Hidden Landing Homeowners Association, Inc.
C/O CMC Management, Inc.
2950 Jog Road, Greenacres, FL. 33467

REQUIREMENTS FOR SALE APPLICATION:

1. APPLICATION FEE: A CHECK OR MONEY ORDER IN THE AMOUNT OF $100.00 PER APPLICANT (A MARRIED COUPLE COUNTS AS ONE (1) APPLICANT BUT MUST PROVIDE MARRIAGE LICENSE) PAYABLE TO: "HIDDEN LANDING HOA"

2. PROCESSING FEE: $100 NON-REFUNDABLE FEE PAYABLE TO: "CMC MANAGEMENT"

3. COPY OF SALE CONTRACT REQUIRED

4. BACKGROUND CHECK ON APPLICANT (S) (Initiated by Management Company) WTC FORM FOR BACK GROUND CHECK FOR EACH INDIVIDUAL TENANT OVER AGE 18.

5. MUST HAVE OWNER'S OFF-SIGHT ADDRESS/ PHONE NUMBER/ E MAIL ADDRESS

6. COPY OF APPLICANT (S) DRIVERS LICENSE, VEHICLE REGISTRATION (S) AND INSURANCE(S) "

7. COPY OF CURRENT LICENSE AND VACCINATION CERTIFICATE AND PICTURE OF PET MUST BE INCLUDED. (Only two (2) domestic pets allowed. No aggressive breeds)

8. BOARD APPROVAL REQUIRED FOR ALL SALES – Association shall have thirty (30) days from receipt of fully executed lease application to approve or disapprove. Residents may NOT move in until approved.

9. COMPLETE EVERY LINE ON THE APPLICATION; ALL QUESTIONS MUST BE ANSWERED. Should the question not apply, answer "N/A". INCOMPLETE APPLICATION WILL NOT BE PROCESSED. ALL PAGES MUST BE SUBMITTED TOGETHER WITH APPROPRIATE FEES.

IF NEEDED, HOMEOWNER'S DOCUMENTS PLEASE GO TO WWW.CONDOCERTS.COM

Hidden Landing Homeowners Association, Inc.
C/O CMC Management, Inc.
2950 Jog Road, Greenacres, FL. 33467
SALE APPLICATION

Date of application: _____

ADDRESS: _____Spinnaker _____ Wellington, FL. 33414 (please indicate the address of the property located at Hidden Landing)

UNIT OWNER NAME: _____

UNIT OWNER PHONE # _____ E-MAIL ADDRESS OF UNIT OWNER: _____

APPLICANT #1 NAME: _____ Date of Birth: ___/___/_____

ADDRESS: _____

HOME PHONE #: _____ WORK PHONE #: _____

PRESENT EMPLOYER: _____ City & /ST. _____ Phone ( ) _____

PREVIOUS EMPLOYER: _____ City & /ST. _____ Phone ( ) _____

E-MAIL ADDRESS OF APPLICANT _____

MILITARY STATUS - ACTIVE? YES☐ NO☐

APPLICANT #2 NAME: _____ Date of Birth: ___/___/_____

ADDRESS: _____

HOME PHONE #: _____ WORK PHONE #: _____

PRESENT EMPLOYER: _____ City & /ST. _____ Phone ( ) _____

PREVIOUS EMPLOYER: _____ City & /ST. _____ Phone ( ) _____

E-MAIL ADDRESS OF APPLICANT _____

MILITARY STATUS - ACTIVE? YES☐ NO☐

EMERGENCY CONTACT(S): _____

PHONE #: _____

Other Persons who will be residing with you:

Name	Age	Relationship/Occupation
_____	_____	_____
_____	_____	_____
_____	_____	_____

Name of Realtor _____Realtor phone number _____

Realtor e-mail address: _____

Applicant: _____ DATE: _____
Applicant: _____ DATE: _____

Hidden Landing Homeowners Association, Inc.
C/O CMC Management Company
2950 Jog Road, Greenacres, FL. 33467

PURCHASER'S AGREEMENT

In consideration of obtaining Association approval of the proposed sale, purchaser acknowledges that upon becoming a unit owner of the below listed unit, he/she does not have any claim against the Association for any damages which may have been sustained by the unit, prior to the closing date.

