

ANTIGUA POINT HOMEOWNER'S ASSOCIATION, INC.

RENTAL/LEASE/ RESALE PACKAGE

IMPORTANT NOTICE-PLEASE READ CAREFULLY

- The enclosed application must be completely filled out in order for it to be considered and processed.
- The entire package will be returned if any information or attachments requested are missing. This will result in a delay in scheduling the required interview and of the approval.
- The entire package will be returned without the required checks.
- Submit one (1) photo copy set of the completed application package along with the original and return to this office.
- Following submission of the completed package, an interview will be scheduled. Allow a minimum of fifteen (15) days following submission of the application package for processing and for the interview to be scheduled. Please schedule a closing or move-in date accordingly. The interview will be held at the monthly Board of Directors meeting.

Antigua Point HOA
c/o Associated Property Management (APM)
8135 Lake Worth Road, Suite B
Lake Worth, FL 33467
Telephone: 561-588-7210
Fax: 561-588-2411

The Board of Directors of Antigua Point Association, Inc. is responsible for approval or rejection/disapproval of the application. As the Associations agent, Associated Property Management is responsible for processing the application. Please schedule your closing or move-in date accordingly.

Antigua Point HOA
c/o Associated Property Management (APM)
8135 Lake Worth Road, Suite B
Lake Worth, FL 33467

APPLICATION FOR SALE/LEASE

1. THIS APPLICATION MUST BE COMPLETED IN DETAIL BY THE PROPOSED BUYER OR LESSEE AND RETURNED TO:

Antigua Point HOA
c/o Associated Property Management (APM)
8135 Lake Worth Road, Suite B
Lake Worth, FL 33467
561-588-7210 561-588-2411 (fax)

(IF ANY QUESTION IS LEFT BLANK, THE APPLICATION WILL BE RETURNED.)

2. PLEASE ATTACH A COPY OF THE SALES CONTRACT OR LEASE AGREEMENT.
3. PLEASE ATTACH A NON-REFUNDABLE APPLICATION FEE OF \$100.00 PAYABLE TO ANTIGUA POINT ASSOCIATION, INC. A NON-REFUNDABLE (PER UNMARRIED APPLICANT) PROCESSING FEE OF \$65.00 PAYABLE TO ASSOCIATED PROPERTY MANAGEMENT (APM), IN ADDITION TO A NON- REFUNDABLE SCREENING FEE OF \$76.00 PER APPLICANT AND ANY PERSON TO BE LIVING IN THE UNIT 18 YEARS OF AGE OR OLDER. Must be in the form of a MONEY ORDER or CASHIER'S CHECK.
4. UNIT OWNERS MUST SUPPLY BUYERS WITH A COPY OF THE DOCUMENTS FOR ANTIGUA POINT ASSOCIATION, INC.
5. OWNER MUST OWN UNIT(S) FOR TWO (2) YEARS PRIOR TO LEASING UNIT(S).
6. LEASES CANNOT BE FOR A PERIOD OF LESS THAN 3 MONTHS AND UNITS CAN ONLY BE LEASED ONE TIME IN ANY TWELVE MONTH PERIOD.
7. THERE IS AN OCCUPANCY RESTRICTION OF TWO PERSONS PER BEDROOM (i.e.: TWO BEDROOM HOUSE: 4 PERSONS; THREE BEDROOM HOUSE: 6 PERSONS).
8. NO COMMERCIAL VEHICLES, BOATS, TRAILERS, CAMPERS, OR MOTORCYCLES ARE ALLOWED TO BE PARKED ON THE PROPERTY. PERSONAL STREET VANS, PERSONAL TRUCKS OF ½ TON CAPACITY OR SMALLER CAN BE PARKED ONLY IN THE PARKING STALLS.
9. ONLY HOUSEHOLD PETS (DOGS and CATS) ARE ALLOWED. NO PIT BULLS, BIRDS OR REPTILES.
10. THIS COMPLETED APPLICATION MUST BE SUBMITTED TO THE ASSOCIATION OFFICE NO LATER THAN 15 DAYS PRIOR TO THE DESIRED DATE OF OCCUPANCY.
11. SUBMIT A LEGIBLE COPY OF DRIVERS LICENSE AND SOCIAL SECURITY CARD. THIS INFORMATION IS REQUIRES TO COMPLETE THE BACKGROUND CHECK.



