Thank you for your interest in the Marina At The Bluffs. Please find attached a copy of the Lease Occupancy Application and the Lease Addendum.

Please submit all items at one time –

- 1. Fully executed lease. Leases must be a minimum of 4 months and a maximum of 12 months.
- 2. Attached Lease Addendum signed by all Unit Owners and tenants with the exception of buildings 1601 & 2601 which are still under the original Condominium Documents.
- 3. Lease Addendum deposit check of \$250.00 for a seasonal lease (4 to 8 months) or \$500.00 for an annual lease, (8 to 12 months) must be submitted with the exception of buildings 1601 & 2601 which are still under the original Condominium Documents. This check must be from the Unit Owner, and is returned to them, upon their written request, at the end of the lease.
- 4. Lease Occupancy Application filled out in its entirety by Tenant. Each adult 18 or over must fill out separate applications only married couples may be on one application.
- 5. The pet form must be signed and submitted by every applicant. Tenants are not allowed pets, please fill in N/A and sign on owner line.
- 6. Color copy of the driver's licenses or passport for each adult 18 years or over that will be occupying the unit.
- 7. Application Fee of \$150.00 for each married couple, or adult 18 years or over that will be occupying the unit. Please make checks payable to Marina at the Bluffs.

Once all required documents have been submitted, the average turnaround time is about 3-4 weeks.

Orientation is a requirement and must be completed by all applicants prior to moving into the unit. Orientations are by appointment only, and are held Tuesday's and Thursday's.





NOTICE TO ALL REALTORS AND OWNERS

ALL PROSPECTIVE PURCHASERS, LESSEES AND ADDITIONAL OCCUPANTS OVER THE AGE OF 18 MUST HAVE A BACKGROUND CHECK, ORIENTATION AND ASSOCIATION BOARD APPROVAL **PRIOR TO OCCUPANCY**.

THERE WILL BE NO EXCEPTIONS TO THIS RULE

THE BACKGROUND PROCESS WILL TAKE APPROXIMATELY 4 - 5 BUSINESS DAYS TO COMPLETE. THE ASSOCIATION HAS THIRTY (30) DAYS TO ISSUE A CERTIFICATE OF APPROVAL OR A LETTER OF DENIAL.

A COMPLETED APPLICATION MUST BE RECEIVED IN THE OFFICE ALONG WITH A COLOR COPY OF THE PERSON(S) DRIVER'S LICENSE OR OTHER PICTURE ID, APLICATION FEE, PET RECORDS FOR OWNERS ONLY, <u>TENANTS ARE NOT ALLOWED PETS</u>, AND FULLY EXECUTED LEASE (LEASE ADDENDUM IF APPLICABLE) OR COPY OF SALES CONTRACT, <u>BEFORE PROCESSING WILL BEGIN</u>.

*****NO TRUCKS ARE ALLOWED*****

ORIENTATIONS ARE CONDUCTED ON TUESDAY AND THURSDAY AND ARE BY APPOINTMENT ONLY. PARKING DECALS WILL NOT BE ISSUED UNTIL THE WARRANTY DEED HAS BEEN SUBMITTED.

NO UNIT MAY BE LEASED MORE THAN TWICE IN ANY TWELVE (12) MONTH PERIOD, FOR A TERM OF LESS THAN FOUR (4) MONTHS OR FOR A MAXIMUM OF 12 MONTHS AT ONE TIME. **SHORT TERM OR MONTH TO MONTH LEASING IS NOT PERMITTED.** LEASING IS PROHIBITED IN THE FIRST 12 MONTHS OF OWNERSHIP WITH THE EXCEPTION OF BUILDINGS 1601 & 2601. IF THERE IS A TENANT ALREADY IN A UNIT AT THE TIME OF PURCHASE, THE 12 MONTH MORATORIUM BEGINS ON THE DATE OF LEASE EXPIRING.

THE OFFICE MUST BE CONTACTED BEFORE PLACING A LOCK BOX AT A UNIT. WE MUST BE GIVEN A KEY/PASSCODE OR IT WILL BE REMOVED AT YOUR EXPENSE.

PLEASE KEEP THIS INFORMATION IN MIND WHEN SCHEDULING CLOSINGS, ORIENTATIONS, ETC...

WE THANK YOU IN ADVANCE FOR YOUR COOPERATION.

COMMUNITY ASSOCIATION MANAGEMENT 1550 Marina Isle Way Jupiter, FL 33477 (561) 627-6497 Office



<u>ATTENTION</u>

OUR AMENDED ARTICLES OF INCORPORATION, BY-LAWS AND DECLARATION OF CONDOMINIUM DOCUMENTS HAVE BEEN APPROVED BY THE STATE AND RECORDED IN PALM BEACH COUNTY. ALL BUILDINGS BECAUSE OF THE 62% APPROVAL VOTE WILL BE GOVERNED BY THE NEW BY-LAWS AND ARTICLES. THIS MEANS ALL BUILDINGS WILL NOW HAVE STAGGERED TERM ELECTIONS. BUILDINGS 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401 AND 2501 WILL BE GOVERNED BY THE NEW DECLARATION OF CONDOMINIUM.