Address: _____

Owner's name: _____

Purchaser's Name: _____

_____	_____	_____	_____
Purchaser #1	Date	Purchaser #2	Date

Hidden Landing Homeowners Association, Inc.
C/O CMC Management, Inc.
2950 Jog Road, Greenacres, FL. 33467

PERSONAL BACKGROUND

HAVE ANY OF THE LISTED APPLICATIONS EVER BEEN ARRESTED FOR ANYTHING OTHER THAN A MINOR

TRAFFIC OFFENSE? YES ( ) NO ( )

If so explain:
_____
_____
_____
_____

Applicate represents that all information given is true and correct, and understands that as part of our procedure for process application, an outside agency may be used to make an investigation from the information given and present their findings to us for review. The investigation may include, but is not limited to, character, general reputation, credit, residence and criminal search. Applicants agree not to hold the Association or its agent liable for the discovery or non-discovery of information or any actions taken as a result of this investigation. Authorization is hereby given release banking, credit, residency, employment and other information pertinent to this application.

Applicants Signature: _____ Date: _____

Applicants Signature: _____ Date: _____

Applicants Signature: _____ Date: _____

Hidden Landing Homeowners Association, Inc.
C/O CMC Management, Inc.
2950 Jog Road, Greenacres, FL. 33467

By completing, signing and submitting this application, I/We represent to Hidden Landing Homeowners Association, Inc.:

1. I/We will reside in the units as a: Permanent Resident ☐ or Seasonal Resident ☐ or Other (Please explain) _____

2. I/We, as a purchaser, have received a complete copy of all Association Bylaws, rules, regulation, policies, procedure guild lines and all other documents pertinent to ownership from the previous owner.

3. I/we understand that I/we will be advised by the Property Manger regarding the acceptance or denial of this application, and that occupancy of the unit in question prior to approval from the Board is PROHIBITED.

4. If accepted I/we will provide the Association, though the Property Manager office a copy of the Warranty Deed and/or closing papers within one month of closing.

5. The Association will conduct a background check (s) on all occupants 18 years of age or older. I /we agree that all information contained in this application may be used in this investigation and that the Association, its Board Members, Officers, and Property Management Company shall be held harmless from any action or claim by me/us in connection with the use of the information contained in this application and/or investigation of my/our background in connection with this application.

6. Any misrepresentation or falsification of information in this application will void and disqualify this application. The acceptance of this application is contingent in part to the truth and accuracy of the information contained herein.

7. **APPLICATION FEE:** A check or money order in the amount of $100.00 for EACH applicant (a married couple counts as one (1) applicant. Marriage License required) to be provided with application. Made out to "Hidden Landing HOA"
8. **PROCESSING FEE:** A check or money order in the amount of $100.00 Made out to "CMC Management"

9. Attached a copy of the sales contract.

_____	_____	_____	_____
Signature of Applicant #1	Date	Signature of Applicant #1	Date

Hidden Landing Homeowners Association, Inc.
C/O CMC Management, Inc.
2950 Jog Road, Greenacres, FL. 33467

PET REGISTRATION FORM

NAME OF OWNER: _____

UNIT: _____ BUILDING: _____

PET TYPE: _____ BREED: _____

WEIGHT: _____ COLOR: _____

*** A COLOR PHOTOGRAPH OF THE PET(S) MUST BE ATTACHED TO THIS APPLICATION***

CURRENT VACCINATION DATE: _____

Rules and Regulations:
1) No pet that is a nuisance will be allowed on Association property.
2) All pets must be registered and approved by the Association.
3) **Proof of all required vaccinations must be provided**.
4) **Current photograph of your pet must be provided.**
5) Owner(s) agree to abide by pet regulations established by the Declaration of Association.
6) No pet shall be tied out on the exterior of the unit or left unattended on the balcony or patio.
7) No pet shall be permitted outside except on a leash not to exceed 6 feet in length.
8) All pets must be cleaned up after, regardless of the size of feces or location where deposited. A $25 fine will be issued for not picking up after your pet. Kitty litter must be deposed of in a plastic bag, before disposing in dumpster. Kitty litter or box are not to be stored on patio or balcony.
9) No more than two (2) domestic pets per unit. **NO AGGRESSIVE BREEDS**.
10) Pets are not allowed in fenced in pool area.
11) Disapproved pets/animals shall not be allowed to re-enter the property or the premises.

