

TRAK PROPERTY MANAGEMENT
751 Park of Commerce Drive Suite 116
Boca Raton, FL 33487
561-245-4444 OFFICE 561-245-4447 FAX

**IF YOU REQUIRE A CLOSING LESS THAN 14 DAYS
FROM SUBMISSION OF APPLICATION,
YOU MUST SUBMIT A COMPLETE APPLICATION
AND ADD A SEPARATE RUSH FEE
PAYABLE TO TRAK
IN THE AMOUNT OF \$100.00
IN ADDITION TO THE APPLICATION FEES.**

**PLEASE REVIEW THE CHECKLIST CAREFULLY PRIOR
TO SUBMISSION.**

APPLICATIONS WILL BE PROCESSED

**MONDAY - FRIDAY
FROM
9:00 AM - 12:00 PM**

IN THE ORDER THEY ARE RECEIVED

WARNING: We are not authorized to change an owner's name in our system until we have received a Warranty Deed or copy of change from the Palm Beach Property Appraiser's website. If you do not provide this proof of change of ownership your bills will go to the previous owner and you may incur late fees, interest, and attorney fees

CARRARA VILLAGE CONDOMINIUM ASSOC., INC.

APPLICATION FOR SALE/LEASE APPROVAL

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

**C/O TRAK PROPERTY MANAGEMENT
751 Park of Commerce Drive Suite 116
Boca Raton, FL 33487
561-245-4444 OFFICE 561-245-4447 FAX**
2. PLEASE ATTACH **A COPY OF THE SALES CONTRACT OR LEASE AGREEMENT.**
3. PLEASE ATTACH THE FOLLOWING FEES:
 - A. **NON-REFUNDABLE APPLICATION FEE OF \$100.00 PER APPLICANT A MARRIED COUPLE IS ONE APPLICANT) PAYABLE TO CARRARA VILLAGE.**
 - B. **A \$75.00 PROCESSING FEE PAYABLE TO TRAK PROPERTY MANAGEMENT.**
 - C. **A REFUNDABLE SECURITY DEPOSIT CHECK MADE PAYABLE TO CARRARA VILLAGE IN THE AMOUNT OF ONE MONTH'S RENT.**
 - D. **IF TERM OF RENT IS PAID IN FULL IN ADVANCE BY TENANT, OWNER MUST PAY QUARTERLY DUES IN FULL EQUAL TO THE LENGTH OF THE RENTAL TERM PRIOR TO APPROVAL BY THE ASSOCIATION.**
 - E. **THERE IS A NON-REFUNDABLE RESALE CONTRIBUTION EQUAL TO 1 QUARTERS DUES ON ALL SALES CURRENTLY \$830.00 FOR 2017 MADE OUT TO CARRARA VILLAGE.**
4. COPIES OF DRIVERS LICENSES FOR ALL DRIVERS RESIDING IN THE UNIT.
5. COPY OF VEHICLE REGISTRATIONS FOR ALL VEHICLES TO BE PARKED ON PROPERTY.
6. THE MORTGAGE CANNOT EXCEED 80% OF THE PURCHASE PRICE.
7. LEASES CANNOT BE FOR LESS THAN SIX MONTHS AND A UNIT CANNOT BE LEASED MORE THAN ONE TIME PER YEAR.
8. AN INTERVIEW BY A REPRESENTATIVE OF THE ASSOCIATION IS REQUIRED.
9. THERE ARE NO PETS ALLOWED IN CARRARA EXCEPT THAT; NEW OWNERS ARE ALLOWED TO BRING WITH THEM ONE PET IF THEY HAVE ONE AT TIME OF SALE. THERE ARE NO PET REPLACEMENTS ALLOWED ONCE THE PET IS GONE. THERE ARE NO PET PURCHASES ALLOWED AFTER CLOSING. THERE ARE NO PETS ALLOWED FOR TENANTS/LEASSEES.
10. THERE IS AN OCCUPANCY RESTRICTION OF NOT MORE THAN TWO PERSONS PER BEDROOM. (i.e. two bedroom house – 4 persons)
11. OWNERS MUST PROVIDE NEW BUYERS WITH A COPY OF THE DOCUMENTS FOR CARRARA VILLAGE AND PROOF OF SAME NEEDS TO BE SUBMITTED WITH THIS APPLICATION.
12. OWNER AND TENANT MUST SIGN AND BE AWARE OF THE ASSIGNMENT OF RENT. IF TERM OF RENT IS PAID IN FULL BY TENANT, OWNER MUST PAY QUARTERLY DUES IN FULL EQUAL TO THE LENGTH OF THE RENTAL TERM.
13. OWNER MUST ADVISE BUYER/TENANT OF PARKING SPACE WHERE APPLICABLE.
14. THIS COMPLETED APPLICATION MUST BE SUBMITTED TO THE ASSOCIATION OFFICE NO LATER THAN 30 DAYS PRIOR TO THE DESIRED DATE OF CLOSING.
15. **PLATINA HAS A MASTER ASSOCIATION WHICH REQUIRES AN APPLICATION/SCREENING 561-736-3425 ASK FOR NILDA. YOU WILL NEED YOUR CERTIFICATE OF APPROVAL FROM CARRARA.**

