

THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC.

c/o Harbor Management of South Florida, Inc.
641 University Blvd. Suite 205, Jupiter FL 33458
Office: 561-935-9366

Application Check List

All items must be submitted along with this checklist or your application will not be processed

Property Address: _____

General Submission requirements

- Fully executed application**
- Fully executed sales contract or lease agreement**
- Application Fee**
- Title Company Info**

Company Name: _____

Company Address: _____

Company Phone: _____ Company Email: _____

- Buyer Realtor Info**

Company Name: _____

Company Address: _____

Company Phone: _____ Company Email: _____

- Seller Realtor Info**

Company Name: _____

Company Address: _____

Company Phone: _____ Company Email: _____

- Certificate of approval for delivery option (Mark "X" by delivery option)**

_____ Buyer Realtor to pick up from Harbor Management Office

_____ Seller Realtor to pick up from Harbor Management Office

- Community Specific Requirements (if applicable)** _____

THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC. ACKNOWLEDGEMENT FORM

I agree to abide by the rules and regulations of the THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION and am subject to the Declaration of Covenants of THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION. Failure to comply with terms and conditions thereof shall be a material default and breach of the lease agreement.

Owner Name For and on behalf of the Board of Directors

Lessee/Purchaser Lessee/Purchaser

Today's Date: _____ Today's Date: _____

APPLICATION INSTRUCTIONS:

1. Fill out application completely, and submit to Harbor Management of South Florida, Inc. 641 University Blvd. Suite 205, Jupiter FL 33458. Please allow 10-14 business days for review and action to be taken by The Island at Abacoa Homeowners Association. There is a **\$200.00 Non-Refundable application fee, made payable to The Island at Abacoa.**
2. Above signed acceptance of the Rules and Regulations must be submitted along with the application.
3. A copy of the lease agreement or the purchase contract. Every effort will be made to expedite the notification process.
4. Pursuant to The Island at Abacoa Homeowners Association, Inc. Declaration of Covenants Conditions and Restrictions:

The Island at Abacoa Board of Directors as set forth in Articles hereby makes resolution to continue to collect the capital contribution from each lot that is sold from this day forward. This is equal to two months of the Association's annual assessment.

5. I have received and agree to abide by the ARCHITECTURAL GUIDELINES.

Lessee/Purchaser Name (Please Print): _____

Lessee/Purchaser Signature: _____

APPLICATION PROCESSING TIME IS 10-14 BUSINESS DAYS

OPTIONAL EXPEDITED PROCESSING IS AVAILABLE AT AN ADDITIONAL COST OF \$175.00 PAYABLE TO

HARBOR MANAGEMENT OF SOUTH FLORIDA

THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC.

c/o Harbor Management of South Florida, Inc.
641 University Blvd. Suite 205, Jupiter FL 33458
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PURCHASE AND LEASE APPLICATION

Purchase Application / Rental Application — (Please circle one)

Applicant Name: _____ Present Phone #: _____

Property Address: _____ Occupancy Date: _____

Present Address: _____ How Long: _____ Rent: _____ Own: _____

Email Address: _____

Name of Owner, if Renting: _____ Owners Phone #: _____

Name of Agent Handling Purchase or Rental: _____

In Case of an Emergency, contact: _____

Relationship: _____ Address: _____ Telephone: _____

Present Employer: _____ Telephone #: _____

From: _____ To: _____ Address: _____

Name of Spouse: _____ # of Children (Ages of Children) _____

Spouse's Employer: _____ Telephone # _____

From: _____ To: _____ Address: _____

Will anyone other than Spouse & Children listed above reside with you?

If YES, Names: _____

Do you have any pets who will be residing in the unit? YES/NO (please circle)

If YES, please list: _____

Personal Reference: _____ Address: _____ Phone#: _____

Personal Reference: _____ Address: _____ Phone#: _____

Driver's License#: _____ State: _____ Vehicle YR: _____

Make: _____ Model: _____

DO YOU HAVE ANY COMMERCIAL OR RECREATIONAL VEHICLES, BOATS, CAMPERS, MOTORCYCLES, TRUCKS, TRAILERS, OR PANELED VANS?

YES (If so what?) _____ NO _____

THESE VEHICLES ARE NOT ALLOWED TO BE PARKED ON ANY COMMON ELEMENTS AND MUST BE PARKED INSIDE THE GARAGE OVERNIGHT.

THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

The definitions contained in the Declaration of Covenants, Conditions and Restrictions for The Island at Abacoa are incorporated herein as part of these Rules and Regulations.

Please initial next to each rule acknowledging that you have read, understand, and agree to govern accordingly.

- The owners and lessees of each Lot shall abide by each and every term and provision of the Declaration of Covenants, Conditions and Restrictions, and each and every term and provision of the Articles of Incorporation, and By-Laws of the Association.
- The owner and lessees of each lot shall abide by each and every term and provision of the Architectural Guidelines.
- The owner of each Lot acknowledges that they have a copy in their possession of the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, By Laws, and Architectural Guidelines.
- Any sale or lease must be approved by Board of Directors.
- With the exception of limited home business uses, the units shall not be used in any trade, business, professional or commercial activity.
- No bicycles, tricycles, scooters, baby strollers or other similar toys or vehicles shall be left in Common Areas, front lawns, porches or driveways. No walkway, bridge, sidewalk or street shall be obstructed.
- No motorcycle, truck, trailer, boat, van in excess of 17 feet in length, camper, motor home, bus or commercial vehicle of any kind shall be parked in any driveway, on any lot or in the street except 1) within a garage; 2) while delivering or furnishing services to a unit during daylight hours. No vehicle shall be parked so as to prevent access to another lot. Violation of this paragraph may result in towing away vehicles covered by this rule with costs and fees to be borne by the vehicle owner or violator.
- All owners, their families, guests, invitees, lessee and licensees shall obey posted parking and traffic regulations.
- No motor vehicle, trailer or watercraft shall be assembled or disassembled except within a garage. Driveways must be cleaned of any oil or other fluid discharged by a vehicle.
- No garage doors shall remain open except for temporary purposes.
- No animals shall be bred or kept in any unit except dogs and cats which must be leashed when outside the home, screened area or fenced yard. Each pet owner shall be required to clean up after his or her pet.

THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS (cont.)

- Any damage to the Common Areas, property or equipment of the Association caused by any owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Owner.
- Except as may be permitted in accordance with the Declaration, no transmitting or receiving aerial or antenna shall be attached to or hung from any part of a Lot or the Common Areas.
- All garbage and refuse from the Lots shall be deposited with care in each Owner's private garbage containers, which shall be placed so they are not visible from the roads or from adjoining units. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. No littering shall be done or permitted on the Association Property.
- Complaints regarding the management of the Association property, or regarding the actions of other owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining Lot owner.
- Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board.
- These rules and regulations may be modified, added to, or repealed in accordance with the Association By-Laws, Article III, and paragraph 6F.
- The Association has the authority to impose fines and/or take appropriate corrective actions, with the cost of such actions chargeable to the responsible owner. In any suit or action related to enforcement of these rules, the prevailing party shall be entitled to recovery of all costs.

THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC.
ADDENDUM TO LEASE APPLICATION

The following statement is agreed to by the Owner and Tenant.

In the event the owner becomes delinquent in payment of the HOA assessments during the lease term, the parties acknowledge that the Association shall have the right to notify the tenant of such delinquency, and demand that all rent be paid to the Association, until the delinquency is paid in full.

Property Address: _____

AGREED:

Owner Name

Owner Signature

Lessee Name

Lessee Signature

Date: _____

Date: _____