Associated Property Management of the Palm Beaches, Inc.

Please be advised that an interview will be held with the Antigua Point Board of Directors (at the monthly Board meeting) before the application process (be it an owner or renter) is completed and the new owner/renter is provided the Certificate of Approval to purchase or lease. The Board meeting is held on the third Wednesday of the month at 11:00am.

Please note that the interview must be done in person before any closing or lease commencement, and that the interview will take approximately 30 minutes.

I may be contacted at the following phone number and email address for an interview:

Name: _____

Phone: _____ (day/evening)

Email: _____

Very truly yours,
Antigua Point Board of Directors

Acknowledged:

Antigua Point HOA
c/o Associated Property Management (APM)
8135 Lake Worth Road, Suite B
Lake Worth, FL 33467

APPLICATION FOR PURCHASE/LEASE
(TO BE COMPLETED BY PROSPECTIVE PURCHASERS/LESSEES)

Sale/Rental Unit Address: _____

Name of Current Owner: _____

Permanent Address of Owner: _____

City, State, Zip: _____

Email Address: _____

Name of Applicant: _____ SSN: _____

DOB: _____

Name of Co-Applicant: _____ SSN: _____

DOB: _____

Applicants Address: _____

City, State, Zip: _____

Email Address: _____ Email Address: _____

Phone #: _____

Please check only one:

- Renewals
- Rental Application Rental Period from: _____ to _____
- Sale Application Desired closing date: _____

Please list all occupants who will reside at the residence if approved:

Name	Relationship	Date of Birth
_____	_____	_____
_____	_____	_____
_____	_____	_____

Age of oldest Occupant: _____ Age of youngest occupant: _____

How many pets? _____

Type: _____ Breed: _____ Weight: _____

Type: _____ Breed: _____ Weight: _____

How many vehicles do you have? _____

Year: _____ Make: _____ Model: _____ State: _____ Plate #: _____

Year: _____ Make: _____ Model: _____ State: _____ Plate #: _____

Name of Attorney, Realtor or Title Company:

Address:

Local Phone #: _____

In case of emergency please contact:

Emergency Contacts Phone #:

Personal References: Please list 3 with complete address and phone number

1. _____

2. _____

3. _____

Bank References: Please list 1 or 2 with complete addresses and account numbers

Bank: _____ Acct#: _____

Bank: _____ Acct#: _____

Present Employer _____

City & St. _____ Phone (_____) _____

Position _____

Dates Employed ____/____/____ To ____/____/____

Income _____ Per _____ Mgr. _____

Previous Employer _____

City & St. _____ Phone (_____) _____

Position _____

Dates Employed ____/____/____ To ____/____/____

Income _____ Per _____ Mgr. _____

Spouse Present Employer _____
City & St. _____ Phone (_____) _____
Position _____
Dates Employed ____/____/____ To ____/____/____
Income _____ Per _____ Mgr. _____
Spouse's Previous Employer _____
City & St. _____ Phone (_____) _____
Position _____
Dates Employed ____/____/____ To ____/____/____
Income _____ Per _____ Mgr. _____

** If for sale, applicant agrees to obtain a copy of the "Declaration" from the Homeowner. If they do not receive a copy from the homeowner they can request a copy from APM. One or both Sale and/or Rental applicant shall read, adhere to and sign the Rules and Regulations receipt acknowledgement form that is part of this application. The appropriate application fee indicated on page two on the application instructions form and a copy of the Lease/Rental agreement or Sale contract MUST ACCOMPANY THE SUBMISSIONS OF THIS APPLICATION before processing can begin. Please also be aware of the following:

- Subleasing is not allowed
- Leasing with "Options to Purchase" are not permitted
- Lease renewals must receive association approval

ANTUGUA POINT ASSOCIATION

AGREEMENT AND INFORMATION RELEASE

1. I hereby agree for myself and on behalf of all persons who may use the home which I seek to purchase or lease.

- a. I will abide by all the restrictions contained in the By-Laws, Rules and Regulations, and Restrictions, which are or may in the future be imposed by ANTIGUA POINT ASSOCIATION, INC.
- b. I understand that pets (if any) must be kept on a leash and all solid waste must be removed.
- c. I understand that sub-leasing or occupancy of this unit in my absence is prohibited.
- d. I understand that I must be present when any guests, visitors or children who are not permanent residents occupy the unit.
- e. I understand that any violation of the terms, provisions, conditions and covenants of the ANTIGUA POINT ASSOCIATION, INC. documents provides cause for Immediate action as therein provided, or termination of the leasehold under appropriate circumstances,

2. I understand that the acceptance for Purchase/Lease of a unit is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of Information of these forms will result In the automatic rejection of this application. Occupancy prior to approval is prohibited.

