

AUTHORIZATION FOR ASSOCIATION TO COLLECT
RENT UPON DELINQUENCY IN REGULAR
MAINTENANCE AND/OR SPECIAL ASSESSMENT PAYMENT

WHEREAS, _____ (hereinafter "Owner), is the record owner(s) of Townhouse Unit _____ located at Canterbury at Quantum Village Property Owners Association of Palm Beach, Inc.(hereinafter "Canterbury" or "Association") in Boynton Beach, Florida, as described in the Declaration of Covenants, Restrictions and Easements for Canterbury, as amended, recorded in the Public Records of Palm Beach County, Florida in Official Records Book 18453, page 826; and

WHEREAS, Association is the entity responsible for the operation and management of the Association; and

WHEREAS, Owner desires to lease the Townhouse Unit to _____ (hereinafter "Lessee") pursuant to a lease submitted herewith and requests that the Association approve the lease; and

WHEREAS, execution of an authorization for Association to collect rent upon delinquency in regular maintenance and/or special assessment payments is a condition of lease.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, the parties agree as follows,

1. Association may enforce the terms of this Authorization for Association to Collect Rent upon Delinquency in Regular Maintenance and/or Special Assessment Payment (hereinafter "Authorization Agreement") and Owner and Lessee agree to be fully bound by the terms set forth herein.
2. If, at any time during the term or pendency of the lease, Owner becomes delinquent in payment of regular maintenance and/or special assessments to Association, Owner and Lessee agree that Association shall have the right and authority, in its sole discretion, to demand that Lessee pay lease payments directly to the Association. Association shall provide, by regular and certified mail, ten (10) days' written notice to Owner and Lessee that subsequent lease payments are to be forwarded to the Association. Owner and Lessee agree that upon provision of such notice from the Association, Lessee will pay the lease payments accruing thereafter directly to the Association until otherwise notified. The Association shall apply lease payments received from Lessee toward regular maintenance and/or special assessments, costs and attorneys' fees due as of the date of receipt of the payment. Owner expressly releases Association and Lessee from any liability to Owner for unpaid rent under the Lease Agreement if such payment is made directly to Association upon demand from Association. If any funds are left over after the Association deducts the amount owed to it, the Association may apply the

remainder of the lease payment toward future regular maintenance and/or special assessments.

- 3. Should Lessee fail to comply with the Association's demand by payment of the lease payment next due directly to the Association, the Association is hereby authorized to bring legal action against Lessee for immediate termination of the lease and/or tenancy arrangement. Any such action for termination of the lease and/or tenancy arrangement may be brought by the Association in the name of the Owner, through eviction proceedings. In addition, or as an alternative to termination of the Lease and/or tenancy arrangement, the Association may seek injunctive relief or specific performance under this Agreement. Owner and Lessee further agree that, if such legal action becomes necessary, the Association shall be entitled to recover reasonable attorney's fees and costs, including appellate fees and costs, from the Owner and Lessee. Any such costs shall be deemed to be a special assessment against the unit and collectible in the same manner as any special assessment levied pursuant to the Declaration.

Agreed to this _____ day of _____ 20__

Canterbury at Quantum Village Property Owners Association of Palm Beach, Inc.

By: _____

State of Florida)
County of Palm Beach)

The foregoing was acknowledged before me the undersigned authority this ____ day of _____, 200__, by _____, the _____ of Canterbury at Quantum Village Property Owners Association of Palm Beach, Inc. n, who are personally known to me or produced his/her ____ drivers' license as identification.

Notary Public

My commission expires:

Owner:

State of Florida:

County of Broward:

The foregoing was acknowledged before me the undersigned authority this ____ day of _____, 200__, by _____ who is personally known to me or produced his/her ____ driver's license as identification.

Notary Public

My commission expires:

Lessee

State of Florida:

County of Broward:

The foregoing was acknowledged before me the undersigned authority this ____ day of _____, 200__, by _____ who is personally known to me or produced his/her ____ driver's license as identification.

Notary Public

My commission expires: