

SANTA CRUZ HOMEOWNERS ASSOCIATION, INC.

**C/o CMC Management, Inc.
2950 Jog Road, Greenacres, FL 33467
561-641-1016 ~ 561-641-9118 Fax**

RENTAL APPLICATION

Application must be completely filled out and supporting documentation must be provided as well as payment, or application cannot be processed. Please allow up to 30 days for the application to be approved. Application fee is \$100 per application or married couple. Make check payable to Santa Cruz HOA. Also include an additional check made payable to CMC Management for \$100 for processing.

\$500 COMMON AREA DAMAGE DEPOSIT REQUIRED

Please print clearly

Date of Application: _____ Desired Date of Occupancy: _____

Address of unit to be rented: _____

Current unit owner's name: _____

Current Unit Owner's Address: _____

Current Unit Owners Phone: _____ Cell: _____

Realtor Name & Company: _____ Phone: _____

APPLICANT INFORMATION:

1. Name _____ DOB: _____ SS# _____

2. Name _____ DOB: _____ SS# _____

3. Name _____ DOB: _____ SS# _____

Relationship between 1, 2 & 3 _____

List all individuals who will reside in the unit:

1. Name _____ DOB: _____ Relationship: _____

2. Name _____ DOB: _____ Relationship: _____

3. Name _____ DOB: _____ Relationship: _____

4. Name _____ DOB: _____ Relationship: _____

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Applicant #1

Current Address: _____

Email Address: _____

Home Phone # _____ **Cell Phone #** _____

Driver's License # _____ **State** _____

Employer's Name: _____ **Phone #** _____

Employer's Address: _____

Dates of employment _____ **to** _____

Applicant #2

Current Address: _____

Email Address: _____

Home Phone # _____ **Cell Phone #** _____

Driver's License # _____ **State** _____

Employer's Name: _____ **Phone #** _____

Employer's Address: _____

Dates of employment _____ **to** _____

In case of emergency notify:

Name: _____

Phone # _____ **Relationship:** _____

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RENTER'S AGREEMENT

- 1) I/we have received a copy of the Rules and Regulations of the Association, and agree to abide by them.
- 2) I/we understand that I/we will be advised by the Property Manager regarding the acceptance or denial of this application, and that occupancy of the unit in question prior to approval from the Board is prohibited.
- 3) The Association will conduct a background check on all occupants 18 years of age or older. I/we agree that all information contained in this application may be used in its investigation, and that the Association, its Board Members, Officers, Property Manager and 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.
- 4) 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.
- 5) A check made out to Santa Cruz HOA in the amount of \$100 for each applicant (or married couple) and a check for \$100 made payable to CMC Management must accompany this application.
- 6) A copy of the lease must accompany this application.
- 7) Any sub-leasing will require a new application as well as new rental agreement.

Applicant #1 Signature

Date

Applicant #2 Signature

Date

Print Name

Date

Print Name

Date

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**MAINTENANCE AND LEASE PAYMENTS TO ASSOCIATION
ADDENDUM TO LEASE AGREEMENT BETWEEN OWNER(S) AND TENANT(S)**

_____ AND _____
Owner(s) (Tenant(s))

Are parties to the lease agreement dated _____, 20____ with respect to the leasing of _____, Boynton Beach, FL. The parties agree to amend the Contract/Lease to include the following revision as follows:

The Santa Cruz Association shall have the right to terminate the Contract/Lease upon default by Tenant in observing any of the provisions of the Declaration of Covenants and Restrictions, the Articles of Incorporation, the ByLaws, The Rules and Regulations of the Association, or any other applicable provisions of any agreement, document or instrument governing the Association or administered by the Association.

- 1) The Association shall have the right to collect all rental payments due to the Owner and to apply same against unpaid assessments if, and to the extent that, Owner is in default in the payment of assessments to the Association.
- 2) In the event of any conflict or ambiguity between this Addendum and the Contract/Lease, this addendum shall control and supersede the Contract/Lease. Further, the undersigned agree that the Association will have the right and authority to contract the delinquent owner's tenant for purposes of collection of such rental payment pursuant to this addendum and Florida Statutes Chapter 720.
- 3) Owner also acknowledges that they are responsible for any damages done to the Common Area by their tenant.

