

Fairway Palms II

Condominium Association, Inc.

6539 SE Federal Highway, Stuart, FL 34997
Ph: 772-219-6997 Fax: 772-219-6996

Lease

Application Packet Instructions

It is the sole responsibility of the unit owner or assigned agent, to submit a completed Lease Application Packet. Tenant occupancy without application submission could result in fines.

Application **must** be submitted **no less than** 5 days prior to unit occupancy.

Units owners with past due association fees cannot lease units until past due amounts have been paid in full.

Applicant Must:

- Complete all lease application forms with requested documents
- Provide copy of signed lease agreement.
- Pay a non-refundable application fee of \$75.00 payable to Fairway Palms II Condominium Association, Inc.

Completed applications may be mailed or dropped off at the Association's office at
6539 SE Federal Highway, Stuart, FL 34997.

You may **NOT** allow a tenant to move in until application has been processed and accepted. Failure to comply may result in a fine of \$50.00 per day on unit owners.

Please fill out all forms in their entirety. Incomplete applications cannot be processed.

FAIRWAY PALMS II CONDOMINIUM ASSOCIATION, INC.

6539 SE FEDERAL HWY
STUART, FL 34997
Phone: 772-219-6997 Fax: 772-219-6996

LEASE APPLICATION

Property Address: _____ Date: _____

INFORMATION CONCERNING APPLICANT:

Applicant Name: _____ Age: _____ Active Military Service Member _____ Yes _____ No

Co-Applicant Name: _____ Age: _____ Active Military Service Member _____ Yes _____ No

Present Address: _____

Applicant Phone: _____ Co-Applicant Phone: _____

Email address: _____

Other occupants: Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Do you intend to:

- Live in the home as a primary residence
- Maintain the home as a secondary residence
- Offer the home as a rental unit
- Lease the home from the owner

Applicants' Employer _____ Phone _____ Title _____

Number of years _____ Address _____ Supervisor _____

Co-Applicant Employer _____ Phone _____ Title _____

Number of years _____ Address _____ Supervisor _____

*****TENANTS ARE NOT PERMITTED TO HAVE PETS. GUESTS AND VISITORS OF TENANT SHALL NOT BE PERMITTED TO BRING ANY DOG OR OTHER PET ON PREMISES*****

EMERGENCY CONTACT PERSON _____

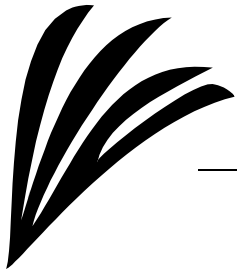
Phone _____ Address _____ Relationship _____

I (we) fully authorize investigation of all answers and references given.

Owner and/or Lessee agree that the terms of the attached lease agreement are within the requirements of the FAIRWAY PALMS II CONDOMINIUM ASSOCIATION, INC. Rules & Regulations.

Lessee: _____ Date: _____

Lessee: _____ Date: _____



FAIRWAY PALMS II

6539 SE Federal Highway
Stuart, FL 34997



Watson Association Management
430 NW Lake Whitney Place
Port St. Lucie, FL 34986
Phone: 772-219-6997 – Fax: 772-219-6996
paminfo@WatsonRealtyCorp.com.com

Vehicle Registration Form

Reserved

Property Address: Bldg: _____ Unit: _____ Parking Space No. _____

Please Print All Applicants Names:

PLEASE NOTE:

- ✓ COPY OF RESIDENT(S) VALID DRIVER'S LICENSE MUST BE ATTACHED
- ✓ ATTACH COPY OF VEHICLE(S) CURRENT REGISTRATION FROM THE STATE
- ✓ ANY CHANGES IN USE OR APPEARANCE OF THE ABOVE DESCRIBED VEHICLE(S) MUST BE SUBMITTED TO THE BOARD OF DIRECTORS WITH NEW APPLICATION
- ✓ PARKING REGISTRATION STICKER MUST BE VISIBLY DISPLAYED IN THE LOWER LEFT CORNER OF THE REAR WINDOW
- ✓ VEHICLES SUBJECT TO TOW AT OWNERS EXPENSE IF RULES ARE NOT FOLLOWED

Vehicle No. 1
Sticker No. _____

Vehicle No. 2
Sticker No. _____

Make: _____ Model: _____ Year: _____ Color: _____ VIN: _____ Tag: _____ State: _____ Vehicle No. 1 Registered to: _____ Signature: _____ Date: _____	Make: _____ Model: _____ Year: _____ Color: _____ VIN: _____ Tag: _____ State: _____ Vehicle No. 2 Registered to: _____ Signature: _____ Date: _____
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LEASES ONLY

FAIRWAY PALMS II CONDOMINIUM ASSOCIATION, INC.