PLEASE MAKE NOTE OF THE MAJOR CHANGES: NO MORE THAN TWO UNITS OWNED BY ONE OWNER

- NO CORPORATE OWNERSHIP
- ONE YEAR WAITING PERIOD FOR RENTING ON NEW OWNERS AS OF FEBRUARY 14, 2014 AND RENTERS ARE NOT ALLOWED PETS
- SPECIFIC RULES ON INSTALLATION OF HARDWOOD OR TILE FLOORING

MARINA AT THE BLUFFS BOARD OF DIRECTORS

READ FIRST: Complete all questions and fill in all blanks. All information supplied is subject to verification. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays

Once submitted, order can be cancelled but your fee will not be refunded. Rev. 06/2014

** THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! **

APPLICATION FOR OCCUPANCY

	Association	Name:	The Marina At The	Bluffs	
Purchase	Lease Occupant Unit		Address applied for:		
	ıt				
	Married Separated Divorce				
	ever been convicted of a crime?				
	s)				
	t's Cell Number(s)				
	al or maiden name				
	tate Convicted in				
	Cell Number(s)				
	ople who will occupy unit – Adults (o				
	d ages of others who will occupy unit				
	emergency notify				
		RESIDE	CNCE HISTORY rs History Required)		
	ent address			Phone	
(Incl	lude unit/apt number, city, state and zi	p code)			
Apt.	or Condo Name		Dates of	f Residency: From	to
	ious address	o code)			
Apt,	or Condo Name		Dates of	f Residency: From	to
C. Prev (Incl	ious address ude unit/apt number, city, state and zi	code)			
Apt.	or Condo Name		Dates of	f Residency: From	to
Are you	using a realtor? Yes	No If yes	S: Realtor's name		
Email Ado	dress	<u> </u>	Cellular Ph	hone	
	icense Number (Primary Applicant).				
	icense Number (Secondary Applicant)				
If this app	lication is not legible or is not comple trate information in the investigation at	etely and accurately filled	d out. Associated Credit (and t	he Association) will not b	
usciosure	g the applicant recognizes that the A of pertinent facts will be made to the ties, credit standing, police arrest reco	e Association. The inv	estigation may be made of the	applicant's character of	eneral regulation, personal
Annlicant'	s Signature	Data	e , , , , ,		_

www.associatedcreditreporting.com

<u>AUTHORIZ</u>ATION FORM

I/We hereby authorize Associated Credit Reporting, Inc. to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my credit history and criminal record history.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY. If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

(Applicant's Signature)	(Spouse's Signature)
(Applicant's Name Printed)	(Spouse's Name Printed)



INFORMATION FORM

PLEASE PRINT

OWNER INFORMATION		
NAME:		
ADDRESS:		
CELL PHONE:	CELLI	PHONE:
HOME PHONE:	WORK	PHONE:
E-MAIL ADDRESS:		
E-MAIL ADDRESS:		
EMERGENCY CONTACT NAME:		
EMERGENCY CONTACT PHONE:		
AWAY ADDRESS:		
AWAY PHONE:		
PET INFORMATION: OWNER:	TENANT:T	YPE OF PET:
TENANT INFORMATION		
NAME:		
ADDRESS:		
HOME PHONE:	WORK	PHONE:
CELL PHONE:	CELL F	PHONE:
E-MAIL ADDRESS:		
E-MAIL ADDRESS:	· · · · · · · · · · · · · · · · · · ·	
EMERGENCY CONTACT NAME:		
EMERGENCY CONTACT PHONE:		
SEASONAL TENANT YES		C CHECK ONE)
VEHICLE INCODMATION		
VEHICLE INFORMATION 1.YEARMAKE	MODEL.	COLOR.
2.YEAR MAKE	SIAIE MODEL:	DECAL;COLOR:
LICENSE PLATE #:	STATE:	DECAL:
HANDICAP PARKING PERMIT	YES	NO PERMIT#
	125	TO THE THE PARTY OF THE PARTY O
OWNER OR TENANT SIGNATURE:		DATE:
OFFICE STAFF SIGNATURE:	_	DATE:



THE MARINA AT THE BLUFFS CONDOMINTUM ASSOCIATION, INC.

PET REGISTRATION FORM

BUILDING:	UNIT:	
TYPE OF PET:	BREED:	COLOR:
WEIGHT (CURRENT):	AT MATURITY:	PET'S NAME:

Our Declaration of Condominium Articles XII, OCCUPANCY AND USE RESTRICTIONS, Page 8D (for Mainland) E. (for Island) states: "Except as provided under the Rules and Regulations promulgated by the Association from time to time, an Apartment Owner shall not keep any pet in his Apartment, nor keep any other animals, livestock or poultry nor may any of the same be raised, bred or kept upon any portion of the Condominium Property."

