



**PINE HOLLOW CONDOMINIUM ASSN., INC.**  
 C/O CMC MANAGEMENT, INC., 2950 JOG ROAD, GREENACRES, FL 33467  
 561-641-1016 ~ 561-641-9118 FAX

Application for Purchase  OR Lease  of

# \_\_\_\_\_ South 57<sup>th</sup> Ave, # \_\_\_\_\_, Lake Worth, FL 33463

Desired date of occupancy or closing \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Phone \_\_\_\_\_

Co-Applicant Name: \_\_\_\_\_ Phone \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

**All applicants for purchase or lease are subject to approval of the Association. Unmarried co-applicants must fill out separate forms & pay separate fees.**  
**Out of state of foreign background check will incur additional fee**  
**THE FOLLOWING ITEMS MUST BE INCLUDED WITH THIS APPLICATION**  
**(CHECKS OR MONEY ORDERS ONLY - CASH NOT ACCEPTED)**

- APPLICATION FEE:** \$150.00 NON-REFUNDABLE Check or Money Order made payable to Pine Hollow Condominium Assn. Separate \$150.00 Application & Fee required for unmarried co-applicants.
- PROCESSING FEE:** \$150.00 NON-REFUNDABLE Check or Money order made payable to CMC MANAGEMENT.
- \$600.00 COMMON AREA DEPOSIT REQUIRED FOR RENTERS, REFUNDABLE AFTER MOVE-OUT IF NO DAMAGE. MAKE CHECK PAYABLE TO PINE HOLLOW.**
- Copy of your Driver's License(s)
- Copy of vehicle registration(s)
- Copy of purchase or rental contract
- Notice of Intent to Sell or Deed Unit (if purchasing)
- Parking Decals: only two per unit and one guest decal at a cost of \$10.00/ea. per decal. At move-in.**  
**Make check payable to Pine Hollow Condominium.**
- LEASE REQUIREMENTS: 650 Credit Score or higher required. Owner(s) account must be current and violations corrected. New purchaser must live in unit 2 years before it can be rented out.**

**FOR PURCHASERS:** 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-ESTOPPELS AND QUESTIONS CAN BE OBTAINED AT [www.condocerts.com](http://www.condocerts.com). **A Certificate of Approval, which is required to close, will be provided to the purchaser after the interview. 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.**

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED - PLEASE KEEP ALL PAGES INTACT & PLEASE ALLOW UP TO 30 DAYS FOR PROCESSING. PURCHASERS: MAINTENANCE FEES ARE DUE THE FIRST DAY OF EACH QUARTER ~ JANUARY 1, APRIL 1, JULY 1, OCTOBER 1



## Notice of Intent to Sell or Deed Unit

To: Pine Hollow Condominium Association, Inc.  
Attn: Board of Directors

We, the undersigned owners of Unit# \_\_\_\_\_ of Pine Hollow Condominium# \_\_\_\_\_, notify Pine Hollow Condominium Association, Inc. (the "Association") that we intend to transfer our unit by sale/deed. This notice is made pursuant to the governing documents of the Association and applicable Florida law, including but not limited to the Declaration of Condominium.

The prospective purchaser(s) of the unit is/are

Name(s): \_\_\_\_\_  
Street Address: \_\_\_\_\_  
Apt/Suite: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Telephone(s): \_\_\_\_\_

We understand and have informed the prospective purchaser(s) that:

1. No unit may be transferred by sale without the prior consent of the Board of Directors of the Association, and that any sale attempted in violation of this requirement is void.
2. A complete application on the form(s) provided by the Association, with all attachments and supporting documents (including a legible copy of the sales contract), must be promptly submitted to the Association once a contract for sale has been agreed to between the parties, and that the Association is entitled to conduct an investigation prior to approving or disapproving the proposed sale - which must occur prior to any closing.
3. The Property Manager will process the application(s), conduct appropriate investigation, conduct an interview of the prospective purchaser(s), and make a report and recommendation to the Association's Board of Directors, who ultimately will approve or disapprove the proposed sale.
4. If the proposed sale is approved by the Board of Directors, the Association will issue a written Consent to the transfer that must be recorded in the Public Records of Palm Beach County at our expense and which must be obtained prior to closing.
5. We and the prospective purchaser(s) must comply with all requirements of the Declaration of Condominium, Articles of Incorporation, Bylaws, and Rules & Regulations of the Association, as well as Florida law, in effecting the sale of the unit.