_____ Owner Signature	_____ Date	_____ Tenant Signature	_____ Date
_____ Print Name	_____ Date	_____ Print Name	_____ Date
_____ Co-Owner Signature	_____ Date	_____ Co-Tenant Signature	_____ Date
_____ Print Name	_____ Date	_____ Print Name	_____ Date

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PET REGISTRATION FORM

Address: _____

Name: _____

Pet type: _____ Breed: _____

Weight: _____ Color: _____ Pet Name: _____

PET RESTRICTIONS

1. All pets subject to prior Santa Cruz Board of Directors approval before entering the Santa Cruz Development including visitors.
2. No dogs over 50 pounds. Puppies of breeds that will grow over 50 pound will not be approved.
3. Maximum 2 pets per address.

PET RULES AND REGULATIONS

- 1) No pet that is a nuisance will be allowed on HOA 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 Governing Documents
- 6) No pet shall be tied out on the exterior of the unit or left unattended on the patio or common area
- 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
- 9) Kitty litter must be disposed of in a plastic bag before disposing in trash can
- 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/we 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.

Pet Owner

Date

Pet Owner

Date

Attach current shot records and current picture of your pet to this form.

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SUB-LETTING OR SHARING UNIT

I/we _____ do hereby agree not to allow anyone to
move in to address: _____

without following Association procedures:

- 1) Payment of \$100 application fee is mandatory for each applicant (unless husband/wife and or children under 18 years of age.
- 2) Completed application.
- 3) Written approval of owner.
- 4) Approval from Association.

I/we understand that failure to comply with this agreement will be subject to immediate eviction.

Signature Renter #1

Date

Signature Renter #2

Date

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VEHICLE INFORMATION DISCLOSURE

I/we _____ understand and fully agree not to park any commercial vehicles (as defined in the Bylaws) on the Association property at any time unless for service work performed during normal business hours. I/we further agree that we will only park in the two (2) spaces assigned to our unit and the guest spots outside the gate by the pool and that our vehicles(s) will display a parking permit or guest pass at all times while parked on Association Property.

Vehicles not conforming to the above rules will be towed.

Vehicle #1:

Make: _____ Model: _____ Year _____
Color _____ License Plate and State Issued: _____

Vehicle #2:

Make: _____ Model: _____ Year _____
Color _____ License Plate and State Issued: _____

Please provide copy of drivers' licenses, registrations and insurance certificates with this application.

Signature of Applicant #1

Date

Signature of applicant #2

Date

Parking permit(s) are to be displayed on the drivers (left) side of the back window visible from the road. All vehicles must park "head in parking" only. If vehicle is backed in, there will be a one-time sticker violation. Next offense the car will be booted at owner's expense. Street parking is prohibited at all times.

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GATE ENTRANCE INFORMATION SHEET

Owner/Tenant (Name to appear on entry computer)

Print Name

_____ Kamena _____, Boynton Beach, FL 33436

Local "561" telephone # at Address above to be used when guests/visitors arrive) only one (1) name per home.

(561) _____

If the above information is incorrect or not filled out, your name and number will be left out of the entry system.

Gate Instructions:

Gate only works from local "561" area code numbers. When a guest comes to the key pad, they are to scroll down to the name. The Resident will be the name in this case. A four digit number will come up and the guest just has to push those four numbers. Then Resident's phone will ring. When the resident answers the call, they should hold down the number "6" until they hear a disconnect. The gate will then open. All residents have different numbers and if you make a mistake in pushing the numbers (such as pressing # or *) the gate will lock up for 10 minutes as a safety precaution.



WTC

BACKGROUNDS & DRUG TESTING, INC.