I have read and agree to the rules and regulations regarding pets. I agree to provide the association with copies of vaccination papers provided by my veterinarian, along with photo and agree to follow the rules.

I HEREBY AGREE TO HAVE MY PET ON A LEASH AT ALL TIMES WHEN OUTSIDE OF MY UNIT AND ON ASSOCIATION'S PROPERTY. I FURTHER AGREE TO USE A "POOPER SCOOPER" TO IMMEDIATELY CLEAN UP AFTER MY PET, IN ALL RESIDENTIAL AREAS.

I FURTHER UNDERSTAND THAT ANY PET DEEMED A "NUISANCE" OR UNSAFE BY THE BOARD OF DIRECTORS IS SUBJECT TO REMOVAL FROM THE COMMUNITY.

Signature: _____ Signature: _____

Date: _____

Hidden Landing Homeowners Association, Inc.
C/O CMC Management, Inc.
2950 Jog Road, Greenacres, FL. 33467

VEHICLE INFORMATION DISCLOSURE

COMMERCIAL VEHICLE PROHIBITED

I/we, _____ understand and fully agree not to park any commercial vehicles on the Association property at any time for any reason other than service provider. **STREET PARKING IS PROHIBITED AT ALL TIMES.** I/we further agree that I/we will abide by this rule.

Vehicles not conforming to the above rules will be booted.

VEHICLE #1: TYPE: AUTO VAN SUV OTHER_____

MAKE _____ MODEL _____ YEAR _____

COLOR _____ LICENSE PLATE #_____ STATE_____

VEHICLE #2: TYPE: AUTO VAN SUV OTHER_____

MAKE _____ MODEL _____ YEAR _____

COLOR _____ LICENSE PLATE #_____ STATE_____

Copy of driver's licenses, registrations and insurance certificates required with this application.

_____ _____ _____ _____
Signature of applicant #1 Date Signature of applicant #2 Date

Hidden Landing Homeowners Association, Inc.
C/O CMC Management Company
2950 Jog Road, Greenacres, FL. 33467

SUB-LETTING OR SHARING UNIT

I/we _____ do hereby agree not to allow anyone to move in to _____ Spinnaker _____ Wellington, FL 33414 without the following Association procedures:

1) Payment of a $100 screening fee is mandatory for each applicant unless it is husband/wife and/or children under the age of 18. Marriage license required.
2) Completed application.
3) Approval from the Association.

_____ _____ _____ _____
Signature of Owner #1 Date Signature of owner #2 Date

HIDDEN LANDINGS HOMEOWNERS ASSOCIATION, INC.
C/o CENTURY MANAGEMENT CONSULTANTS, INC.
2950 JOG ROAD, GREENACRES, FL 33467
561-641-1016 PHONE ~ 561-641-9118 FAX
INFO@CMCMANAGEMENT.BIZ

ACKNOWLEDGEMENT AND AUTHORIZATION FOR BACKGROUND CHECK

I acknowledge receipt of the separate documents entitled "DISCLOSURE REGARDING BACKGROUND INVESTIGATION AND A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT", and certify that I have read and understand both of these documents. I/we hereby authorize the obtaining of "consumer reports" including but not limited to credit, eviction and criminal backgrounds. To this end, I/we hereby authorize, without reservation, any law enforcement agency, administrator, state or federal agency, institution, school or university (public or private), information service bureau, employer or insurance company to furnish any and all background information requested by Background Screeners of America, 18344 Oxnard Street, Suite 101, Tarzana, CA 91356: Tel. #1-877-251-5656; **www.backgroundscreenersofamerica.com** and/or Employer, Homeowner Association, Condominium Association or Cooperative Association. I further agree that a facsimile (fax), electronic or photographic copy of this Authorization shall be as valid as the original, and will hold harmless CMC Management, their employees agents and/or affiliates, i.e. HOAs etc., and Background Screeners of America, their employees or agents and other organizations that provide information, from any and all liabilities arising out of the use of such information in connection with Background Screeners of America.

BACKGROUND INFORMATION – to be completed by all applicants 18 years of age or older. Unmarried co-applicants must fill out separate Acknowledgement/background information form.