Dated: \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Owner Signature  
Printed: \_\_\_\_\_

\_\_\_\_\_  
Owner Signature  
Printed: \_\_\_\_\_

**PINE HOLLOW CONDOMINIUM 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](mailto: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](http://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](http://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](http://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](http://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](http://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](http://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](http://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:**

<b>TYPE OF BUSINESS:</b>	<b>CONTACT:</b>
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
<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 <sup>th</sup> 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 <u>or</u> Federal Trade Commission: Consumer Response Center – FCRA Washington, DC 20580 (877) 382-4357

**PINE HOLLOW CONDOMINIUM ASSOCIATION, INC.**

APPLICATION FOR PURCHASE  OR LEASE  of # \_\_\_\_\_ South 57<sup>th</sup> Avenue # \_\_\_\_\_, Lake Worth, FL 33463

Date \_\_\_\_\_ Expected date of closing if purchase \_\_\_\_\_

**APPLICANT INFORMATION:**

Name: \_\_\_\_\_ Date of Birth \_\_\_\_\_

Current Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone \_\_\_\_\_

Email: \_\_\_\_\_

Employer: \_\_\_\_\_ Address \_\_\_\_\_

Position: \_\_\_\_\_ Phone \_\_\_\_\_

Length of employment: \_\_\_\_\_ **Military Status: Active? Yes  No**

**CO-APPLICANT INFORMATION:**

Name: \_\_\_\_\_ Date of Birth \_\_\_\_\_

Current Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone \_\_\_\_\_

Email: \_\_\_\_\_

Employer: \_\_\_\_\_ Address \_\_\_\_\_

Position: \_\_\_\_\_ Phone \_\_\_\_\_

Length of employment: \_\_\_\_\_ **Military Status: Active? Yes  No**

**LIST ALL PERSONS TO OCCUPY UNIT NOT LISTED ABOVE:**

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

**BANK INFORMATION:**

Bank Name: \_\_\_\_\_ Address: \_\_\_\_\_

Age of account \_\_\_\_\_ Checking: \_\_\_\_\_ Savings: \_\_\_\_\_ Phone: \_\_\_\_\_

**PET INFORMATION:**

See separate page for pet registration.



**VEHICLE INFORMATION:**

Make: \_\_\_\_\_ Color/Model: \_\_\_\_\_ Year: \_\_\_\_\_

Tag # \_\_\_\_\_ State: \_\_\_\_\_

Make: \_\_\_\_\_ Color/Model: \_\_\_\_\_ Year: \_\_\_\_\_

Tag # \_\_\_\_\_ State: \_\_\_\_\_

Make: \_\_\_\_\_ Color/Model: \_\_\_\_\_ Year: \_\_\_\_\_

Tag # \_\_\_\_\_ State: \_\_\_\_\_

**Character References:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

**IN CASE OF EMERGENCY IN MY ABSENCE CONTACT:**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**PINE HOLLOW CONDOMINIUM  
PET REGISTRATION**

PETS SHALL BE RESTRICTED TO NO MORE THAN ONE (1) PET PER DWELLING. THE TERM PET SHALL MEAN CAT OR DOG. TENANTS ARE NOT PERMITTED TO HAVE A PET.

**Shot records must be attached..... Please include photo of pet.**

Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_

Pet owned:

DOG: \_\_\_\_\_ Breed: \_\_\_\_\_

Color: \_\_\_\_\_

Name: \_\_\_\_\_

Tag #: \_\_\_\_\_

OR

CAT: \_\_\_\_\_ Breed: \_\_\_\_\_

Color: \_\_\_\_\_

Name: \_\_\_\_\_

Tag #: \_\_\_\_\_

Veterinarian information:

\_\_\_\_\_  
\_\_\_\_\_

**PINE HOLLOW CONDOMINIUM ASSN, INC.**

**C/o Century Management Consultants, Inc.**

**2950 Jog Road, Greenacres, FL 33467**

**561-641-1016 ~ 561-641-9118 Fax**

**By signing below, I/we are acknowledging and agreeing to all items listed:**

All purchasers and renters of units in the PINE HOLLOW Condominium Association, Inc. are subject to all the rules included in the Governing Documents, its By-Laws, Restrictions, Rules and Regulations. (Current owners are responsible for reviewing these documents and Rules with renters) I/we have been provided with the Association's Governing Documents and Rules and Regulations. I/we have also read and understand the Restrictions and Rules and Regulations of this Association, and promise to abide by them.