REVISED 4/25/17

**APPLICATION FOR LEASE/SALE, GIFT, DEVISE OR
INHERITANCE APPROVAL**

PLEASE PRINT OR TYPE

TODAY'S DATE: _____

IS THIS A SALE OR LEASE: _____

CLOSING DATE: _____ LEASE TERM: _____

PRESENT OWNER'S NAME: _____

PRESENT OWNER'S TELEPHONE: _____

ADDRESS OF UNIT FOR SALE OR LEASE:

NAME OF REALTOR HANDLING SALE OR LEASE: _____

TELEPHONE: _____

BUYER'S NAME: _____

LESSEE'S NAME: _____

ARE YOU A SERVICE MEMBER? _____

PRESENT ADDRESS: _____

TELEPHONE: _____

EMAIL: _____

OTHER PERSONS WHO WILL OCCUPY THE UNIT WITH YOU:

NAME	AGE	RELATIONSHIP
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Please Complete the Additional Occupant Forms for Adults 18 and Over

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 CARRARA VILLAGE.
 - b. I understand that pets (if any) must be kept on a leash and 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 any violation of the terms, provisions, conditions and covenants of the CARRARA VILLAGE Documents provides cause for immediate action as therein provided, or termination of the leasehold under appropriate circumstances.

2. I understand that the acceptance for Lease of a unit at CARRARA VILLAGE 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 CARRARA VILLAGE 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 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 of CARRARA VILLAGE 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.

In making the foregoing application, I am aware that the decision of CARRARA VILLAGE 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

 CO-APPLICANT'S Signature

 Print Applicant's Name

 Print Co-Applicant's Name

APPLICATION FOR OCCUPANCY

PRESENT OWNER'S NAME: _____

TELEPHONE: _____

ADDRESS OF UNIT FOR SALE OR LEASE:

NAME OF REALTOR HANDLING SALE OR LEASE: _____

TELEPHONE: _____

BUYER'S/LESSEE'S NAME: _____

TELEPHONE: _____ MARITAL STATUS: _____

DATE OF BIRTH: _____ SOCIAL SECURITY #: _____

DRIVER'S LICENSE #: _____ EXPIRATION DATE: _____

SPOUSE/CO-APPLICANT: _____

TELEPHONE: _____ MARITAL STATUS: _____

DATE OF BIRTH: _____ SOCIAL SECURITY #: _____

DRIVER'S LICENSE #: _____ EXPIRATION DATE: _____

NUMBER OF ADULT OCCUPANTS: _____ NUMBER OF CHILDREN: _____

PET: _____

DESCRIBE (BREED, COLOR AND WEIGHT): _____

IN CASE OF EMERGENCY NOTIFY: _____

ADDRESS: _____

TELEPHONE: _____

KEYHOLDER: _____

RESIDENCY (SECTION 1)

PRESENT ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

LANDLORD/MORTGAGE COMPANY: _____

MORTGAGE LOAN #: _____

EMPLOYMENT (SECTION 2)