“We’re The Choice”

Action Request

- | | |
|--|--|
| <input checked="" type="checkbox"/> Rental Package (credit, criminal & eviction) | <input type="checkbox"/> Employment Verification |
| <input type="checkbox"/> Criminal History | <input type="checkbox"/> SSN Verification |
| <input type="checkbox"/> F.D.L.E. (Florida Department of Law Enforcement | <input type="checkbox"/> Sexual Offender Search |
| <input type="checkbox"/> DL Records/History (Include DL #: __3 Year __7 Year | <input type="checkbox"/> Credit Report (Stand Alone) |
| <input type="checkbox"/> FACIS | <input type="checkbox"/> Education Verification |

Name: _____

First	Full Middle Name	Last
-------	------------------	------

ADDRESS _____

CITY, STATE & ZIP CODE _____

DOB (MONTH, DAY, YEAR)	SEX	RACE
------------------------	-----	------

SS #	DRIVERS LICENSE NUMBER & STATE
------	--------------------------------

Santa Cruz HOA Inc.	561-641-9118
COMPANY NAME	COMPANY FAX

APPLICANT RELEASE

For employment and/or residency, I undersatnd that investigative backround inquiries are to be made on meincluing Consumer Credit, criminal conviction, motor vehicles and other reports. I further understand that WTC Backgrounds & Drug Testing, Inc. will be requesting information from various state and other agencies which maintain records about my history. These records include, but are not limited to, driving, credit, criminal and civil history.

I authorize any party or agency contracted by WTC Backgrounds & Drug Testing, Inc. to furnish the above mentioned information and release all parties involved from liability for doing so This authorization and consent shall be valid in original, fax or copy form.

APPLICANT SIGNATURE	DATE
---------------------	------



WTC

BACKGROUNDS & DRUG TESTING, INC.

"We're The Choice"

Action Request

- | | |
|--|--|
| <input checked="" type="checkbox"/> Rental Package (credit, criminal & eviction) | <input type="checkbox"/> Employment Verification |
| <input type="checkbox"/> Criminal History | <input type="checkbox"/> SSN Verification |
| <input type="checkbox"/> F.D.L.E. (Florida Department of Law Enforcement | <input type="checkbox"/> Sexual Offender Search |
| <input type="checkbox"/> DL Records/History (Include DL #: __3 Year __7 Year | <input type="checkbox"/> Credit Report (Stand Alone) |
| <input type="checkbox"/> FACIS | <input type="checkbox"/> Education Verification |

Name: _____
 First Full Middle Name Last

ADDRESS _____

CITY, STATE & ZIP CODE _____

DOB (MONTH, DAY, YEAR) _____ SEX _____ RACE _____

SS # _____ DRIVERS LICENSE NUMBER & STATE _____

Santa Cruz HOA Inc. **561-641-9118**
 COMPANY NAME COMPANY FAX

APPLICANT RELEASE

For employment and/or residency, I understand that investigative background inquiries are to be made on me including Consumer Credit, criminal conviction, motor vehicles and other reports. I further understand that WTC Backgrounds & Drug Testing, Inc. will be requesting information from various state and other agencies which maintain records about my history. These records include, but are not limited to, driving, credit, criminal and civil history.

I authorize any party or agency contracted by WTC Backgrounds & Drug Testing, Inc. to furnish the above mentioned information and release all parties involved from liability for doing so. This authorization and consent shall be valid in original, fax or copy form.

APPLICANT SIGNATURE _____ 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.**

employees or other designees, from time to time, and any and all utility facilities and buildings or other structures situated on the Common Properties, except if such facilities are to be maintained by either private or public utility companies, or some governmental agency. In addition, the Association shall provide all necessary landscaping and gardening to properly maintain and periodically replace when necessary the trees, plants, grass and other vegetation which are on the Common Properties. The Association shall further maintain, reconstruct, replace and refinish any paved surface on the Common Properties. All of the foregoing obligations of the Association shall be discharged when and in such manner as the Board shall determine, in its sole judgment, to be appropriate.

ARTICLE 10

USE RESTRICTIONS

The Property shall be held, used and enjoyed subject to all of the terms, limitations and restrictions of the Declaration, including this Article 10; provided, however, these restrictions shall be further amplified and/or limited by either the Rules or the "Guidelines" (as defined in Section 14.02 hereof. Declarant is exempt from all of this Article 10, including the Rules and Guidelines as each is applicable to this Article 10. Each of the Use Restrictions stated hereinafter may be regulated, enforced, or waived by the Association, through its Board or its designees. Each use of "Board" in this Article 10 shall include its designees, unless specifically prohibited in this Declaration or under Florida law. The Use Restrictions are as follows:

10.01 Clothes Lines. No outdoor clothes drying lines or related facilities shall be allowed within any portion of the Residential Property if such are visible from anywhere outside of each prospective Lot. The Board shall have the right to reasonably require each such clothes drying area to camouflage the presence of such clothes drying lines or facilities.