I/we understand that as purchasers, I/we are responsible for paying quarterly assessments and any future special assessments that may be imposed in the future.

I/we understand that we are responsible for the actions of our household, including lessees, guests or invitees.

I/we understand that if you rent out your unit and do not pay your maintenance fees, the association has the right, to collect the rent from your lessee.

I/we fully acknowledge and agree that purchaser or lessee may NOT park a trailer, boat, van, camper, or commercial vehicle at the Pine Hollow Condominium Community.

I/we declare that the information provided within this application to be true and accurate.

I/we release the screening company, the management company, the association and its members from any loss, expense or damage sustained/incurred directly or indirectly from information or reports furnished by the screening service, management company or association.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Co - Applicant

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Date

# **PINE HOLLOW CONDOMINIUM ASSOCIATION, INC.**

**c/o Century Management Consultants, Inc.  
2950 Jog Road, Greenacres, FL 33467**

**561-641-1016 ~ 561-641-9118 Fax**

**[www.cmcmanagement.biz](http://www.cmcmanagement.biz)**

## **FOR PURCHASERS:**

All purchasers of units in the Pine Hollow Condominium Association, Inc. are subject to all the rules of the Governing Documents, its By-Laws, Restrictions, Rules and Regulations. I have been provided with the Association's Governing Documents. I have also read and understand the Restrictions and Rules and Regulations of this Association, and promise to abide by them.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Co - Applicant

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Date

## **FOR RENTERS:**

All renters of units in the Pine Hollow Condominium Association, Inc. are subject to all the rules of the Governing Document, Restrictions, and Rules and Regulations. I have been provided with, have read and understand The Rules and Regulations.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Co - Applicant

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Date

**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.**

# PINE HOLLOW CONDOMINIUM ASSOCIATION, INC.

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## RULES AND REGULATIONS

The following Rules and Regulations have been extracted from the Documents and By-Laws of the Pine Hollow Condominium Association, Inc. And have also been refined by the Board of Directors. All Rules and Regulations are established for the benefit of all residents for their good and safety. Failure to abide by the Rules and Regulations will result in the resident (owner) being notified in writing with thirty (30) days to rectify the violation. Failure to correct the violation will result in legal action being taken by the Association.

### 1. Pets

- A. Each unit owner is allowed one domestic pet (dog or cat). Renters are NOT permitted to have pets.
- B. Each unit owner or renter that has a pet must fill out the "pet information form" and submit form along with a picture of the pet to the Association or Management.
- C. All pet must be walked on leash, not to exceed six (6) feet in length, only in pet walking areas.
- D. All pet owners/walkers must pick up after their pets with no exceptions.
- E. No pet may be left on a patio or outside unattended.
- F. Any dog considered a nuisance, excessive barking, aggressive behavior or the like shall be ordered removed from property. Unit owner shall have 48 hours in which to comply with ordered removal.
- G. No pets are allowed in the clubhouse or pool area under any conditions.
- H. The above rules do not apply to any legally approved service pet, except for the removal of any and all functions left by the pet.

### 2. Parking Rules

- A. All vehicles must be parked in the assigned parking space as given by the Board of Directors.
- B. All vehicles must be registered with the Association, by filling out all required information on the application form. Failure to register your vehicle with Association will result in the removal of the vehicle by towing at your expense.
- C. Parking Decals are \$30 at move-in. Replacements are \$25 each. Each unit is entitled to a decal for no more than two (2) cars. All Unit owners will need to provide a copy of their driver's license(s) and vehicle registration for each car. Name on Vehicle Registration(s) must match name of unit owner-resident(s). Renters must provide a copy of their current lease agreement, driver's license(s) and vehicle registration for each car. The name on the vehicle registration(s) must match the name (s) on the lease. If the decal is not placed on the vehicle or there is not a guest tag hanging in the front mirror of the car, the car will be towed at your expense.