Last Name: _____ First: _____ Middle: _____

Other Name (Alias) _____

Social Security #_____ Date of Birth _____

Driver's License # _____ State issued: _____

Present Address: _____City_____

State: _____ Zip Code _____ Phone: _____

*Email: _____

Signature: _____ Date: _____

SPOUSE:

Last Name: _____ First: _____ Middle: _____

Other Name (Alias) _____

Social Security #_____ Date of Birth _____

Driver's License # _____ State issued: _____

Present Address: _____City_____

State: _____ Zip Code _____ Phone: _____

*Email: _____

Signature: _____ Date: _____

Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.

- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your "file disclosure"). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
  - a person has taken adverse action against you because of information in your credit report;
  - you are the victim of identity theft and place a fraud alert in your file;
  - your file contains inaccurate information as a result of fraud;
  - you are on public assistance;
  - you are unemployed but expect to apply for employment within 60 days.

  In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.

- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.

- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.

- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.

- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need -- usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.

- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.

- **You many limit "prescreened" offers of credit and insurance you get based on information in your credit report.** Unsolicited "prescreened" offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).

- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.

- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
1.a. Banks, savings associations, and credit unions with total assets of over $10 billion and their affiliates	a. Consumer Financial Protection Bureau 1700 G Street, N.W. Washington, DC 20552
b. Such affiliates that are not banks, savings associations, or credit unions also should list,	b. Federal Trade Commission: Consumer Response Center – FCRA

in addition to the CFPB:	Washington, DC 20580 (877) 382-4357
2. To the extent not included in item 1 above: a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations d. Federal Credit Unions	 a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050 b. Federal Reserve Consumer Help Center P.O. Box. 1200 Minneapolis, MN 55480 c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106 d. National Credit Union Administration Office of Consumer Protection (OCP) Division of Consumer Compliance and Outreach (DCCO) 1775 Duke Street Alexandria, VA 22314
3. Air carriers	Asst. General Counsel for Aviation Enforcement & Proceedings Aviation Consumer Protection Division Department of Transportation 1200 New Jersey Avenue, S.E. Washington, DC 20590
4. Creditors Subject to the Surface Transportation Board	Office of Proceedings, Surface Transportation Board Department of Transportation 395 E Street, S.W. Washington, DC 20423
5. Creditors Subject to the Packers and Stockyards Act, 1921	Nearest Packers and Stockyards Administration area supervisor
6. Small Business Investment Companies	Associate Deputy Administrator for Capital Access United States Small Business Administration 409 Third Street, S.W., 8th Floor Washington, DC 20416
7. Brokers and Dealers	Securities and Exchange Commission 100 F Street, N.E.

	Washington, DC 20549
8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations	Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090
9. Retailers, Finance Companies, and All Other Creditors Not Listed Above	FTC Regional Office for region in which the creditor operates or Federal Trade Commission: Consumer Response Center – FCRA Washington, DC 20580 (877) 382-4357

TO BE FILLED OUT BY APPLICANT(S)
(Please type information or print clearly)
FOR CMC OFFICE USE ONLY

☐ This is a Purchase or ☐ This is a Rental

Association: _____

If Purchase, projected closing date: _____

If Rental, Lease Term from _____ to _____

Address of Unit: _____

Applicant Name: _____

Co-Applicant Name: _____

Billing Address if different from Unit Address: _____

_____

Phone # _____ Phone #_____

Email: _____

Email: _____

****

This form is to be submitted to the Accounting Department by the Manager after approval of application.

HIDDEN LANDING HOMEOWNERS ASSOCIATION,INC.
c/o CMC Management, Inc.
2950 Jog Road, Greenacres, FL 33467
561-641-1016 ~ 561-641-9118 FAX

CERTIFICATE OF APPROVAL FOR PURCHASE ☐ or RENTAL ☐

Pursuant to the Governing Documents of Hidden Landing Homeowners Association, Inc.; the association, by and through its president, secretary or their designee certifies approval of the following transaction between: _____as Seller(s) or lessor(s)
and _____ as Buyer(s) or lessee(s)

For the **purchase or rental** of the following property which is located in Palm Beach County, Florida:

Address at Hidden Landing: _____Wellington, FL

In Witness Thereof, executed this _____ day of _____, 20_____.

Approved by: _____
Print Name

_____
Signature

_____
Position
Board of Directors
Hidden Landing Homeowners Association, Inc.

Witness: _____
Print Name

_____
Signature

_____
Position

HIDDEN LANDINGS HOMEOWNERS ASSOCIATION, INC.