3. I understand that the Board of Directors of ANTIGUA POINT ASSOCIATION, INC. may cause to be instituted such an Investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors or its agent to make such investigation and agree that the information contained in this and the attached application may be used In such investigation and that the Board of Directors and Officers and agents of ANTIGUA POINT ASSOCIATION, INC. itself shall be held harmless from any action or claim by me In connection with the use of the Information contained herein or any investigation conducted by the Board of Directors or its agents.

In making the foregoing application, I am aware that the decision of ANTIGUA POINT ASSOCIATION, INC., will be final and no reason will be given for any action taken by the Board. I agree to be governed by the determination of the Board of Directors.

Applicant's Signature

Applicant's Signature

CHECKLIST

1. If any question is left blank, this application may not be approved. This application is subject to approval.
2. Attach a non-refundable fee of \$100.00 payable to ANTIGUA POINT and non-refundable processing fee of \$65.00 along with the non-refundable screening fee of \$76.00 per applicant over 18 payable to ASSOCIATED PROPERTY MANAGEMENT. **ALL PAYMENTS MUST BE IN THE FORM OF A MONEY ORDER OR CASHIER'S CHECK.**
3. Please enclose a copy of the Lease/Sales Contract with this application.
4. Please submit a copy of Driver's License and Social Security card.

I/We declare the above Information to be true and correct.

I/we authorize the landlord, or agent(s) to verify it and obtain a consumer credit report.

I/We understand an investigation of my/our background will be conducted to determine my/our character, general reputation, personal characteristics, mode of living and specifically authorize ASSOCIATED PROPERTY MANAGEMENT to such an application.

I/We agree to abide by the Rules and Regulations of the Association.

Signed _____ Date _____

Signed _____ Date _____



***AUTHORIZATION OF A CONSUMER AND/OR INVESTIGATIVE
CONSUMER REPORT***

I, the undersigned consumer, do hereby authorize CoreLogic SafeRent to procure a consumer report and/or investigative consumer report on me.

I understand that this authorization and release shall be valid for subsequent consumer and/or investigative consumer reports during my period of employment. These above-mentioned reports may include, but are not limited to, information as to my character, general reputation, and personal characteristics, discerned through employment and education verifications; personal references; personal interviews; my personal credit history based on reports from any credit bureau; my driving history, including any traffic citations; a social security number verification; present and former addresses; criminal and civil history/records; any other public record. I further authorize any person, business entity or governmental agency who may have information relevant to the above to disclose the same to CoreLogic SafeRent by and through its' independent contractor, including, but not limited to any and all courts, public agencies, law enforcement agencies and credit bureaus, regardless of whether such person, business entity or governmental agency compiled the information itself or received it from other sources. I understand that I am entitled to a complete and accurate disclosure of the nature and scope of any Investigative consumer report of which I am the subject upon my written request to CoreLogic SafeRent, if such is made within a reasonable time after the date hereof. I also understand that I may receive a written summary of my rights under 15 U.S.C. 1681et. seq. and Cal. Civ. Code 1786.

Signature: _____

Date: _____

Print Name: _____

FOR CANADIAN RESIDENTS ONLY

Disclosure and Release of Information
Authorization Consumer Report/Investigative
Consumer Report
Important: Please read carefully

As an applicant to rent or lease certain property, house, apartment, or condominium, you are a -consumer rights under the Fair Credit Reporting Act. When evaluating you as a tenant, a consumer report or an investigative consumer report may be obtained from a consumer reporting agency and may be obtained at any time during the application process or to decide whether to renew your lease or otherwise continue the landlord/tenant relationship.