10.02 Trash. No trash or garbage cans, supplies, milk bottles, or other articles shall be placed outside of the Dwelling Unit, including, but not limited to on front or rear patios, except in the prescribed areas and on the days designated by the Board. Furthermore, the Board shall have the right to prescribe a "standard" trash or garbage container to be used by each Owner. To provide a healthy environment and in order to eliminate odors and vermin, all trash and garbage must be placed in plastic bags in the prescribed garbage container and deposited ONLY in the areas and on the days designated by the Board, as provided above. The Common Properties shall be kept free and clear of rubbish, debris, and other unsightly material.

10.03 Personal Property. No items of personalty including but not limited to lawn furniture, toys, ladders, garden equipment

statutes or lawn ornaments, may be stored or placed on the front or side portion of any Lot, and/or left on the front or side portion of a Lot overnight. Lawn furniture and toys are restricted to the rear of each Lot and should be hidden so that they are not readily visible from any street within the Project. Notwithstanding anything contained herein to the contrary, no children play equipment, including but not limited to swing sets, jungle gyms, slides and sand boxes, may be erected on any portion of a Lot or Common Area without the express written approval of the Board.

10.04 Automobiles, Commercial Vehicles and Boats. Except as provided below, or as otherwise approved by the Association from time to time, no commercial truck, commercial van, bus, recreational vehicle, mobile home, motor home, camper, trailer, or similar vehicle may be kept overnight on the Property, including within the designated parking areas (the "Prohibited Vehicles"). Prohibited Vehicles include, but are not limited to, those (i) not designed primarily for the routine transportation of people, rather than equipment or goods, or (ii) bearing any advertising, logo, or other signs or having printed on the sides, front, or rear of same reference to any commercial undertaking or enterprise, or (iii) containing tool racks, saddle racks, or other elements of a commercial nature. Any vehicle the state registration for which contains a designation of the type of vehicle as anything other than "Automobile" shall be presumed to be prohibited hereunder, which presumption may be rebutted by substantial proof. Prohibited vehicles also includes any vehicle, including but not limited to passenger, commercial, motorcycles, mopeds, etc., which do not have a current registration or license tag. No vehicles shall be repaired within the Property, except on an emergency basis. No vehicle shall be left within the Property for more than one business day if not capable of self-propulsion. All vehicles, including motorcycles, mopeds, etc., shall be equipped with effective sound muffling devices. The Association may, but shall not be obligated to, designate certain portions of the Common Properties, which may be relocated from time to time, for the parking of trucks, commercial vehicles, buses, recreational vehicles, mobile homes, trailers, boats, and campers. Any such area designated pursuant to this Section 10.04, in the sole and absolute discretion of the Association, be terminated for such use without cause. The Association shall have the authority to formulate appropriate Rules concerning the use of any such parking/storage area, including reasonable charges therefor.

10.05 Agents of Association. No owner or resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association, unless such person is an officer or director of the Association acting within their scope of authority.

10.06 Construction of Improvements. During construction of any permitted Improvements on a Lot, the Lot and all other portions of the Property shall be kept in a clean, neat and orderly condition at all times. Any debris, trash or mud resulting from the construction shall be promptly removed or remedied, as appropriate, from the Lot and the Property. After commencement of construction of any permitted Improvements on any Lot, the work

thereon shall be diligently pursued and completed so that Improvements shall not remain in a partly finished condition for any period of time longer than that which is absolutely required.

10.07 Nuisances. No Owner shall make or permit (i) any loud and/or disturbing noises of a continuing nature, (ii) any noxious or offensive activity, (iii) any emanation of unpleasant odors, or (iv) any other nuisance or annoyance by himself, his family, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the reasonable rights, comforts or conveniences of the Owners. Any ultra-hazardous activity permitted or undertaken by any Owner within any portion of the Property shall be a nuisance, subject to extra protection and/or assurances of safety provided to the Board.