FREQUENTLY ASKED QUESTIONS AND ANSWERS

Q: What are my voting rights in the association?
A: *Owners are allowed one vote per unit owned.*

Q: What restrictions exist in the documents on my right to use my unit?
A: *See the Rules and Regulations attached.*

Q: What restrictions exist in the documents on the leasing of my unit?
A: *Unit shall be used as personal residence only, and for no other purpose. Owner must notify the Board of his/her intention to lease prior to occupancy, and must follow the application process.*

Q: How much are my assessments to the association for my unit type and when are they due?
A: *Regular maintenance assessments are due the first of each month. Assessments are recalculated upon adoption of each Annual Budget. A late fee of $25.00 will be charged for late payments if not paid by the end of that month. Additional legal and collection expenses will be added to your account if necessary to enforce collection.*

Q: Do I have to be a member in any other association? If so, what is the name of the Association and what are my voting rights in this Association? Also, how much are my assessments?
A: *There is no additional association for which fees are charged.*

Q: Am I required to pay rent or land use fees for recreational or other commonly used facility? If so, how much am I obligated to pay annually?
A: *No.*

Q: Are there any pet restrictions?
A: *Yes. All pets and animals are restricted to those generally considered as household pets. No more than two (2) pets of any type shall be allowed. When pet is outside, it must be on a leash at all times. Pets running loose will be reported to Palm Beach County Animal Care and Control. Pets are only allowed to be walked on owner's property and the common areas. The owner is responsible to remove and properly dispose of pet's waste.*

Q: What insurance coverage is provided for my unit by the Association?
A: *Through its assessments, the Association provides limited coverage for all dwelling units for insurable losses. It does not provide coverage for any personal property. You must consult your personal insurance agent to determine your coverage needs.*

Q: What type of vehicles are NOT allowed in the community?
A: *Boats, trailers, motor homes, buses, recreational vehicles, car campers, car trailer, water craft, motorcycles and other such vehicles which have an outward appearance of being used in connection with business. If a vehicle has lettering or tool box, it is considered commercial. Exceptions: official emergency vehicles such as a police car.*

Q: Is the Association, at this time, a party to any court case for which the Association may face a liability in excess of $100,000.00?
A: *No.*

Q: Is the Association controlled by the homeowners or by the developer?
A: Homeowners Association

RESOLUTION OF THE BOARD OF DIRECTORS

WHEREAS, pursuant to the rule making authority contained in the Homeowners' Documents for Hidden Landing, the Board of Directors has voted and resolved as follows:

BE IT RESOLVED that the attached Rules and Regulations for Hidden Landing be and are adopted, effective this 17th day of July, 2003.

RULES AND REGULATIONS FOR:

I. PURPOSE AND SCOPE.

The Rules and Regulations detailed herein have been passed by the Board of Directors of the Association, pursuant to its rule making authority, and have been adopted for the benefit, comfort, enjoyment, safety and welfare of the Owners and Residents at Hidden Landing. These Rules and Regulations are in addition to the restrictions contained in the Declaration of Covenants and Restrictions, Articles of Incorporation and By-Laws as amended.

II. OWNER'S RESPONSIBILITIES.

A. Each owner shall be responsible for violations of the Declaration, Articles of Incorporation, By-Laws and these Rules and Regulations by the owner, for himself/herself and by approved lessees, family members, guests, visitors, etc.

B. The owner shall make his/her lessee and any family members, guests, visitors, etc., aware of the covenants and rules for Hidden Landing and apprise them of the importance of compliance.

C. Each Unit Owner shall be responsible for all damages to the buildings, equipment, furnishings and other common areas caused by lessees, guests, family, etc.

D. Each owner is responsible for prompt payment of maintenance fees and/or assessments or other charges authorized by the Association. Delinquent accounts are not budgeted for, and it is presumed that each owner will be prompt in paying his/her assessments.

E. All Unit Owners are charged with the affirmative duty to keep the Association advised of any changes in occupancy, ownership and mailing address.

III. RESALES.

When any Unit Owner wishes to sell or transfer any interest in a dwelling unit, the following procedures shall apply and must be complied with:

A. Sufficiently prior to closing, an owner must notify the Board of Directors of an intention to sell, and must provide the Board with an executed photocopy of the proposed Purchase and Sale Agreement or other contract which embodies the intended transfer. The purchase price may be deleted at the discretion of the seller or purchaser.

