

PALM CLUB HOMEOWNERS ASSOCIATION, INC.
C/O BANYAN PROPERTY MANAGEMENT, INC.
2328 S. CONGRESS AVE Ste 1C, West Palm Beach, FL 33406
Office 561-649-8585 Fax: 561-649-0188

SALES AND RENTAL APPLICATION FOR CERTIFICATE OF APPROVAL
INSTRUCTIONS

1. Applications to be completed by both spouses, or both parties, if unmarried. There is a \$100.00 a non-refundable application fee payable to: **Banyan Property Management, Inc.** must be in money order or cashier's check only. This only covers the orientation fee all other charges for estoppels or pud questionnaires are not included in the application fee.
2. Please attach a copy of the sales contract or lease agreement and Drivers License or ID. **“PLEASE ALLOW 10 TO 15 DAYS PRIOR TO CLOSING OR THE START OF YOUR LEASE.”**
3. If this is a purchase, copies of the Association documents may be purchased from Banyan Property for a fee of \$50.00.
4. The information form for registering with the guard house is to be completed as well.



BANYAN

PROPERTY MANAGEMENT, INC.

Dedicated to Your Community

PLEASE CIRCLE ONE

APPLICATION FOR PURCHASE/LEASE

ASSOCIATION _____

ADDRESS OF UNIT: _____

OWNERS/REALTOR NAME: _____

PHONE NUMBER OF OWNER/REALTOR: _____

A fully completed application, along with appropriate photo I.D before consideration or processing will commence. To ensure proper and timely processing, the forgoing must be received a minimum of 30 days prior to any closing date/move in date.

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www.banyanproperty.com



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PLEASE CIRCLE ONE

APPLICATION FOR PURCHASE OR LEASE

ASSOCIATION: _____

ADDRESS OF UNIT: _____

Last name First name Middle Birth date

Social Security No. Drivers License No. State of license

Marital Status: Single _____ Married _____ Separated _____

Co-applicant last name First name Middle Birth date

Social Security No. Drivers License No. State of license

Expected move in date

Will the above listed person(s) be the only occupants? Yes No If No, list other occupants with Date(s) of Birth below:

NUMBER OF OCCUPANTS TO LIVE IN RESIDENCE _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

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RESIDENCE HISTORY

Current address	City/State	Zip code
Area code/phone number	own	rent
	how long	
Name and address of present landlord or mortgage co.	area code/phone no.	monthly payment
Previous address (include landlord and apartment community)	area code/phone no.	how long

EMPLOYMENT HISTORY

Applicant employed by	Supervisors name	How long
Address	Area code/phone number	
Position held	Wage	Per hour/week/bi-weekly/monthly
Applicant previously employed by	Supervisors name	How long
Address	Area code/phone number	
Position held	Wage	Per hour/week/bi-weekly/monthly
Co-applicant employed by	Supervisor name	How long
Address	Area code/phone number	
Position held	Wage	Per hour/week/bi-weekly/monthly
Co-applicant previously employed by	Supervisors name	How long
Address	Area code/phone number	
Position held	Wage	Per hour/week/bi-weekly/monthly

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ADDITIONAL INCOME

Sources	Amount per year
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PET INFORMATION

Type of pet (Dog/Cat/Bird/Fish)	Breed	Color	Weight
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Type of pet (Dog/Cat/Bird/Fish)	Breed	Color	Weight
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PALM BEACH COUNTY RABIES LICENSE TAG NUMBER

(Required by Palm Beach County Ordinance 98-22)

VEHICLE INFORMATION

If you have any recreational vehicles, (vans, boats, motorcycles) please specify. (NOTE: Certain vehicles may be prohibited.)

Vehicle make	Model	Year	Color	Tag
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Vehicle make	Model	Year	Color	Tag
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Vehicle make	Model	Year	Color	Tag
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APPLICANT AUTHORIZATION

I hereby authorize and request any present or former landlord, employer, school, police department, financial institution, agency or other persons having personal knowledge about me, to furnish bearer with any and all information in their possession regarding me in connection with an application for residence.

I hereby authorize ResidentData, a service of ChoicePoint Services Inc., to obtain and verify such information including accessing consumer reporting agencies as well as performing a criminal and eviction record search.

I have been notified that a consumer report will be requested and understand that the information that Resident Data obtains is to be used in the processing of my purchase or lease application.

I hereby release and hold harmless ResidentData, a service of ChoicePoint Services Inc., its affiliates, employees and agents and any other organization that provides information from any and all liabilities arising out of the use of such information in connection with ResidentData.