6539 SE FEDERAL HWY

STUART, FL 34997

Phone: 772-219-6997 Fax: 772-219-6996

Certificate of Acknowledgement

Additional Condition of Approval Agreement

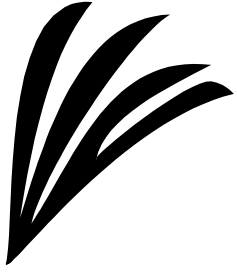
An Additional Condition of Approval to the required Certificate of Acknowledgement, to facilitate occupancy of a unit by lease, whereby the Owner and Tenant shall be required to sign this agreement prior to occupancy, with Fairway Palms II, providing that should Owner fail to make necessary assessment payments in accordance with the Fairway Palms II Documents, that Fairway Palms II shall have the authority to contact the Tenant, advise them of the delinquency of the Owner, and the Tenant shall be required to make rent payments to Fairway Palms II. Such rent payments made to Fairway Palms II shall be deemed payments of rents, and to the extent that they bring the Unit current, will result in the reinstatement of all services. Upon rent payments to Fairway Palms II to bring the account current, including all payments identified in this agreement, any excess funds will be forwarded to the Owner, and Tenant be advised that all further rent payments should be to the Owner while the Owner is current on all of its obligations as set forth herein.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____



FAIRWAY PALMS II

6539 SE Federal Highway
Stuart, FL 34997



Rules and Regulations

The following are the rules of the Fairway Palms II Condominium Association, hereinafter referred to as the Association.

1. In order to enhance the beauty of the property and for safety purposes, all sidewalks in the common areas must not be obstructed or encumbered. That is, nothing will be placed upon, or stored upon sidewalks.
2. Bicycles shall be stored only in condo units, or in bicycle racks located on condominium grounds.
3. No garbage cans, supplies, plants, chairs, or any other articles shall be placed on entry way balconies. No linens, clothes, clothing, curtains, rugs, or laundry or other articles shall be shaken or hung from any balcony or other part of the common elements of Association property.
4. To provide a healthy environment for all, and in order to eliminate odors and vermin, all garbage must be placed in plastic bags and be deposited in dumpsters located throughout Association property. Recycling receptacles shall be used for recycling material only. Cardboard boxes shall be broken down before being placed in recycling receptacles.
5. No construction debris is to be deposited in any trash containers on Association property. Contractors, or persons making repairs or remodeling of units, are responsible for removing all construction materials from Association property. Dumping of construction debris anywhere on Association property will be subject to a \$250.00 fine.
6. No furniture or other household items shall be deposited in Association dumpsters or left on Association property. An owner or tenant having furniture or other items to be disposed of must arrange for such items to be removed from Association property at their own expense. Dumping of furniture or other household items anywhere on Association property will be subject to a \$250.00 fine.

7. No vehicles other than automobiles, vans, or pick-up trucks without commercial signage thereon shall be permitted to park on Association property, except for the purpose of making deliveries or providing repair services to a unit. Police or fire emergency vehicles are expressly exempted from these provisions.

Exceptions: Parking of non-commercial vans, boats, boat trailers and recreational vehicles may be parked in the overflow parking area, with permission of the Board of Directors (BOD). All vehicles parked in that area with permission must be properly registered, and insured. Any vehicle parked in that area without express permission of the BOD will be towed off premises at owner's expense.

8. All vehicles parked on Association property by owners or tenants must be registered with the Association, and a parking permit must be attached to the left side of the rear window of the vehicle. Vehicles not registered are subject to being towed without notice.