10.08 Antennas. No radio or television installation may be permitted on a Lot which interferes with the television or radio reception of another Lot. No exterior antenna, aerial, satellite dish or other apparatus for the transmission of television, radio or other signals of any kind shall be placed, allowed or maintained upon any portion of a Lot without the prior written consent of the Board.

10.09 Signs. No sign, advertisement, notice or other lettering (except street numbers in front of Lots or names and addresses on mail boxes) shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the Property without the written consent of the Board. The Board shall have the right to prohibit any signs offering property for sale or rent, or limit the size of such sign. No Owner shall cause any sign, advertisement, notice or other lettering to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, patios, windows or roof, unless approved by the Board.

10.10 Prohibited Parking. No parking shall be permitted on sidewalks or swale areas, and all parking shall only be permitted in designated parking areas.

10.11 Rules and Regulations. There are current Rules of the Association; provided, however, the Association may adopt additional reasonable rules and regulations, or amend or eliminate those operative from time to time, pertaining to the use and maintenance of the Property, including rules and regulations relating to any of the Common Properties.

10.12 Parking Areas/Assignment of Parking Space(s).

(a) Simultaneously with the conveyance of a Lot from the Declarant to the Owner(s), the Association shall assign the exclusive right to use one parking space as an appurtenance to such Lot. Once so assigned, such exclusive right to use the parking space shall become a Limited Common Property and shall entitle the Owner(s) of the Lot from time to time to the exclusive use thereof.

Assignment(s) pursuant to this subparagraph (a) shall be in the form as prescribed by the Association and no such assignment shall be recorded in the Public Records of the County. Other than as an appurtenance to Lot(s) in connection with the conveyance of title of same, Owner(s) may not reassign such rights to use a parking space other than to the Association, which reassignment shall not be effective unless and until it has been accepted by the Association, which acceptance may be denied in the Association's sole and absolute discretion.

(b) The following provisions (i) and (ii) pertain to the exclusive rights to use one parking space in addition to the parking space assigned to Owner(s) in accordance with the provisions of subparagraph (a) above, and nothing contained in this subparagraph (b) relates to the provisions in subparagraph (a) above.

(i) Declarant reserves unto the Association, its agents or other designees, the unilateral right to assign exclusive rights to use one additional parking space as an appurtenance to a Lot upon payment by the respective Owner(s) of such price as the Board may require, from time to time, in its sole and absolute discretion, and once so assigned, such additional parking space shall become a Limited Common Property as an appurtenance to such Lot and shall entitle the respective Owner(s) to the exclusive use thereof. The foregoing rights of the Association are subject, to the limitation, that no Lot shall be entitled to have as an appurtenance thereto the exclusive right to use more than one additional parking space at any time, and any assignment made in violation of the preceding restriction shall be void and of no force or effect. Assignment(s) pursuant to this subparagraph (b) shall be in the form prescribed by the Association and shall not be recorded in the Public Records of the County.

(ii) Once any such exclusive rights to use an additional parking space is assigned in accordance with subparagraph (i) above, the respective Owner(s) may reassign same to Owner(s) of another Lot, subject, however, to the limitation that no Lot shall be entitled to have as an appurtenance thereto the exclusive right to use more than one additional parking space at any time, and any assignment made in violation of the preceding restriction shall be void and of no force or effect. Upon such reassignment, such exclusive right to use an additional parking space shall become a Limited Common Property as an appurtenance to such other Lot, and shall entitle the respective Owner(s) to the exclusive use thereof; provided, however, such reassignment shall not be effective unless and until it is in the form prescribed by the Association and the Association receives a copy of such reassignment. Such reassignments shall not be recorded in the Public Records of the County.

No Owner of a Lot shall maintain three (3) or more vehicles on the Residential Property at any time. In the event and Owner

maintains three (3) or more vehicles on the Residential Property, said vehicles are deemed prohibited vehicles, and the Association may remove said vehicles from the Residential Property at the Owners expense.

10.13 Fences. Fences, other than any provided by Declarant, shall not be erected, removed or maintained upon the Residential Property, except as permitted by the Board. All fences, if permitted, must be kept in good repair, and removal of damaged portions thereof. If fences are permitted, the Board may, in its discretion, require a parallel shrubbery to camouflage the presence of such fence.

