles shall be backed into the parking spaces.
- 9 - No barbecue grills or any other cooking devices shall be used on the porch areas or balcony areas as deemed by the Palm Beach County Fire Marshall.
- 10 - ALL POOL RULES, as posted in the pool area, MUST be observed at all times when visiting the pool area. The pool gate must be kept closed at all times.
- 11 - No garbage of any kind is to be placed outside of the dumpsters; not on top, not in front, not beside. If you have a large item that will not fit in the Dumpsters or something that will fill it to capacity, YOU MUST CALL THE DUMPSTER SERVICING COMPANY for a special pick up (the telephone number is posted on the Dumpster). Also, no garbage (bottles, cans, bags, cigarette butts, food or food wrappers, etc.) is to be left in the parking lots or common areas.

PLEASE HELP KEEP THE GROUNDS CLEAN. IT'S EVERYONE'S RESPONSIBILITY!!

12 - No parking is allowed in front of the dumpsters at ANY TIME.

13 - Window treatments or liners facing to the outside are to be **white** to maintain uniformity in the appearance of the buildings. Screen porch shades are to be **white**. NO SHEETS or the like are allowed as window covers or screen porch shades.

14 - No signs, advertisements, notices, etc., shall be visible to any of the common areas without prior written consent from the Board of Directors.

15 - No outside painting or the application of any preservative shall be applied to the exterior of any buildings by individual residents or their guests. Nothing may be affixed to the exterior of the buildings that requires holes be drilled or glued or pasted, etc.

16 - Nothing shall be thrown over or hung from the balconies or on the porches, railings, or walkways. Dirt, bags of garbage or any other debris or trash shall not be left in any of the doorways, passageways or elsewhere on the grounds.

17 - Assignment of rents: In the event that Unit Owner/Landlord is delinquent in their obligation to pay assessments to Gardenway Condo Assn. F-J, then Gardenway Condo Assn. F-J shall be entitled to receive rents directly from Tenant. By signing the Application and Rules & Regulations, Unit Owner/Landlord hereby consents to the assignment of rents and Applicant agrees to pay rent directly to Gardenway Condo F-J upon being notified in writing by Gardenway Condo Assn. F-J that it is exercising its rights to collect rent pursuant to the Assignment of Rents Clause contained in the application.

POOL RULES AND REGULATIONS

1 - No pets in pool or on pool deck

2 - No food or drink in the pool or on the pool deck (except water in plastic containers)

3 - Always shower before entering the pool

4 - Bathing capacity is limited to 14 persons at one time

5 - Location of nearest pay phone for emergency use is at the convenience store north of the old Fire Station

6 - Children under the age of 12 **MUST** be accompanied by an adult

7 - ABSOLUTELY **NO DIVING**

8 - Pool hours are 8:00 AM to 10:00 PM

I have read and understand the RULES AND REGULATIONS for the GARDENWAY F THRU J CONDOMINIUM ASSOCIATION and hereby agree to abide by all of these rules

Applicant #1 Signature: _____ Date: _____

Printed Name: _____ Contact # _____

Applicant #2 Signature: _____ Date: _____

Printed Name: _____ Contact # _____

Owner / Rep Signature _____ Date: _____

Printed Name: _____ Contact # _____

PLEASE ABIDE BY THE RULES AND REGULATIONS FOR HARMONIOUS LIVING!! Revised 6/09

RULES AND REGULATIONS

GARDENWAY F THRU J CONDOMINIUM ASSOCIATION

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Initials _____

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Printed Name: _____ Contact # _____

Applicant #2 Signature: _____ Date: _____

Printed Name: _____ Contact # _____

Owner / Rep Signature _____ Date: _____

Printed Name: _____ Contact # _____

PLEASE ABIDE BY THE RULES AND REGULATIONS FOR HARMONIOUS LIVING!!

Revised 6/09

Royal Crown Mgmt, LLC.
224 Datura Street, Suite #713
West Palm Beach, FL 33401

TENANT/ BUYER APPLICATION

DATE: _____
 Contact Person: RICHIE KANANI

EMAIL: rkanani@royalcrownmanagement.com

APPLICANT

CO-APPLICANT

Name: _____

Name: _____

SS#: _____ DOB: _____

SS#: _____ DOB: _____

Address: _____ Apt.# _____

Address: _____ Apt.# _____

City: _____ St: _____ Zip: _____

City: _____ St: _____ Zip: _____

Other Cities/States Lived In: _____

Other Cities/States Lived In: _____

Maiden Name: _____

Maiden Name: _____

Driver's Lic # _____ St: _____

Driver's Lic # _____ St: _____

Home PH #: _____

Home PH #: _____

Landlord's Name: _____

Landlord's Name: _____

Landlord's PH: # _____

Landlord's PH: # _____

Lease started: _____ Rent Amt: _____

Lease started: _____ Rent Amt: _____

LIST PREVIOUS ADDRESS

LIST PREVIOUS ADDRESS

Prior Landlord's Name: _____

Prior Landlord's Name: _____

Prior Landlord's PH #: _____

Prior Landlord's PH #: _____

Address: _____ Apt.# _____

Address: _____ Apt.# _____

City: _____ St: _____ Zip: _____

City: _____ St: _____ Zip: _____

Leased: (from) _____ (to) _____

Leased: (from) _____ (to) _____

CURRENT EMPLOYMENT

CURRENT EMPLOYMENT

Employer: _____

Employer: _____

Phone # _____

Phone # _____

Supervisor: _____

Supervisor: _____

How long on job: _____ Salary: Mo. _____ Year: _____

How long on job: _____ Salary: Mo. _____ Year: _____

AUTHORIZATION FOR VERIFICATION OF INFORMATION

I agree to hold harmless, Royal Crown Management, LLC., and all other providers of information on the prospective tenant(s) stated above. In the event that the information provided by me (us) is found to be misleading or false, my acceptance for this rental, lease or purchase, whether determination is made before or after my date of occupancy, may be affected. Royal Crown Management, LLC. shall not be liable in any manner whatsoever for any loss of injury resulting from the obtaining or furnishing of such information and shall not be deemed to have guaranteed the accuracy of such information being based, however, upon reports obtained from sources considered by Royal Crown Management, LLC. to be reliable.

I do hereby authorize with my (our) signature, the release of public records, credit reports, criminal records, rental or lease information and employment verification, and any other records whether by fax, verbal, e-mail, photo copy or original signature, to: Royal Crown Management, LLC., and all its members and sources now and in the future and acknowledge that it may be viewed by other partners or Property Management Companies.

DATE: _____ APPLICANT SIGNATURE: _____

DATE: _____ CO-APPLICANT SIGNATURE: _____