B. The Purchaser must be provided with:

(1) Restrictions for Hidden Landing with Amendments.

(2) A copy of the By-Laws of the HIDDEN LANDING HOMEOWNERS' ASSOCIATION, INC. with Amendments.

(3) A copy of the Rules and Regulations of the HOMEOWNERS' ASSOCIATION, INC.

(4) Declaration of Restrictions for HIDDEN LANDING OF WELLINGTON, with Amendments.

(5) Rules and Regulations of the Association, as amended.

C. The Buyer(s) and all intended permanent adult occupants shall acknowledge in writing that they have read the items above as amended, and agree to abide by same.

D. The Associations remedy for non-compliance here shall include the right to remove the occupants by any legal means available under the law or the Homeowners documents, as amended from time to time. The owner in violation shall be responsible for attorneys fees and costs incurred by the Association in connection with legal proceedings.

IV. LEASING AND LEASES.

No unit or part thereof, shall be permitted by the owner or his lessee to be used as a hotel, transient apartment or motel. The unit shall be used as a personal residence of the owner and his/her lessee only, and for no other purpose whatsoever. Sufficiently prior to occupancy under a Lease, which includes the renewal of any Lease, an owner must notify the Board of Directors of an intention to lease and must provide the Board with the following:

1. An executed photocopy of the proposed Lease, with amount of rent and security deposit deleted if desired by the owner and the lessee.

2. A certification from the Lessees and intended permanent adult occupants that they have been furnished the documents referred to in Article III, Section B above: and that they have read same and agree to comply with same.

COMPLAINTS - SUGGESTIONS - OBJECTIONS

A. The Board of Directors of the Association shall have the full power and authority to enforce the covenants and rules for HIDDEN LANDING.

B. All complaints, objections or suggestions must be submitted to the Board of Directors in writing. Oral complaints, objections or suggestions will not be honored.

ADDITIONAL USE RESTRICTIONS AND REGULATIONS.

A. Pets.

(1) All pets and animals shall be restricted to those generally considered as household pets. No more than two (2) pets of any type shall be allowed.

(2) pets, when walked, shall be on a leash at all times. Pets found running loose may be reported to the County of Palm Beach and/or City of West Palm Beach/Wellington, and shall be picked up and impounded by the County and/or City.

(3) Pets shall be walked only on the property owned by the particular owner, or in the common areas. The owner of each pet shall be required to clean up after the pet.

B. Vehicles and Parking.

(1) Except as otherwise provided in Subsection (2) below, the following vehicles shall not be allowed to park on areas within the confines of HIDDEN LANDING; boats, trailers, motor homes, buses, recreational vehicles, car campers, car trailers, watercraft, motorcycles and any other such vehicles; and any vehicles which have an outward appearance of being used in connection with business. A vehicle which is commercially lettered carries a presumption of having "an outward appearance of being used in connection with business". The most current edition of the N.A.D.A. Official Used Car Guide shall determine the classification of the vehicle in question. If the publication of such Guide shall be discontinued, an equivalent publication shall be used to determine vehicle classification hereunder. The title and registration designations shall not be binding or relevant unless otherwise provided in Subsection (2) below.

(2) Exceptions

Notwithstanding the foregoing to the contrary: (a) Official emergency or police vehicles shall be permitted regardless of classification; (b) Vehicles regardless of classification may park temporarily during periods of construction, and only where same are used in connection with said construction; (c) Service and delivery vehicles regardless of classification may park only for that period of time to render the service or delivery in question; (d) Vehicles driven by employees of the Association, during the hours which such employees are working for the Association. (Employees shall not include the Officers or Directors of the Association); (e) passenger automobiles which are used in connection with business and which are commercially lettered, but not including any vehicles which would be classified as a station-wagon under the exception (f) next below; and (f) vans which are classified as a station-wagon for title or registration purposes, as long as same is not commercially lettered.

(3) All motor vehicles must be maintained as to not create an eyesore in the community.