PRESENT EMPLOYER: _____

TELEPHONE: _____

TITLE: _____ LENGTH OF EMPLOYMENT: _____

SALARY: _____

SPOUSE'S/CO-APPLICANT'S EMPLOYER: _____

TELEPHONE: _____

TITLE: _____ LENGTH OF EMPLOYMENT: _____

SALARY: _____

BANK INFORMATION (SECTION 3)

BANK NAME: _____ TELEPHONE: _____

ADDRESS: _____

CHECKING ACCOUNT #: _____ DATE ACCOUNT OPENED: _____

SAVINGS ACCOUNT #: _____ DATE ACCOUNT OPENED: _____

BANK NAME: _____ TELEPHONE: _____

ADDRESS: _____

CHECKING ACCOUNT #: _____ DATE ACCOUNT OPENED: _____

SAVINGS ACCOUNT #: _____ DATE ACCOUNT OPENED: _____

CHARACTER REFERENCES (SECTION 4)

(Do not give relatives' names)

NAME: _____ RELATIONSHIP: _____

TELEPHONE: _____ TELEPHONE: _____

NAME: _____ RELATIONSHIP: _____

TELEPHONE: _____ TELEPHONE: _____

AUTOMOBILE INFORMATION (SECTION 5)

NUMBER OF CARS: _____

MAKE: _____ MODEL: _____ YEAR: _____

TAG #: _____

MAKE: _____ MODEL: _____ YEAR: _____

TAG #: _____

MAKE: _____ MODEL: _____ YEAR: _____

TAG #: _____

GENERAL INFORMATION (SECTION 6)

Have you ever been evicted before? _____

If yes, where/why? _____

Have you ever refuse to pay rent? _____

If yes, where/why? _____

CHECKLIST

1. If any question is left blank, this application may not be approved. This application is subject to approval.
2. Attached is a non-refundable fee of \$100.00 payable to CARRARA VILLAGE.
3. Attached is a non-refundable fee of \$75.00 payable to TRAK.
4. There is a non-refundable resale contribution equal to 1 quarter's dues on all sales currently \$830.00 for 2017 made out to Carrara Village.
5. If term of lease is to be paid in full in advance by tenant, owner must submit payment of dues to the Association in advance, equivalent to term of lease.
6. Attached is a refundable security deposit in the amount of one month's rent payable to Carrara Village Condominium Association.
7. Please enclose a copy of the Lease/Sales Contract with this application.
8. Proof of receipt of documents on sales.
9. Copies of all required Drivers Licenses
10. Copies of all required Registrations.

I/We declare the above information to be true and correct. I/We authorize the landlord, or agent(s) to verify and obtain a consumer credit report.

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

APPLICANT'S Signature/Date

CO-APPLICANT'S Signature/Date

Print Applicant's Name

Print Co-Applicant's Name

**PROOF OF RECEIPT OF DOCUMENTS
FOR SALES/LEASES**

Please sign below as proof that you received the documents for CARRARA VILLAGE Condominium Association, Inc.



I/We have received the Documents for CARRARA VILLAGE

Signature

Date

Signature

Date

CARRARA VILLAGE CONDOMINIUM ASSOC., INC.
DISCLOSURE STATEMENT
PURCHASERES ONLY

1. As a homeowner at Carrara Village, you are allowed one vote per unit. A Certificate of Authority to Vote designating one person as voter is required to be filed with TRAK Property Management.
2. The Association Documents, i.e. Articles of Incorporation, Protective Covenants, By-Laws and Rules and Regulations and Amendments describe the use of your unit and the common grounds.
3. Your maintenance fees for the Condominium Association are billed quarterly and are **due the first day of each quarter.**
4. As an owner, you automatically become a member of Carrara Village Condominium Association, Inc., and are governed by the Associations Documents and Rules and Regulations.

PLEASE NOTE: THE ABOVE STATEMENTS ARE SUMMARY IN NATURE ONLY. PROSPECTIVE PURCHASERS SHOULD CONSULT REFERENCES, EXHIBITS, THERETO, SALES CONTRACTS, AND THE HOMEOWNER'S DOCUMENTS AND CURRENT RULES AND REGULATIONS FOR MORE DETAILED INFORMATION CONCERNING THE PROPERTY AT CARRARA VILLAGE.