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- D. No commercial vehicle or vehicles with any commercial markings, signs, or the like may be parked on the property overnight. Vehicles that have commercial markings or signs, may be parked on the property as long if such signs are covered by a white magnetic vinyl sheet.
- E. No vehicles may be parked with any covers, canvas or tarp of any nature over/covering the vehicle.
- F. No RV's, boats, trailers or campers may be parked or stored on the property at any time. Any such vehicle may come onto the property, but may not be left over night.
- G. No vehicles may park on the grass or any areas not designated as a parking space for the unit.
- H. Under no conditions may any vehicle be parked, stored or situated on the property which cannot operated under its own power or has been damaged and its inoperable, or which is not legally registered.
- I. Aside from a flat tire or dead battery, no mechanical work may be done on any vehicle on Association property.
- J. All vehicle must have the current registration tag on that vehicle on display at all times, meaning that no tag may be covered in any manner.
- K. As "Guest parking" spaces are limited, no resident is allowed to park in a "Guest parking" space.
- L. As the property is not subject to handicap regulations (there are no handicap parking spaces), no owner/renter may park closer to their unit because of this reason.
- M. Any residents/renters who is using another owner's parking space, they must supply a letter from that resident that they are allowed to utilize their parking space and state the period of the time for that use.
- N. All guest vehicles must comply with all parking Rules as stated in this document, or be subject to towing.
- O. Any resident, renter or guest who violates any parking rule will be subject to immediate removal of their vehicles, at their expense, WITHOUT NOTICE.

### 3. Sale or Rental Units

- A. 650 credit score or higher required for ALL applications for lease. Background checks required for all new lease or purchase applicants including international.
- B. New purchases require that a unit must be lived in by purchaser for two years before it can be rented out.
- C. Any owner who is selling or renting their unit must contact the management company and obtain an application, which application must be completely filled out and returned to the management company along with any required fees.
- D. For either a sale or rental a copy of the sales agreement or the lease contract must accompany the application

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- E. All new applicants (sale or lease) are subject to a background check and an interview with the association prior to occupancy.
- F. Lease applications are required a \$600.00 dollar refundable deposit, for any damages done to common property or any fines imposed to the homeowners account for violations of Pine Hollow Rules and Regulations.
- G. A "Certificate of Approval" must be presented to either the Title Company or the Landlord prior to occupancy of the unit. Such Certificate will be supplied by the management company upon interview and approval of the new resident.
- H. All owners are required to supply the new owner or renter with copies of the Association Documents, By-Laws and Rules and Regulations and explain that the new occupant is required to follow all Rules and Regulations or be subject to legal action.
- I. No moving van, truck or trailer may be parked on the Association property overnight.
- J. All leases must be renewed annually and provided to the management company. Any additional occupants must go through the approval process.

## 4. Swimming Pool

- A. All pool Rules are clearly posted at poolside and within the documents/by-laws
- B. SWIM AT YOUR OWN RISK... NO LIFEGUARD... POOL HOURS, DAWN TO DUSK.
- C. All persons must shower before entering the pool.
- D. Ball playing, Frisbee, Skate Boarding, Bikes are NOT permitted within the pool enclosed area.
- E. Chaise lounge chairs are on first serve basis and no chairs may be reserved.
- F. No food or drinks (except water in plastic containers) shall be permitted within the pool boundaries.
- G. No glassware shall be permitted under any conditions.
- H. No pet are allowed in the pool area.
- I. Use the rear entrance for restrooms.
- J. No children under the age of 15 years old shall be allowed without an adult (over 21 years) accompanying them.
- K. Any child under the age of 3 or older must wear swim diapers when at or in the pool.
- L. All guests must be accompanied by a resident at all times while in the pool area.

## 5. Outdoor Barbecue/Cooking

- A. All outdoor cooking/barbecue may only be done in designated areas by the Association.
- B. No food or beverages may be consumed outside of any units, except in those areas as may be designated by the Association.