9. Properly registered and permitted vehicles must be parked in the designated parking spots assigned to the unit. If the owner or tenant has more than one vehicle, and the unit is assigned only one parking place, the second or subsequent vehicle must be parked in a guest spot. Parking in spaces assigned to other units, or on the grass, will subject the illegal parker to imposition of a fine and/or towing of vehicle without notice.

10. Vehicles shall not be backed in to parking places.

11. Any vehicle that cannot operate under its own power shall not remain on Association property for more than 24 hours. No vehicle repairs shall be performed on Association property except in emergencies, and except as otherwise provided in the Declaration of Condominium. Any vehicle that leaks excessive fluids onto the parking lot surface will be subject to being towed and the unit owner associated with the vehicle will be subject to a fine in an amount to clean and repair the parking lot surface.

Any vehicle without valid registration and insurance, including beach buggies, All Terrain Vehicles, and similar "off road vehicles" shall be deemed to be unable to operate under its own power, and will not be permitted to park on Association property. Any such vehicle parked on Association property will be subject to being towed off premises at owner's expense.

12. In order that all residents may have the quiet enjoyment of their property, no resident shall make or permit any disturbing noises on the Association property by himself, his family, employees, agents visitors and licensees, nor do or permit anything by such persons that will interfere with the reasonable rights, comfort or convenience of all residents.

14. Repairs and renovations to units should not commence prior to 8:00am, and should terminate no later than 6:00pm.

15. No satellite dish installation may be done without the express written approval of the Board of Directors. Installations made without such approval will be removed.

16. Nothing may be erected or installed on the roof, or the exterior walls of buildings. No alterations of any kind may be made to the exterior of the building, except by order of the Board of Directors. No for sale or other signs of any type shall be displayed in any window of any unit, or on any building surface.

17. No plywood sheeting or temporary hurricane shutters may be fastened to any building. Violators will be subject to a monetary fine and/or charges for necessary repairs.

18. Permanent hurricane shutters of a type and color approved by the Board of Directors may be installed by a licensed contractor with a permit issued by Martin County; and, with written permission of the Board of Directors. Information regarding specifications and color is available in the Association office.

19. Pets are permitted in units occupied by owners only. A two animal maximum is imposed, and no animal shall become a nuisance or they will be ordered to be removed by the Board of Directors. All pets must be leashed while on Association property. All pet waste must be picked up and properly disposed of, failure to do so will subject violators to a \$25.00 fine per occurrence.

Rental tenants are not permitted to have pets. Landlords that allow renters to move in with pets shall be subject to being fined \$25.00 per day up to a maximum of \$1000.00 for each day the pet remains on Association property.

20. Absolutely no planting, mulching, adding of decorations etc. shall be allowed by owners or tenants, on any of the common grounds of the Association. All landscaping shall be the responsibility of the Association, and will be under direction of the Board of Directors.

21. In accordance with provisions of the Florida Fire Prevention Code, no gas grills, hibachis, or similar items, including electric grills, may be used on Association property. Persons wishing to barbecue may use the barbecue grill located by the Association office. Violations are subject to a fine and confiscation of grills etc.

22. No business of any type is to be conducted from any unit, or anywhere on Association property.

Signature: _____ Date: _____

Signature: _____ Date: _____

Fairway Palms II Condominium Association, Inc.

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Ph: 772-219-6997 Fax: 772-219-6996

ACKNOWLEDGEMENT of RULES & REGULATIONS

I (we) understand that I (we) are moving into a deed-restricted community. I (we) hereby agree to abide by all Documents and Rules & Regulations of Fairway Palms II Condominium Association, Inc.

In consideration for the approval of Fairway Palms II Condominium Association, Inc. for the

LEASE of unit located at **Bldg** _____ **Unit** _____ I (we) hereby agree to be bound by all the terms and conditions of the Declaration of Condominium, Articles of Incorporation, By-Laws and Rules & Regulation of Fairway Palms II Condominium Association, Inc.

The undersigned tenant(s) further agree that in the event that they violate any of the terms and conditions of the condominium documents or Rules & Regulation that they will be subject to eviction.

I (we) have read and understand all the aforementioned documents and agree to be bound by them as a resident of Fairway Palms II Condominium.

Signature: _____ Date: _____
Lessee

Signature: _____ Date: _____
Lessee