NAME: _____ **DATE:** _____ **UNIT:** _____

CARRARA VILLAGE CONDOMINIUM ASSOC., INC.

RULES AND REGULATIONS

FOR THE BENEFIT OF ALL RESIDENTS, THE FOLLOWING RULES WILL BE ENFORCED BY THE ASSOCIATION:

1. OCCUPANCY OF CARRARA VILLAGE UNITS

Prospective purchasers/tenants/occupants must submit the appropriate form and other documents to the TRAK Property Management Company, together with an application fee of \$100.00 for each non-related occupant, and a \$75.00 processing fee payable to TRAK Property Management.

All occupants must then meet personally with the Screening Committee prior to occupancy and be approved in writing by the Board of Directors. Occupancy prior to this final written approval is strictly prohibited, and for each month of such illegal occupancy, the owner will be liable for a fine of \$100.00 and the tenant/occupant will additionally be liable for a fine \$100.00. Legal action will be filed to secure eviction of any and all unapproved occupants together with payment of all legal costs and fees.

2. SCREENING COMMITTEE

Applications and forms are due 30 days to any meeting with the screening committee. TRAK Property Management will notify you when your background and credit check is finished, and if they meet the criteria of Carrara Village, will be forwarded to the Screening Committee. You will then be responsible for contacting the committee and scheduling your interview.

3. LEASES/OCCUPANY PERMIT

Only one lease/occupancy (seasonal or annual) is permitted per year. This year shall be determined by the first day of the leases agreement, and by the first day of the first year's lease in the case of multiple consecutive lease agreements with the same tenant. Assignment of the lease/occupancy permit is prohibited. All tenants are obligated to abide by the Rules and Regulations, including any changes and amendments. The Board, at it's discretion, may commence legal action to secure eviction and court costs against any tenant/occupant who violates these rules.

4. HURRICANE SHUTTERS

Prior to the construction or installation of hurricane shutters, approval must be obtained from the Board of Directors. Unapproved installations or ones not meeting restrictions may be cause for the Board to require alteration or dismantling of such illegal items. No fixtures may be attached to the building, or drilled in which would compromise the integrity of the building.

Sign: _____

5. COMMON PROPERTY

Residents are encouraged to beautify their premises with annual flowers, however, these plants or changes to the common areas must have Board of Directors prior approval.

6. PARKING

No vehicles other than automobiles shall be permitted to park within the community or on Association property, except for the purpose of making deliveries or providing repair services to a unit. For this purpose of this rule an "automobile" does not include any type of van, truck, camper, etc.

Please reference Article 20 Section 1.f: Occupants. All occupants of a Unit must obtain prior written approval of the Board of Directors before occupying the Unit, except for guests of the Unit Owner. Guests staying more than thirty (30) consecutive days shall be considered a tenant and shall be subject to approval by the Association. Home health care nurses or aids occupying a Unit more than thirty (30) consecutive days do not need approval but must be registered with the Association.

All rentals including seasonal require that an application be submitted for approval. A refundable security deposit equal to one month's rent is required made payable to Carrara Village For all leases seasonal or annual.

It is mandatory that each unit has a key holder in Platina in case of emergency. Please contact Dina at TRAK with the information of who has access to your unit in case entry is needed. In the event of an emergency forced entry may become necessary.

The Board of Carrara Village also has the responsibility of approving all material alterations to the inside of the units. All flooring with the exception of carpet on the second floor requires an underlay. The PCMA approves all modifications to the exterior of the units such as patio enclosures. NO work can be started without an approval.

Florida Statue 718.111 requires all homeowners to carry homeowners insurance. The Association shall require each homeowner to provide evidence of a currently effective policy of hazard and liability insurance upon request, but not more than once per year.

Dated this _____ day of _____ 20_____

Signature of purchaser/lease

Signature of purchaser/lease

Unit#

CARRARA VILLAGE CONDOMINIUM ASSOC., INC.
PET REGISTRATION

(This form must be filled out by everyone- If you do not have a pet, it is still required that you sign at the bottom)

The undersigned Purchaser(s) of unit # _____ of Carrara Village _____ do hereby provide the Condominium Association with the following information in compliance with the Rules and Regulations of Carrara Village.