I authorize CoreLogic SafeRent, to obtain information from all personnel, educational institutions, government agencies, companies, corporations, credit reporting agencies, law enforcement agencies at the federal, state or county level, relating to my past activities, to supply any and all information concerning my background. The information obtained may include, but is not limited to, prior landlords, residential, previous employment verification, credit reports, driving history, and criminal history records.

I understand that a Consumer Report or Investigative Consumer Report may be prepared summarizing this information. The report may include information obtained through personal interviews regarding my character, general reputation personal characteristics and/or mode of living. I may also have the right to request additional disclosures regarding the nature and scope of the investigation as well as a written summary of my rights under the Fair Credit Reporting Act. If requested, consumer reporting agency will explain the contents of my file. I understand that proper identification will be required and that I should directly request to:

I understand that by requesting this information, no promise of rental or lease is being made. I also understand that a photocopy of this authorization be accepted with the same authority as the original; and that if accepted as a tenant by [your company's name], this authorization will remain in effect throughout such lease. I understand that the information requested below regarding date of birth, race and sex is for the sole purpose of gathering the above information accurately, and will not be used to discriminate against me in violation of any law.

READ, ACKNOWLEDGED AND AUTHORIZED

Signature

Date

NOTE: I am providing the following voluntarily.

PLEASE PRINT CLEARLY

NAME _____
First Middle (Full) Last Maiden

SOCIAL SECURITY# _____ DATE OF BIRTH (for ID purposes only) _____

SEX _____ RACE _____ DRIVER'S LICENSE #: _____
MO DAY YR

Applicants Address: _____

City, State, Zip: _____



Corporations that will be purchasing a home must be listed on the Purchase Application along with the name of the person who is completing the Application.

Failure to do so may result in a delay in the processing of the submitted Application.

_____ THIS IS A CORPORATION PURCHASE

_____ THIS IS NOT A CORPORATION PURCHASE

Signature: _____

Date: _____

Signature: _____

Date" _____

Thank you,

Associated Property Management
Of the Palm Beaches, Inc.

RULES AND REGULATIONS ANTIGUA POINT HOA

This list consists of highlights of the rules and regulations. Every resident and new resident is encouraged to read the HOA Documents to assure that they are in compliance.

1. There are 58 homes in our Antigua Point Community. There are HOA documents and Master Board Documents. You should receive copies from the owner of the house you are purchasing. You may purchase a copy from our Management Company.
2. Our monthly maintenance is \$300 a month. Homeowners' are responsible to pay their maintenance on the first of each month and no later than the 30th of the month. A \$25 late fee is assessed by the end of the month. There are several ways to pay your monthly maintenance. The management company will set up a payment plan that will meet your needs. The financials are reviewed by the Board at our monthly meetings. Homeowners may review financials at monthly meetings. Our reserves are sufficient to adjust to any situations that may arise.
3. Our management company is Associated Property Management of the Palm Beaches. Meredith Rubin is our Manager and all questions regarding the Community, or your home is directed to her. Her office number is: 561-588-7210 – mrubin@apm247.net. Her admin may be contacted at admin2@apm247.net.
4. The Board has Legal Counsel when necessary to deal with any problems related to our Community.
5. The Antigua Point Association is responsible for the maintenance of the outside of your home. We contract the Landscaper, Pest Control and Fertilization Companies. Service includes outside pest control every other month; fertilization 3 times a year; mowing and edging 36 times a year and pruning of bushes 12 times a year or once a month. There is a separate contractor to prune hardwood trees once a year and palm trees twice a year. We replace your lawn lamp bulb when needed. The sensor governing the lawn lamp is the responsibility of the homeowner.
6. The outside of your home is painted every 6 to 7 years. The color palette is worked on by a Committee of homeowners. Each homeowner may choose the color for their house from the selected palette. The Board has the right to ratify the colors submitted by the committee.
7. All and any changes to the outside of your home must be submitted via an **ARC** Form to Management. The Architectural Review Form (ARC) is reviewed by the Committee and returned to the homeowner with approval or recommendations. This includes re-landscaping, hurricane windows, doors or shutters, new roof, new roof or front door, side door lighting fixtures. In essence any changes you wish to make must require a submitted ARC Form. The homeowner is responsible for any damage done to the street or any property by a Contractor working for you. No Contractor may display a sign advertising their company. There is no signage permitted in the Community.
8. The owner is responsible for the house sprinkler system. The system must be checked every month for maintenance. Sprinkler and riser heads may break, and repair is needed. The

sprinkler system clock is located in the garage in the majority of homes. You are regulated to water 3 times a week. Odd number houses water on Monday, Wednesday and Saturday. All even number houses water on Sunday, Tuesday and Thursday.

