



BANYAN
PROPERTY MANAGEMENT, INC.
Dedicated to Your Community

MALLORY SQUARE HOMEOWNERS ASSOCIATION

SALES AND RENTAL APPLICATION

Completed information sheet signed by Purchaser or Tenant

Completed signed Sales Contract or lease agreement by all parties

Copy of driver's license or state ID for all occupants

Completed copy of Pet Registration

Owners Have you received a copy of your Homeowner Documents? If not please go to: [Banyan Property Management.com](http://BanyanPropertyManagement.com) click on Association and go to Mallory Square.

Banyan Property Management must receive a copy of your Warranty Deed; before you can receive your Quarterly Assessment Coupons. You are responsible for all assessment from the day of closing.

2328 South Congress Avenue • Suite 1-C • West Palm Beach, FL 33406
(561) 649-8585 • Fax (561) 649-0188

www.banyanproperty.com

MALLORY SQUARE HOMEOWNERS ASSOCIATION

RESIDENT INFORMATION FORM

ADDRESS: _____ DATE: _____

OWNER NAME(S): _____

Is this your Primary Residence? ___ YES ___ NO Is this a second home? ___ YES ___ NO

LOCAL PHONE# _____ WORK PHONE: _____ CELL: _____

MAILING ADDRESS (IF DIFFERENT THAN UNIT): _____

OUT OF STATE PHONE #: _____ OUT OF STATE WORK # _____

EMAIL ADDRESS: _____

EMERGENCY CONTACT: _____

RELATIONSHIP _____ PHONE: _____

IS THIS UNIT LEASED? _____ YES _____ NO

TENANT NAMES (S): _____

TENANT HOME #: _____ WORK #: _____ CELL#: _____

LEASE DATES FROM/TO: _____

LIST OTHER OCCUPANTS:

NAME	AGE	RELATIONSHIP
1) _____	_____	_____
2) _____	_____	_____

VEHICLES IDENTIFICATION:

MAKE	MODEL	YEAR	COLOR	LICENSE#	STATE
1) _____	_____	_____	_____	_____	_____
2) _____	_____	_____	_____	_____	_____

PET INFORMATION:

TYPE	BREED	COLOR	WEIGHT	AGE	LICENSE#
1) _____	_____	_____	_____	_____	_____
2) _____	_____	_____	_____	_____	_____

Signature _____

Date _____



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MALLORY SQUARE HOME OWNERS ASSOCIATION
PET REGISTRATION

DATE: _____

Pets shall be restricted to no more than two household pets kept within an Owners Residence; Maximum weight (90) pounds; Breed of Dog commonly know as Pit Bull, German Sheppard, Rottweiler, Doberman will not be permitted on the property: Article IV Rules and Regulations #32.

Owner/Tenant's Name: _____

Owner/Tenant's Address: _____

Phone Numbers: Home: _____ **Cell:** _____

Animal Information:

Dog Breed: _____ **Weight:** _____ **Name:** _____

Dog Breed: _____ **Weight:** _____ **Name:** _____

Cat Breed: _____ **Weight:** _____ **Name:** _____

Cat Breed : _____ **Weight:** _____ **Name:** _____

PALM BEACH COUNTY RAMIES LICENSE TAG NUMBER: _____
Required by Palm Beach County Ordinance 98-22

ATTACH RECENT PICTURE OF PET(s)

INCLUDE COPY OF VET CERTIFICATE LESS THAN 12 MONTHS OLD.



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MALLORY SQUARE
HOMEOWNERS ASSOCIATION

RECEIPT OF MALLORY SQUARE
HOMEOWNERS ASSOCIATION DOCUMENTS

I, the undersigned, do hereby swear and affirm that I have provided my tenant with a copy of the Mallory Square Declaration of Covenants and Restrictions including the Rules and Regulations and that my tenant understands and agrees to follow these documents while residing in Mallory Square

Acknowledged this _____ day of _____, 200_____

Lot # _____ Signature of owner _____

Print Name _____

Tenant(s) Information:

Name (s) _____

Contact phone # _____ work _____ cell
_____ home

Tenant(s) Acknowledgement

I/We, _____, _____, the tenants under the Lease for the above referenced property, hereby acknowledge and agree that I have been provided a summary of Mallory Square Rules and Regulations, which includes but is not limited to Rule 20.1. I further understand and agree that I am also subject to such Rules; I am required to comply with the Rules and Regulations of the Association; that any violations of the rules may be addressed by the Board and that such violations may could be deemed a default under the lease.