TYPE OF PET _____
NAME OF PET _____
AGE OF PET _____
LICENSE # _____
WEIGHT _____
COLOR _____

PICTURE OF PET REQUIRED WITH REGISTRATION FORM ALONGWITH A COPY OF A PALM BEACH COUNTY LICENSE

Name of person to be contacted in case pet is found on premises lost or injured:

_____ Phone # _____

The Rules and Regulations of Carrara Village Condominium as they relate to pets are printed here for you to read.

1. NO ANIMAL OTHER THAN HOUSEHOLD DOMESTIC ANIMALS SUCH AS DOGS AND CATS WILL BE PERMITTED IN THE DEVELOPMENT AT ANY TIME. RESIDENTS ARE PERMITTED ONE PET.
2. NO ANIMAL WILL BE KEPT OR BRED FOR ANY COMMERCIALPURPOSE.
3. ANIMALS WEIGHING IN EXCESS OF TWENTY (20) POUNDS ARE NOT ALLOWED IN CARRARA VILLAGE.
4. NO CATS WILL BE ALLOWED OUTSIDE OF A UNIT AT ANY TIME.
5. EACH DOG MUST BE KEPT UNDER THE CONTROL OF ITS CARETAKER AT ALL TIMESAND KEPT ON A LEASH WHEN ON THE COMMON AREAS. EACH CAREGIVER MUST PROMPTLY REMOVE AND PROPERLY DISPOSE OF ALL WASTE MATTER DEPOSITED BY HIS/HER DOG IN THE DEVELOPMENT.
6. NO ANIMALS WILL BE ALLOWED TO CONSTITUTE A NUISANCE.
7. NO DOGS WILL BE WALKED ON THE LAKESIDES OF THE DEVELOPMENT.
8. RESIDENT'S PET(S) MUST BE REGISTERED WITH THE ASSOCIATION AND LICENSED BY PALM BEACH COUNTY.
9. ALL PET SITTERS MUST COMPLY WITH CONDO RULES AND REGULATIONS REGARDING PETS. Any violations of these rules can and will result in a fine. Any legal costs, which may result from the violation, will be the responsibility of the unit owner to pay.

I/We the unit Purchaser of said pet do herby certify that I/We understand and agree to abide by all existing rules of the Association regarding the residence of pets living in Condo _____ and all rules which hereafter become operative during our term of ownership:

Purchaser _____ DATED _____

EFFECTIVE JULY 1, 2010; FLORIDA STATUTE 718.116 (CONDO) 720.3085 HOA:

UNIT OWNERS' CONSENT TO ASSIGNMENTS OF RENTS TO THE ASSOCIATION.

The undersigned, _____, as owner(s) of the property whose address is: _____ of _____, and whose mailing address is _____ and the undersigned tenant (s) _____ agree as follows;

1. That said owner agrees to continue making payments directly to the Association all dues/assessments and/or special assessments as they are due.
2. That in the event that said owner does not pay any one (1) monthly assessment by the 30th day of each month, The Association, or any agent thereof, shall have the right to require that the tenant pay the monthly assessment along with any additional amounts then owed to the Association, including but not limited to, delinquent assessments, special assessments, late fees, attorney's fees, costs from enforcement of this Addendum or other legal action to collect delinquent maintenance/assessments, and fines directly to The Association and to then pay the remainder to the landlord/owner.
3. The Association shall send written notice to both the unit owner and the tenant of the imposition of the requirement, after an owner has failed to pay any one (1) month's dues/assessments by the 30th day of the month.
4. The unit owner hereby assigns that portion of the rents, including any delinquent assessments, special assessments, attorney's fees and court costs, due and payable to the Association, upon the association giving notice as described above of the delinquency and imposition of the requirement that the tenant pay the monthly assessment to the Association.
5. The unit owner agrees that he/she/they will not consider the tenant delinquent in their rental payment, nor commence eviction proceedings against the tenant, in the event that the tenant pays the monthly assessment directly to the Association and deducts same from the tenant's rental payment to the unit owner.
6. After the account balance becomes current by means of tenants payments, the tenant shall continue to deduct the monthly assessments/dues from the rent and pay it directly to the Association unless otherwise notified by The Association or an Agent of the association.
7. In the event it becomes necessary to bring legal action to enforce this agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, costs and interest. Any fees or costs incurred by the Association shall be incurred in the amount paid by the tenant to the Association under this addendum.