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561-641-1016 ~ 561-641-9118 Fax

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- C. No cooking, barbecue or fires is allowed on any balcony and/or patio (per Palm Beach Fire Code)
- D. Any cooking in designated areas must be totally cleaned upon completion of activities.

## 6. Egress

- A. Sidewalks, entrances, passageways, stairways and all common elements may not be obstructed in any manner.
- B. All egresses are for access and exit from units and common property only.
- C. No bikes, motorcycles, toys or other items may be kept on egresses under any condition. Items left on common property egresses or areas are subject to removal by the Association.

## 7. Storages

- A. All personal property of Unit Owners and/or renters shall be store, either within their unit or in the storage space provided by the Association to each unit.
- B. No Owner or renter may store personal property on or any Association common property or storage lockers or closets.
- C. No Owner or renter may store personal property on any balcony or patio appurtenant their unit which unsightly. Or which may interfere with the comfort and convenience of other owners or renters.
- D. No garbage cans, bags or other containers may be placed on balconies or patios.
- E. No laundry lines, hanging laundry, towels, or any other items may be hung from balconies or patios.

## 8. Trash Removal

- A. All garbage and trash shall be properly disposed of in the proper trash receptacles as designated by the Association for that purpose.
- B. All trash must be placed in plastic bags and tied securely prior to being placed in trash receptacle.
- C. Under no conditions may trash be kept or stored on any balcony or patio for any reason, including "next morning" disposal.

## 9. Window Treatment

- A. All curtains, draperies or other window treatments shall have white or cream backing with faces the exterior of the windows(s).

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## 10. Noise

- A. No unit owner/renter may interfere with the "quiet enjoyment" of the property owner/renter.
- B. No parties shall be held after 11:00 P.M at night and any such parties, gathering or the like shall be in a controlled situation allowing for "quiet enjoyment" of all residents.
- C. No music, radio or television may be played in such manner as to violate "quiet enjoyment" of other resident.

## 11. Signs

- A. No signs, advertisement, notice or other lettering shall be exhibit, displayed, inscribed, painted or affixed to or in any part of the condominium common areas, exterior doors, windows, walls, walk ways or patios/balconies in any manner that would make such sign visible from the exterior or any unit.
- B. No for sale/for rent signs may be posted or placed on or in any unit which would be visible from the exterior.

## 12. Combustible

- A. No flammable, combustible or explosive fluid materials may be stored in any unit, except that item which are required for normal household cleaning and maintenance.
- B. No gasoline containers may be stored neither within any unit nor on any patio or balcony for any reason.
- C. No oil-based paint (flammable) may be stored in stored neither within any unit nor on any patio or balcony for any reason.
- D. No Propone Tanks or barbecue grills may be stored within any unit or on any patio or balcony for any reason.

## 13. Commercial Business

- A. No commercial or business activity shall be conduct in any unit or on any Association property.
- B. No unit owner my actively engage in any solicitations for commercial purpose on Association property.
- C. No vehicles may have any commercial signs, magnetic, painted, on or in vehicles windows of any nature, while parked on Association property.

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**14. Retention Pond**

- A. The retention pond and conservation areas are passive open spaces.
- B. No swimming or wading is allowed in the pond for any reason.
- C. No boating of any type is allowed.
- D. The retention pond is subject to substantial fluctuation.

**15. Habitation**

- A. There will be no habitation (living, sleeping, etc.) on common property pool area or on patios or balconies.
- B. No furniture designated for this purpose will be allowed to be placed or stored on patios or balconies.

**16. General Rules and Regulations**

- A. No more than four (4) people may reside in any unit at any time. This included children and infants.
- B. No smoking is allowed in the clubhouse, pool deck or bathrooms.
- C. No littering, dropping of cigarettes, papers, bottles or cans may be thrown of balconies/patios or left on parking lot for any reason.

Please address all concerns or correspondence to CMC:

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I hereby acknowledge receipt of and the review of the General Rules and Regulations and agree to comply with same.

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Resident Signature	Print Name	Unit#	Date
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Resident Signature	Print Name	Unit#	Date
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