The following Rule No. 19 applies to All Residents who have registered their pets with the Association Office:

PETS

19. A Unit Owner may keep in his/her Unit a single small pet weighing no more than twenty (20) pounds at maturity. Lessees MAY NOT keep an animal/small pet. Lessees who had a pet prior to the Board of Directors' approval of these Rules and Regulations (2015) may keep their pet, but upon the loss of the pet, whether by death, permanent disappearance or relinquishing of the pet for any reason, the Lessee may not replace the deceased, lost or relinquished pet.

If any question arises as to the weight of an animal, the pet Owner must have the animal weighed Veterinarian of the Association's choice at the cost of the pet Owner. The Veterinarian must issue a certificate to reflect the pet's weight and must indicate that the pet is not reasonably expected to reach over (20) pounds at any point in the pet's expected lifespan.

All Owners and <u>authorized</u> Lessees (those who had a pet prior to the Board of Directors approval of the 2015 Rules and Regulations) MUST register their pet a the Office and provide a photo of their pet which will be kept on file in the Association's office.

All dogs and cats permitted on the premises shall be **CARRIED** while in the elevator. If any occupant cannot carry his/her pet in the elevator due to a Doctor certified disability, permission must be received from the Association to do otherwise. Pet Owners must sign an assumption of liability for any and all "accidents" which occur in the elevator.

No pets are permitted within the pool enclosures or in tennis courts.

All pet Owners must have their pets <u>under</u> leash when the pets are walked or exercised on Condominium grounds. Pet Owners shall be responsible to clean up any waste made by his/her pet. The CLEAN-UP

is a requirement of the Town of Jupiter as well as a Condominium Rule and Regulation. Owners who do not CLEAN-UP after their pets shall be asked to have the pet removed from the premises.

Owners shall immediately remove from the premises his/her pet when such pet emits excessive noise, such as in the case of barking or howling or when the pet becomes a nuisance.

Owners shall immediately remove from the premises any pet that has been deemed to be vicious by Animal Control.

Permission of the Board of Directors is necessary for any 'Service Dogs' to reside on property. The paperwork necessary for applying for permission for a Service Dog to reside on property is available at the Association Office. Any pet claimed to be a Service Dog must have the appropriate paperwork to support this designation. If a pet already permitted to reside as a Service Dog should expire or no longer resides with the resident who applied for permission for the Service Dog to reside on property, the Resident must make a <u>new application and receive prior approval</u> before replacing the Service Dog who has expired or no longer resides on property and BEFORE bringing a new Service Dog on property.

Every Owner who owns or harbors a dog or cat over the age of four (4) months within the Town of Jupiter shall comply with Jupiter Code "Sections 4-17 Rabies Shots" (i.e., shall have such dog or cat vaccinated annually against rabies with a vaccine as approved by the Department of Agriculture and produced or manufactured by authority licensed by the Department of Agriculture and shall comply with regulations of Section 1 of Chapter 69-1432 Law of Florida). The Owner of the pet must submit up-to-date vaccination records to the Association Office on an annual basis.

NO VISITOR, GUEST, LICENSEEE OR INVITEES ARE PERMITTED TO BRING PETS ON THE PREMISES EXCEPT FOR THE ABOVE-MENTIONED CERTIFIED SERVICE DOGS.

PLEASE REFER TO PETS, PAGE 8 OF OUR AMENDED AND REVISED 2015 RULES AND REGULATIONS

OWNER/TENANT SIGNATURE(S) (1)	(2)	
ASSOCIATION REPRESENTATIVE	DATE	- · · · · -
	DATE	



CERTIFICATE OF APPROVAL THE MARINA AT THE BLUFFS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTOR S RESALE/LEASE APPROVAL

Application for Resale/Lease has been requested by	
Association Orientation Committee recommendation	. The Board of Directors does hereby accept the n for approval of said request. With respect to approval the applicant(s), as named lessee(s) of the above stated
apartment once Orientation is completed and only	y then will parking privileges be given for the lease
beginning on and ending	. Residency approval is limited to the named
lessee(s) or party or parties named on the contr	ract to purchase presented with the application and
their/her/his minor children as listed below on the	contract to purchase presented with the application as
listed below.	remains to parenties presented with the application as
This approval does not extend to the keeping of any	pet by a lessee within the subject(s) premises.
TENANTS ARE NOT ALLOWED PETS.	
With respect to a resale approval, it is the responsibility warranty deed to the Board of Directors, who will the purchaser s name(s) to appear as owner(s) of subject	nen cause the Association s records to reflect the
Name Lessee(s) or Purchaser(s):	
Remarks: Children/Pets	
	CORPORATE SEAL (required)
Director for the Board	
Director for the Board	
Witness	Date