(4) Owners and occupants of units shall not as a matter of course park owned or controlled vehicles on adjacent roads and streets or otherwise than in garage space or off-street parking. Boats, personal watercraft of any kind, campers, recreational vehicles, commercial vehicles, commercial vans, trucks, commercial pick-up trucks, trailers of any kind, motorcycles shall be garaged and not parked on the lots, streets, common areas or elsewhere within the development. Notwithstanding any prohibition regarding the parking of trucks above, non-commercial pick-up trucks, non-commercial vans, non-commercial sports utility vehicles are permitted to be parked in the community. The term commercial vehicle shall be defined as any vehicle of greater than one (1) ton capacity, and any vehicle of less than one (1) ton capacity if outfitted for commercial purposes with such items as racks, toolboxes, or commercial enterprise identification.

(5) Horns shall not be used or blown while a vehicle is parked or standing. racing engines and loud exhausts shall be prohibited. No vehicle shall be parked with motor running.

(6) No self-powered vehicle which from visual inspection, cannot operate on its own power shall remain within the confines of Hidden Landing for more than twenty-four (24) hours, and no repair (including changing of oil) of a vehicle shall be made within the confines of Hidden Landing except for minor repairs necessary to permit removal of a vehicle.

(7) Remedy of Towing

HIDDEN LANDING, the Association shall have the option and right to have the vehicle towed at the vehicle owner's expense. By this provision, each unit owner and vehicle owner provides the Association with the necessary consent to effect the tow.

(8) All-Terrain-Vehicles (ATV)

All three-wheel and/or four-wheel All-Terrain-Vehicles which are non-licensed for highway use are prohibited within the confines of Hidden Landing either on the streets or on the common areas. ANY vehicle not having a valid registration is prohibited from using the streets or common areas within the confines of Hidden Landing.

(9) Alternative/Concurrent Remedies

Whether or not the Association exercises its right to have the vehicle so towed, the Association shall nontheless have the right to seek compliance with this Section B. by injunctive and other relief through the Courts; and/or any other remedy conferred upon the Association by law or the Homeowners documents for HIDDEN LANDING. The Association's right to tow shall in no way be a condition precedent to any other remedies available to the Association incident to the enforcement of this Section B.

C. Garbage and Trash; Newspapers

(1) Trash and garbage shall be placed in either receptacles or secured plastic bags. For sanitary reasons, should receptacles be used, all trash and garbage except newspapers, tree limbs and other such bulky items, shall be placed in plastic bags and tied securely before being placed in receptacles. Trash, garbage and vegetation shall be placed out only in those areas designated for such purpose on owner's property and in no event earlier than sundown on the evening prior to the day(s) on which trash or garbage is collected.

(2) Any newspapers and other periodicals which are delivered to the dwelling units must be picked up on a regular basis and shall not be allowed to accumulate.

D. Speed Limit

The speed limit for all vehicles within the streets and roadways of HIDDEN LANDING shall be 15 miles per hour. This speed limit shall be strictly enforced.

E. Watering of Grass Areas

The Homeowners Documents for HIDDEN LANDING and HIDDEN LANDING OF WELLINGTON require that all homeowners and residents maintain their lawns and other landscaped areas in quality condition at all times. This can happen only if a proper schedule of watering is maintained by each owner and resident. The Board of Directors urges that a proper watering schedule by maintained by all owners and residents.

F. Pool Area

The following rules shall be followed by all individuals who use the pool and pool area.

(1) The swimming pool and pool area are for the use of the owners and their families, as well as for lessees and their families, and for guests of the same. Guests may only use the pool when accompanied by the owner or lessee. Any violators will be considered trespassing and may be subject to arrest.

(2) No parties to be held within the confines of the enclosed pool area, except Association sponsored functions.

(3) Showers must be taken each and every time prior to entering the pool.\

(4) No food is permitted in the pool-patio area. Liquid refreshments are permitted ONLY if in paper or plastic containers. No glass is permitted in the pool-patio area. All refuse is to be removed by the owner/lessees. No alcoholic beverages are permitted in the pool and pool areas.

(5) Cigarette ashes and butts are to be deposited in containers so designated and not on the pool-patio area.

(6) No objects are allowed in pool except life preservers worn for safety. No rafts, floats, or recreational objects are allowed in the pool.

(7) Regulation bathing attire is mandatory. (No cut-offs, etc.)

(8) Running, jumping, and active playing are prohibited in the pool and on the patio area of the pool.

(9) All efforts are required to avoid the presence of suntan oils or lotions in the pool.

(10) Animals are not allowed in the swimming pool or pool patio area.

(11) No furniture or equipment shall be removed from the pool or pool patio area.

(12) Swimming shall be at the swimmer's risk.