9. No parking on the street between 2-6 A.M. No parking on grass or facing in the wrong direction. The speed limit in the Antigua Community should not exceed 15pmh. There are children playing in the street and pedestrian traffic. The main roads are listed at 30 MPH. There are State Troopers that give out tickets for speeding and stop sign violations. The Security Guards, as well give out Citations for traffic violations. The Master Board can remove bar code privileges and levy fines for continued citation violations at the same address.

10. Garage doors are to remain closed when not in use by homeowner. The roving security will call you if your garage door is opened at night. We do live in a state that has rodents and snakes that find refuge in garages.

11. Sanitation Pickup is on Tuesday and Friday. Tuesday is also the day for recyclables to be picked up. The yellow bins are for all papers, including advertisement mail and secretarial material. The blue bin is for cans, plastic containers, cartons, aluminum foil etc. An authorized garbage can may be placed at the curb side after 6:30 P.M. or early on pickup days. Recyclables may be placed out at the same time. NO PLASTIC BAGS MAY BE PLACE OUT OVER NIGHT. Rodents and other types of animal will forage and strew garbage out on to the street. Garbage cans must be put away out of sight when not in use. Security will give out citations if bins or cans are left out on the day after pick-up.

12. Roofs, driveways and walkways are to be cleaned of mold by the owner. Pavers are to be maintained and reset if needed to prevent dangerous falls. Roof replacement is the home owners' responsibility.

13. The Golf Course belongs to the Boca Club and may not be used by residents for walking, biking, fishing, children playing or walking a dog. The dog leash and pickup rules are always in effect. All dogs must be leashed and walked on the Club Boulevard. Dog walking your pet on a neighbor's lawn is not acceptable. Golf balls may hit your roof or windows. This is a golf course Community.

14. Homes may not be rented out prior to two years of ownership. All rentals are approved by the Board.

15. The Antigua Point Annual Meeting is held in March. There are seven members on the Board. The election of Board members occurs on a staggered term. You will receive prior notification of the Annual Meeting and Election of Officers.

16. We pride ourselves in the curb appeal of the Antigua community. Please keep your home area looking great. All ornamental objects must be approved by the Board via an ARC Form application.

17. The Master Board maintains a community channel, 63. Basic Comcast TV plus HBO is included in your maintenance payments.

18. Contractors, moving, delivery trucks are allowed in the community Monday through Saturday from 8:00 A.M. to 6:00 P.M. No contractors or trucks are allowed on holidays.

19. Bar Code admission stickers are obtained at the guard gate for a \$20 yearly fee. You may use the visitors gate if you do not wish to pay the fee. Additional bar codes may be obtained for service people for a fee of \$35. Motorcycles are not permitted without Board approval.

20. Home property lines are zero lot. A maintenance space must be opened for utility and gardening personnel. Please do not close off any areas.

21. All visitors must be called in by homeowner via the guard gate security system.

22. Storm Shutters are to remain open at all times except three (3) days prior to a hurricane alert, watch or warning and must be opened/removed three (3) days after the lifting of a hurricane alert, watch or warning.

I acknowledge receipt of the Rules and Regulations:

Purchaser/Tenant

Purchaser/Tenant

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3. Our management company is Associated Property Management of the Palm Beaches. Meredith Rubin is our Manager and all questions regarding the Community, or your home is directed to her. Her office number is: 561-588-7210 – mrubin@apm247.net. Her admin may be contacted at admin1@apm247.net.
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6. The outside of your home is painted every 6 to 7 years. The color palette is worked on by a Committee of homeowners. Each homeowner may choose the color for their house from the selected palette. The Board has the right to ratify

the colors submitted by the Committee.

7. All and any changes to the outside of your home must be submitted via an **ARC** Form to Management. The Architectural Review Form (ARC) is reviewed by the Committee and returned to the homeowner with approval or recommendations. This includes re-landscaping, tree removal/replacement, hurricane windows, doors or shutters, new roof, or front door, side door lighting fixtures. In essence any changes you wish to make must require a submitted ARC Form. The homeowner is responsible for any damage done to the street or any property by a Contractor working for you.