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Dated: _____

Dated: _____

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SUMMARY OF MALLORY SQUARE RULES AND REGULATIONS

The Declaration of Covenants and Restrictions of Mallory Square defines the operation of the Association and the rules of membership. Every homeowner in Mallory Square is a member of the Association and is bound by the provisions of these documents.

In order to maintain the appearance of the community, provide for the safety and enjoyment of the residents, and make Mallory Square a desirable place to live, the documents specify the responsibilities of the members, and the permitted and prohibited uses in Mallory Square. The Board of Directors is authorized to establish additional rules deemed in the best interests of the Association and its members.

A summary of some of the current rules and regulations follows. Please review these with your tenant and refer to the corresponding section in the Covenants and Restriction for further clarification. Please note that that this is only a summary of some of the Association Rules and Regulations and that each owner must provide a copy of the Covenants and Restrictions for their tenant to review.

ALTERATIONS; EXTERIOR APPEARANCE; STRUCTURAL MODIFICATIONS

No alterations, changes, modifications, additions or improvements of any kind shall be made to the exterior of any Residence or upon any Lot or Common Property without the express written consent of the Board.

ANTENNAE, SOLAR PANELS, SATELLITE DISHES

No antennas, solar panels, or satellite dishes, or wiring for same may be placed or installed on the exterior of any Residence without the prior written consent of the Board.

COMPLAINTS

All complaints by Owners shall be made in writing and delivered to the property management company or to a member of the Board.

COMMERCIAL VEHICLES; BOATS; TRAILERS

No commercial vehicle, recreation vehicle, van (except for family mini-vans and sport utility vehicles constructed as private passenger vehicles), boat, trailer, pick-up truck, vehicle with commercial equipment or lettering in or upon the vehicle, or unsightly vehicle of any kind shall park or be parked on the property at any time, except that service vehicles may be temporarily parked on the Property only in connection with providing services to the Association or an Owner.

CONDUCT

No person shall engage in loud and boisterous or other disorderly, profane, indecent or unlawful conduct on any portion of the Property, including, without limitation, inside the Residence or on any Lot or Common Property.

GARAGE DOORS

Garage doors to all Residences shall be kept closed except when opened to permit vehicles to enter and exit from a garage.

(OVER)

LEASING

No residence may be leased for a period of less than three (3) months nor may a Residence be leased more than twice during any calendar year. Owner must submit prior to commencement a copy of the executed lease to the Association. Additionally, a signed affirmation by the Owner stating that the tenant has been provided a copy of the Mallory Square Declaration of Covenants and Restrictions including the Rules and Regulations and the tenant understands and agrees to follow these documents, must be submitted with the lease.

OUTDOOR COOKING

No outdoor cooking or barbecuing shall be permitted on any balcony or in front of any Residence.

PARKING

All Lots have two (2) designated parking spaces situated within the Residence garage spaces. No vehicles shall be parked on the interior roadway. Guest spots are for guests and non-residents, only. Residents shall not park any vehicle owned, maintained, rented, leased or used regularly by them in any spot designated for guests. Vehicles improperly parked may be towed away at the expense of the owner of the vehicle.

PETS

A total of two (2) household pets shall be kept within an Owners Residence. However, under no circumstance may any animal larger than ninety (90) pounds be kept on the Property, or any breed of dog commonly known as Pit Bull, German Shepard, Rottweiler, or Doberman be permitted on the Property. All pets must be carried or kept on a leash while outside the Residence. No pets are allowed within the swimming pool area. Owners are required to immediately pick-up and remove any solid waste deposited by their pet.

RUBBISH

Garbage containers and recycling containers shall be set out for curbside pick-up in front of each unit. When not set out for pickup, all such containers shall be kept in the garage area of the Residence, and shall be kept in a clean and sanitary condition.

SIGNS

No signs of any kind shall be exhibited, displayed, inscribed, painted, or affixed on any part of the exterior or interior of any Residence.

SWIMMING POOL AND CABANA AREA

Children under twelve (12) years of age are not permitted in or around the swimming pool unless accompanied by an adult. All persons using the swimming pool must shower prior to entering the swimming pool, all rubbish must be properly disposed of, any personal property brought to the pool area must be removed, and no radios or other sound systems may be used without privacy headphones. No rafts or flotation devices are permitted when others are using the swimming pool. No food or beverage is permitted in the swimming pool, and no breakable containers are allowed anywhere in the swimming pool area. No diving is permitted. Any person using suntan lotion or oil must cover any lounge chair they are using with a towel. All infants and toddlers must wear a rubberized form-fitted or waterproof garment over a diaper while in the swimming pool. There are to be no use of the swimming pool prior to 7:00 AM and after sundown.