THIS AGREEMENT SHALL BIND ALL PARTIES THERETO

Countersigned: _____ or Management

Unit Owner: _____

By: _____

Tenant: _____

Title: _____

ARC Application Interior Modifications

PLEASE READ AND SIGN AT BOTTOM!

FLOORING FOR UPSTAIRS APARTMENT

Adding or changing carpet needs no approval or forms

FOR BOARD APPROVAL PLEASE INCLUDE THE FOLLOWING:

A) OWNER INSTALLATION TILE

- 1) COPY OF SALES INVOICE CONTAINING DESCRIPTION
MUST BE ¼ CORK
- 2) INCLUDE A SMALL SAMPLE OF PRODUCT
PHOTO OF PRODUCT ON FLOOR

B) CONTRACTOR INSTALLATION TILE

- 1) COPY OF CONTRACTOR LICENSE & LIABILITY INSURANCE –
VILLAGE NAMED AS CERTIFICATE HOLDER
MUST BE 1/4 CORK
- 2) INCLUDE A SMALL SAMPLE OF PRODUCT

A) OWNER INSTALLATION WOOD OR LAMINITE

- 1) COPY OF SALES INVOICE CONTAINING DESCRIPTION
MUST MEET OR EXCEED 60 STC ON AN 8" CONCRETE
FLOOR OR 52 STC ON A 6" CONCRETE FLOOR
- 2) INCLUDE A SMALL SAMPLE OF PRODUCT
PHOTO OF PRODUCT ON FLOOR

B) CONTRACTOR INSTALLATION WOOD OR LAMINITE

- 1) COPY OF CONTRACTOR LICENSE & LIABILITY INSURANCE –
VILLAGE NAMED AS CERTIFICATE HOLDER
MUST MEET OR EXCEED 60 STC ON AN 8" CONCRETE
FLOOR OR 52 STC ON A 6" CONCRETE FLOOR
- 2) INCLUDE A SMALL SAMPLE OF PRODUCT

Floors should be adequately soundproofed according to general architectural and engineering standards presently observed in the community. The Village has the right to inspect the work while in progress. A final approval must be received from the Village before starting installation. The village representative may request to see the installation while in progress.

I have read and understand the above addendum.

Signature Resident _____ Signature Board _____

Address _____ Date _____

Approved _____ Conditional Approval _____

Disapproved _____ Incomplete _____

CARRARA VILLAGE CONDO

ATTENTION!

ALL REALTORS, SELLERS, BUYERS AND RENTERS

Should you be receiving appliances, plumbing fixtures or furniture, your.....

**CONTRACTOR OR DELIVERY COMPANY MUST DISPOSE
OF ALL PACKAGE MATERIAL AND BULK MATERIAL.
THESE ITEMS ARE NOT TO BE PLACED IN OUR
DUMPSTERS OR OUTSIDE OF OUR DUMPSTERS.**

If you have large items you are getting rid of, please contact Customer Service at 989-5078 before 11:00AM, Tuesday and she will add the item(s) to the list for bulk pickup.