8. No Contractor may display a sign advertising their company. There is no signage permitted in the Community. This includes Election Signs or Banners, for sale or for rent signs.

9. The owner is responsible for the house sprinkler system. The system must be checked every month for maintenance. Sprinkler and riser heads may break, and repairs are needed. The sprinkler system clock is in the garage in most of homes. You are permitted (per PBC Code and LWWMD) to water 3 times a week. Odd number houses water on Monday, Wednesday and Saturday. All even number houses water on Sunday, Tuesday and Thursday. Palm Beach County may change watering days whenever there is a water emergency.

10. No parking on the street between 2-6 A.M. No parking on grass or facing in the wrong direction. The speed limit in the Antigua Community should not exceed 15pmh. Often there is children playing in the street and pedestrian traffic. The main roads are 30mph. There are State Troopers that give out tickets for speeding and stop sign violations. The Security Guards, as well give out citations for traffic violations. The Master Board can remove bar code privileges and levy fines for continued citation violations at the same address.

11. Garage doors are to remain closed when not in use by homeowner. The roving security will call you if your garage door is opened at night. We do live in a state that has rodents and snakes that find refuge in garages.

12. Sanitation Pickup is on Tuesday and Friday. Tuesday is also the day for recyclables to be picked up. The yellow bins are for all papers, including advertisement mail and secretarial material. The blue bin is for cans, plastic containers and, cartons. An authorized garbage can is placed at the curbside after 6:30 P.M. or early on pickup days. Recyclables may be placed out at the same time. No plastic bags are to be placed at curbside. They will not be picked

up by Sanitation. Garbage cans must be stored in your garage. Security will give out citations if bins or cans are left out on the day after pick-up.

13. Roofs, driveways and walkways are to be cleaned of mold by the owner. Pavers are to be maintained and reset if needed to prevent dangerous falls. Roof replacement is the homeowners' responsibility.

14. The Golf Course belongs to the Boca Club and may not be used by residents for walking, biking, fishing, children playing or walking a dog. The dog leash and pickup rules are always in effect. All dogs must be leashed and walked on the Club Boulevard. Dog walking your pet on a neighbor's lawn is not acceptable. Golf balls may hit your roof or windows. This is a golf course Community. Dog walking on Common Areas is prohibited.

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16. The Antigua Point Annual Meeting is held in March. There are seven members on the Board. The election of Board members occurs on a staggered term. You will receive prior notification of the Annual Meeting and Election of Officers.

17. We pride ourselves in the curb appeal of the Antigua community. Please keep your home area looking great. All ornamental objects must be approved by the Board via an ARC Form application. The use of window planting boxes is a safety violation and may not be used.

18. The Master Board maintains a community channel 63. Basic Comcast TV plus HBO is included in your maintenance payments.

19. Contractors, moving, delivery trucks are allowed in the community Monday through Saturday from 8:00 A.M. to 6:00 P.M. No contractors or trucks are allowed on holidays. No dumpsters may be used or left on driveways.

20. Bar Code admission stickers are obtained at the guard gate for a \$20 yearly fee. You may use the visitors gate if you do not wish to pay the fee. Additional bar codes may be obtained for service people for a fee of \$35. Motorcycles are not permitted in the Community. The fee is subject to change by the Master Board.

21. Home property lines are zero lot. A maintenance space must be opened for

utility and gardening personnel. Please do not close off any areas.

22. All visitors, contractors or deliveries must be called in by homeowner via the guard gate security system. They must show a driver's license to enter the security gate.

23. Storm Shutters are to remain open at all times except three (3) days prior to a hurricane alert, watch or warning and must be opened/removed three (3) days after the lifting of a hurricane alert, watch or warning.

24. If you do work to your home, including but not limited to cleaning your roof and driveway, you are responsible for cleaning any dirt in the street,

25. You are responsible for repairing lifting and sinking pavers on your driveway and path.

ANTIGUA POINT HOA

I have read and understood the rules governing Antigua Point HOA and will adhere to them.

Please sign and date the below.

SIGNATURE

SIGNATURE

Date

Date