

KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.

C/o Century Management Consultants, Inc., 2950 Jog Road, Greenacres, FL 33467
561-641-1016 ~ 561-641-9118 Fax
www.cmcmangement.biz

NEW OWNER REGISTRATION

ADDRESS/UNIT # _____ Kokomo Key Lane

Closing date: _____

Purchaser Name: _____ Phone: _____

Co-Purchaser Name: _____ Phone: _____

Email: _____ Email: _____

- A Background Check will be performed. See attached.
- REGISTRATION FEE:** \$100.00 *NON-REFUNDABLE* Check or Money Order Made payable to Kokomo Key HOA Inc.
- PROCESSING FEE:** \$150.00 *NON-REFUNDABLE* Check or Money Order Made payable to CMC Management
- Copy of signed purchase contract
- Copy of pictured I.D., i.e.: Driver's license(s)
- Note: Capital Contribution equal to three months current maintenance fee to be paid at closing**

Please Note: TITLE COMPANY OR CLOSING ATTORNEY MUST REQUEST AN ESTOPPEL BEFORE CLOSING TO DETERMINE MONIES OWED TO THE ASSOCIATION BY THE OWNER OF THE PROPERTY. IF THIS PROCESS IS NEGLECTED, THE NEW OWNER MAY END UP BEING LIABLE FOR DELINQUENCY.

If purchasing, you must supply the Management Company with a copy of your Warranty Deed and mailing address after closing. Purchaser is also required to inform the management company of any changes in mailing address.

Governing Documents can be obtained at www.Kokomokey.org.



Working Capital Contributions

New Purchases

Per Section 6.13 of the Kokomo Key Governing Documents, the purchasing Owner shall pay the Association a sum equal to three months of assessments as a working capital contribution to Kokomo Key Homeowners Association. The Contribution shall **not** be considered an advance payment of monthly assessments and shall be placed in a working capital fund. The current 2024 monthly maintenance assessment is \$456.00 x 3 Months = Capital Contributions on new purchases totaling \$1368.00. Questions or inquiries can be directed to Rickardo Williams at CMC Management 561-641-1016 or Rickardo@cmcmanagement.biz.

KOKOMO KEY HOMEOWNERS' ASSOCIATION, INC.

Registration for New Home Owners

(Please print all information)

Community: Kokomo Key HOA **ADDRESS:** _____ Kokomo Key Lane

Owner Name: _____

(If applicable) SPOUSE/SIGNIFICANT OTHER NAME: _____

(If applicable) NAMES & AGES OF CHILDREN AND OTHER WHO WILL OCCUP THE UNIT:

RESIDENT TEL NO. _____

EMERGENCY CONTACT:

Name: _____ Relationship: _____

Contact No. _____

NO. OF PETS: _____

PET #1 Type of Pet _____ Breed _____ Weight _____

Color/Markings _____ Age _____ Name _____

PET #2 Type of Pet _____ Breed _____ Weight _____

Color/Markings _____ Age _____ Name _____

Number of Cars _____

CAR #1 DRIVER'S LICENSE # _____

MAKE _____ MODEL _____ YEAR _____ TAG # _____

CAR #2 DRIVER'S LICENSE # _____

MAKE _____ MODEL _____ YEAR _____ TAG # _____

THE FOLLOWING ARE TO BE INCLUDED WITH THE REGISTRATION FORM:

- 1. A \$100 Check made payable to Kokomo Key and a \$150 Check made payable to CMC Management**
2. Copy of Purchase Agreement/Contract
3. Copy of pictured I.D. i.e., Driver's License(s)
4. Return Registration Form, contract and payments to:
 CMC Management, Inc.
 2950 Jog Road
 Greenacres, FL 33467

OWNER SIGNATURE: _____ **DATE** _____

Once the Registration for New Homeowner is processed, a New Home Owner Packet will be provided.

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.**

KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.

RULE REGARDING DOGS

[Added language is underlined.]

“Certain Breeds of Dogs Prohibited: The Association has a concern that certain breeds of dogs create a potential danger to the community. The following breeds of dogs (or mixed breed variants of the following breeds) are prohibited: Pit Bull (whether an American Bully or British Bully, Staffordshire Terrier or other dog commonly acknowledged as a Pit Bull), Rottweiler, Doberman Pinscher, Chow, Akita, German Shepherd, Mastiff, Wolf Hybrid and Chinese Fighting Dogs. The determination of whether a dog falls within a prohibited category shall be made at the sole discretion of the Association.

Owners are notified to obtain Board approval prior to acquiring or bringing a dog(s) into Kokomo Key.

If an Owner, at the time this Rule on certain breeds is adopted, has a dog(s) in violation of this Rule, such dog(s) may be grandfathered as exceptions, provided the Owner timely and properly registers such dog(s) with the Association. The registration shall require Owners to provide the Association with relevant, descriptive information regarding the dog(s) as determined by the Association and a photograph. Such existing dog(s), in violation of this Rule, which are registered with the Association, may remain until such dog(s) expire or leave, but the Owner shall thereafter comply with this Rule restricting certain breeds. However, if a grandfathered dog displays aggressive behavior towards a person or another dog, the Association may require removal of such dog from Kokomo Key.”

KOKOMO KEY 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, 9333 Melvin Ave., Northridge, CA 91324; 866-570-4949; 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 may 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 |

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| in addition to the CFPB: | Washington, DC 20580 (877) 382-4357 |
| <p>2. To the extent not included in item 1 above:</p> <p>a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks</p> <p>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</p> <p>c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations</p> <p>d. Federal Credit Unions</p> | <p>a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050</p> <p>b. Federal Reserve Consumer Help Center P.O. Box. 1200 Minneapolis, MN 55480</p> <p>c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106</p> <p>d. National Credit Union Administration Office of Consumer Protection (OCP) Division of Consumer Compliance and Outreach (DCCO) 1775 Duke Street Alexandria, VA 22314</p> |
| 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., 8 th Floor Washington, DC 20416 |
| 7. Brokers and Dealers | Securities and Exchange Commission 100 F Street, N.E. |

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| | 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 <u>or</u> Federal Trade Commission: Consumer Response Center – FCRA Washington, DC 20580 (877) 382-4357 |