Print Name

Applicant's Signature

Date

Co-Applicant's Signature

Date

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Palm Club Resident Information			
Please print all information carefully so that we will have names spelled correctly.			
Address (Example = "1017 B-3"):			
Resident:		Resident:	
Resident:		Resident:	
Home Phone:		Mobile (s):	
Work, Emergency, etc.:			
Period of lease: From - _____ To - _____			
Owner:		Addr:	Phone:
Vehicle 1		Vehicle 2	
Year:	Make:	Year:	Make:
Model:	Color:	Model:	Color:
Tag:	State:	Tag:	State:
Card or Remote #'s:			
Guest List			
Guests listed here will be admitted <i>without a call from security.</i>			
Last Name:		First:	Remarks:
Last Name:		First:	Remarks:
Last Name:		First:	Remarks:
Last Name:		First:	Remarks:
Last Name:		First:	Remarks:
Last Name:		First:	Remarks:
Last Name:		First:	Remarks:
Last Name:		First:	Remarks:
Additional Comments, Information, Phone Numbers, etc.			

any such suit is successful, the party defendant shall pay all costs of such suit, including but not limited to, court costs and reasonable attorney's fees at all levels of proceedings to the Architectural Committee.

ARTICLE IX

RIGHTS OF DECLARANT

Section 1. Sales Office. For so long as the Declarant owns any property affected by this Declaration the Declarant shall have the right to transact any business necessary to consummate sales of any said property or other properties owned by Declarant, including but not limited to, the right to maintain model dwellings, sales office, have signs on any portion of the Properties, employees in the offices, use the Common Area and show dwellings. Sales Office signs and all items pertaining to sales shall remain the property of the Declarant.

Section 2. Easements. For a period of ten (10) years, commencing upon the recording of this Declaration, Declarant reserves the right to grant, in its sole discretion, easements for ingress and egress, for drainage, utilities service, electric, gas and other similar purposes over, upon and across the Properties so long as any said easements do not run under any dwellings on the Lots and interfere with the intended uses of any portion of the Properties.

ARTICLE X

ASSIGNMENT OF POWERS

All or any part of the rights and powers and reservations of the Declarant herein contained may be leased, conveyed, or assigned to other persons or entities by an instrument in writing duly executed, acknowledged and recorded in the Public Records of Palm Beach County, Florida.

ARTICLE XI

USES

Section 1. All Owners and other persons shall use the Properties in accordance with the Rules and Regulations promulgated by the entity in control thereof and the provisions of this Declaration and the By-Laws of the Association.

Section 2. All garbage cans, trash containers, bicycles, and other personal property shall be kept, stored and placed in an area not visible from outside the dwelling.

Section 3. No temporary or permanent utility or storage shed, building, tent, structure or improvement shall be constructed, erected or maintained without the prior approval of the Architectural Committee.

Section 4. No horses, hogs, cattle, cows, goats, sheep, poultry or other animals, birds or reptiles, shall be kept, raised or maintained on any Lot; PROVIDED, HOWEVER, that dogs, cats and other household pets may be kept in reasonable numbers in the dwelling if their presence causes no disturbance to others. All pets shall be kept on a leash when not on the Owner's Lot.

Section 5. No stable, livery stable or barn shall be erected, constructed, permitted or maintained on any Lot.

Section 6. No swimming pool or appurtenant pump house shall be constructed, erected or maintained on any Lot without prior approval of the Architectural Committee.

Section 7. No vehicles of any nature shall be parked on any portion of the Properties or a Lot except on the surfaced, parking area thereof. No vehicle which cannot operate under its own power for a period of twenty-four (24) hours shall be kept on the Property or any portion of a Lot. All cars, trailers, recreational vehicles, motorcycles or the like, shall be kept in the garage when not in use.

Section 8. No "for sale" or "for rent" signs or other displays or advertising shall be maintained or permitted on any part of the Common Area or any Lot, except in locations as approved by the Architectural Committee. The right is reserved to the Declarant to place "for sale" or "for rent" signs in connection with any unsold Lot it may from time to time own. The same right is reserved to any institutional first mortgagee or owner or holder of a mortgage originally given to an institutional mortgagee which may become the Owner of a Lot and to the Association as to any Lot which it may own.

Section 9. No trade or business shall be conducted, nor any commercial use made of any Lot.

Section 10. All Lots shall be kept in a clean and sanitary manner and no rubbish, refuse or garbage allowed to accumulate, or any fire hazard allowed to exist.

Section 11. No nuisance shall be allowed upon any Lot or any use or practice that is a source of annoyance to other Owners or interferes with the peaceful possession and proper use of the Lots by the Owners thereof.

Section 12. No immoral, improper, offensive or unlawful use shall be made of any Lot and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be strictly observed.

Section 13. No television or radio masts, towers, poles, antennas, aerials, or apparatus may be erected, constructed, or maintained without the prior consent of the Architectural Control Committee first outlined.

Section 14. Each Lot is restricted to residential use as a single family residence.

Section 15. No person shall use the Lot or any part thereof, in any manner contrary to this Declaration.

Section 16. No docks nor motorized vessels shall be permitted in the lake contained within the Properties.

Section 17. No Owner nor the Architectural Committee, nor their use of any Lots, shall interfere with the Declarant's preparation, sale or use of any Lots.

Section 18. The above restrictions set forth in this ARTICLE XII shall not apply to Declarant or its agents, employees, designated successors or assigns during the period of construction and sales of the Properties.

ARTICLE XIII

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In any such suit the prevailing party shall also be entitled to recovery of all costs and expenses including court costs and attorneys' fees.