**BULK ITEMS CANNOT BE PUT OUT PRIOR TO
THURSDAY**

*****IMPORTANT*****

PLATINA COMMUNITY MASTER ASSOCIATION

YOU MUST REGISTER WITH

THE PLATINA COMMUNITY MASTER ASSOCIATION

PRIOR TO MOVING INTO YOUR UNIT

GO TO THE FRONT DESK IN THE PCMA CLUBHOUSE

OR CALL

561-736-3425

BRING:

CERTIFICATE OF APPROVAL

WARRANTY DEED/LEASE

\$100.00 CHECK

Carrara Village Condominium Association, Inc.
Uniform Addendum to Lease

_____, Boynton Beach, FL _____ (the "Unit")

This UNIFORM ADDENDUM TO LEASE is made and entered this ____ day of _____, 20__, by and between the following parties:

- A. The record title Owners of the Unit, whose name(s) and address are:

Name(s): _____

Address: _____

_____,
hereafter referred to as "Owner"; and

- B. The proposed Lessees/Tenants of the Unit, whose name(s) and current residential address are:

Name(s): _____

Address: _____

_____,
hereafter called "Tenant."

NOTE: "Owner" and "Tenant" are sometimes collectively referred to as the "Parties".

RECITALS: The parties state and affirm as follows:

1. Owner wishes to lease the Unit to Tenant, and Tenant wishes to lease the Unit from Owner, pursuant to the terms and conditions of the Lease agreement between the parties, the terms and conditions of this Uniform Addendum to Lease, and in conformity with all of the requirements of the Declarations of Condominium of Carrara Villages A, B, and C ("the "Declaration"), the Articles of Incorporation, By-Laws, and the Rules and Regulations, each as may be amended from time to time, (collectively, the "Governing Documents") of Carrara Village Condominium Association, Inc. (the "Association"), and the parties seek the Association's written consent to the proposed Lease by Tenant.

2. Article 20, Section 1, paragraph e, of the Declaration states in part that "no unit owner may lease, renew a lease or extend a lease of Unit without the prior written approval of the Board of Directors. The Association shall have the option to require any lessee to post a deposit, not in excess of one month's rent into an escrow account maintained by the Association as security for damage to the Common Elements or Association property." Article 20, Section 3, paragraph a, of the Declaration provides in pertinent part as follows: The Association has the right to require that a substantially uniform form of lease and/or lease addendum be used. The provisions of the Condominium Act, this Declaration, the Articles, the Bylaws and the rules and regulations of the Association shall be deemed expressly incorporated into any lease of a Unit."

3. If the Tenant and Owner are seeking approval of a lease renewal, then the parties must submit an application to the Board at least ___ days prior to the expiration of the current lease or at least ___ days prior to the Owner and Tenant executing a lease renewal, whichever comes first.

NOW THEREFORE, the parties, for themselves, their heirs, successors and permitted assigns, with intent to be legally bound, agree as follows:

4. The foregoing Recitals are true and correct and are expressly incorporated herein.

5. This Uniform Addendum to Lease, when fully executed by all parties, shall be attached to and become a part of the Lease agreement between the parties. The terms of this Uniform Addendum to Lease shall prevail and control over any conflicting provision contained in the Lease agreement.

6. The Association's approval shall automatically terminate upon the expiration of the original lease term, unless a renewal is approved in accordance with paragraph 3 above.

7. All leases shall be for a minimum period of six (6) months. Units shall not be leased more than once in any twelve (12) month period. The Unit shall not be occupied by more than two (2) persons per bedroom.

8. No individual rooms may be rented and no transient tenants may be accommodated. "Rent-sharing" and subleasing are prohibited.

9. Notwithstanding anything contained within the lease, the Owner is and remains responsible for all maintenance obligation set forth in the Association's Governing Documents and shall be liable for any and all violations of the Association's Governing Documents.

10. If the Owner is delinquent in the payment of an assessment at the time approval of the proposed Lease of a Unit is sought, the Association shall disapprove the proposed Lease, the Lease will not be made, and no occupancy of the Unit by the proposed Tenant shall be permitted.

11. If the Association approves the proposed Lease, and during the Lease term the Owner becomes delinquent in the payment of an assessment, the Association shall have the authority to directly collect the rental payments from the Owner's Tenant in accordance with Section 718.116(11). The Owner irrevocably appoints the Association, without recourse, as Owner's agent and attorney-in-fact in Owner's place and stead to collect from Tenant each installment of Rent due Owner under said Lease, for as long as Owner remains delinquent in Owner's obligations to pay assessments to the Association. Except for accounting to Owner for each installment of Rent received by the Association from Tenant pursuant to these provisions, Association assumes no responsibility to Owner and/or to Tenant as "landlord" under said Lease and/or under Part II of Chapter 83, Florida Statutes. Owner and Tenant each covenant and agree that they accept the Association's disclaimer of any responsibility as "landlord" to either party under said Lease and/or Part II of Chapter 83, F.S., and each party agrees to and does hereby

indemnify and hold harmless the Association, including attorney's fees at all levels, for any claims arising out of said Lease.