10.14 Pets and Animals. Only common household pets belonging to Owners (or those occupying Lots through the authority of Owners), and which pets have been approved by the Board, or as permitted by the rules promulgated by the Board from time to time, will be allowed within the Property, subject to the following further restrictions: (1) Only common household pets may be kept in a Lot; (2) No pet shall be permitted outside a Dwelling Unit except on a leash and at all times under the control of its Owner; (3) No other animals, livestock or poultry of any kind shall be kept on any portion of the Property; (4) No pets may be kept for the purpose of breeding or for any commercial purposes whatsoever; (5) No pets shall be allowed to constitute a nuisance; (6) Each Owner shall walk his pet only in areas designated by the Board, from time to time, as "Pet Walk Areas"; and each Owner shall promptly remove and dispose of waste matter deposited by his pet through a proper sewage receptacle; (7) The Board shall have the right to promulgate Rules further restricting the keeping and walking of pets.

10.15 Emergencies. In case of any emergency originating in or threatening any Lot, the Board or any individual authorized by its shall have the immediate right, but not the obligation, to enter any Lot for the purpose of remedying or abating the cause of such emergency, at the Board's discretion, notwithstanding that the Owner of such Lot is present at the time of such emergency.

10.16 Solicitation. There shall be no solicitation by any person anywhere in the Property for any cause, charity, or any purpose whatsoever, unless specifically authorized by the Board.

10.17 Insurance. Nothing shall be done or permitted by any Owner which would increase the rate for any insurance maintained by the Association, or cause such insurance to be cancelled or not renewed by the insurer.

10.18 No Interference with Construction. No Owner shall interfere with or impede any of Declarant's construction and marketing activities within the Property so long as Declarant shall be performing same.

10.19 Business Use. No trade or business may be conducted in or from any Lot, except that an Owner or occupant residing in a Lot may conduct business activities within the Lot so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Lot; (b) the business activity conforms to all zoning requirements and other applicable governmental regulations for the Property; (c) the business activity does not involve persons coming on to the Property who do not reside in the Property or door-to-door solicitation of residents within the Property; and (d) the business activity is consistent with the residential character of the Property and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Property, as may be determined in the sole discretion of the Board. The terms "business" and "trade" as used in this Section 10.19 shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an on-going basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether (i) such activity is engaged in full or part time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefor.

10.20 No Temporary Buildings. No out-buildings, portable buildings, temporary or accessory buildings or structures, storage buildings shall be erected, constructed or located upon any Lot for storage or otherwise, without the prior written consent of the Board.

10.21 Window Treatments. In order to preserve and maintain the value of the residential community, all window treatments, as viewed from the outside, must be a white or off-white color. The Board shall have the authority and standing, on behalf of the Association, to enforce this provision. Owners may seek a variance of this provision with the Board, however, the approval of any variances will be at the sole discretion of the Board.

10.22 Exceptions. All of the Use and Restrictions set forth in Sections 10.01 through 10.20 hereof shall not apply with respect to the customary and usual activities of Declarant in connection with its construction, development and marketing of the Property. Without limitation, this shall include:

1. The construction of buildings, or any other Improvements within the Property; and
2. The sale of residences by Declarant or any other person or entity initially constructing residences within any portion of the Property.

ATTN:

LANDLORDS

REAL ESTATE BROKERS

FOR

LEASE/PURCHASES

MOVING IN AND MOVING OUT CANNOT BE ON SUNDAYS

IF CLICKERS, GUEST PASSES, POOL KEYS.

AREN'T GIVEN TO THE TENDANT FOR LEASE OR PURCHASE AT

CLOSING.

THERE WILL BE A FEE TO PURCHASE:

CLICKERS ARE EACH \$ 40.00

GUEST PASS EACH \$ 25.00

POOLS KEYS EACH \$ 50.00



SANTA CRUZ 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 LEASE

Pursuant to the Declaration of Covenants of Santa Cruz Homeowners Association, Inc.; the association, by and through its president, secretary or their designee certifies approval of the following transaction between: _____ as lessor(s) and _____ as lessee(s)

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

_____ Kamena _____, Boynton Beach, Florida

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

Approved by: _____
Print Name

Witness: _____
Print Name

Signature

Signature

Position

Position