12. It shall be the responsibility of the Owner to provide Tenant with a copy of the Declaration of Condominium, the Articles of Incorporation, By-laws, and Rules and Regulations of the Association (the "Governing Documents"). Every Lease shall contain or be deemed to contain a provision that the Tenant is subject to the Governing Documents. The Owner and Tenant shall be jointly and severally liable for any costs and expenses, including the Association's reasonable attorney's fees at all levels, whether or not a lawsuit is filed, arising from any violations of the Governing Documents by the Tenant, his family, guests, and invitees. The Association shall have the right to treat any unpaid costs and expenses arising from violations of the Governing Documents as an assessment against the Unit, and shall have all remedies against the Owner and Tenant, jointly and severally, for the collection of delinquent assessments set forth in the Governing Documents. This provision shall survive the termination of the Lease.

13. The Owner and proposed Tenant shall be responsible for the completion and submission of all documents, applications, fees, and deposits, required by the Association in the screening/approval process. No occupancy of the Unit by the proposed Tenant shall occur until the Association has issued its written approval of the Lease to the Owner. Any occupancy of the Unit by the proposed Tenant prior to Owner's receipt of a written approval of Lease, shall be a violation of the Governing Documents, shall require the proposed Tenant to immediately quit and vacate the Unit and/or shall require the Owner to promptly seek to removal of the unauthorized Tenant from the Unit by legal process.

14. In order to determine that the proposed Tenants are familiar with the Association's Governing Documents, the Board of Directors, at its option, shall have the right to require a personal orientation meeting with the proposed Tenants prior to occupancy of the Unit by the Tenants. The Board of Directors may designate a committee or any individual(s) or the property manager to conduct such a meeting.

15. The Tenant(s) agrees not to use the demised premises, or keep anything in the Unit which will interfere with the rights of other residents or the Association or any other residents by unreasonable noises or otherwise; nor shall Tenant commit or permit any nuisance, immoral or illegal act in the Unit, or on the common areas.

16. The Tenant covenants to abide by the Rules and Regulations of the Association, and the terms and provisions of the Declaration, Articles and Bylaws of the Association, and agrees to be bound by the rules and guidelines of the Association and any other rules which may become operative from time to time during said Lease term.

17. The parties hereto specifically acknowledge and agree that the Association is hereby empowered to act as agent and attorney-in-fact for and on behalf of Owner with full power and authority to take such action as may be required to compel compliance by the Tenant and/or Tenant's family, guests, and invitees with the provisions of the Declaration, its Exhibits, the Florida Statutes Chapter 718 and the Rules and Regulations of the Association.

18. The approval of the proposed Lease agreement issued by the Association is to be expressly conditioned upon the Tenant's observance of the provisions contained in this Addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease agreement and sue for eviction under Chapter 83, Fla. Stat., as if the Association were a landlord under Part II of Chapter 83. The Owner acknowledges that he remains ultimately responsible for the acts of Tenant and Tenant's family, guests, and invitees. Owner agrees that he remains responsible for any costs incurred by the Association, including reasonable attorneys fees at all levels, whether a lawsuit is brought or not, in remedying violations of this Addendum and/or violations of the Governing Documents by Tenant, his family, guests, and invitees.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this ____ day of _____, 20____.

Signed, sealed and delivered in the presence of:

_____	Owner: (sign): _____
witness	(print): _____
_____	Owner: (sign): _____
witness	(print): _____
As to Owner(s)	

_____	Tenant: (sign): _____
witness	(print): _____
_____	Tenant: (sign): _____
witness	(print): _____
As to Tenant(s)	

ASSOCIATION:
Carrara Village Condominium Association, Inc.

By: _____
Print Name: _____
Title: _____
Date: _____