



BANYAN

PROPERTY MANAGEMENT, INC.

Dedicated to Your Community

PARK PLACE TOWNHOMES HOMEOWNERS ASSOCIATION, INC
C/O BANYAN PROPERTY MANAGEMENT, INC.
2328 S CONGRESS AVE SUITE 1-C
WEST PALM BEACH, FL 33406
PHONE (561) 649-8585 FAX (561) 649-0188

Instructions for completing application:

1. Complete the attached application; do not leave any spaces blank. If necessary, write N/A if applicable. Incomplete applications will be returned unprocessed.
2. Attach copy of sales contract or lease agreement.
3. If there is any outstanding assessment (unpaid maintenance), the application will not be processed until all fees are paid.
4. After submitting application please allow 10 to 15 days for processing prior to closing or the beginning of a lease. A certificate of approval will be issued after the orientation is completed.
5. **Non-refundable** application fee of \$50.00 money order or cashiers check payable per non related applicant to: **Park Place Townhomes HOA**, and \$100.00 payable to: **Banyan Property Management, Inc.**
6. Application fee of \$150.00 *covers* only the orientation; all other charges for estoppels or PUD questionnaires are not included in the application fee.
7. Copy of Association Documents may be purchase from Banyan Property Management for the fee of \$50.00 in money order or cashiers check.

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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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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.)

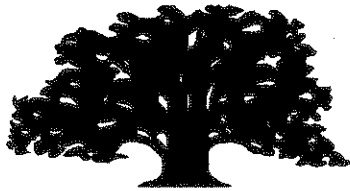
Vehicle make	Model	Year	Color	Tag
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Vehicle make	Model	Year	Color	Tag
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Vehicle make	Model	Year	Color	Tag
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APPLICANT AUTHORIZATION

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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PARK PLACE TOWNHOMES, INC

C/O BANYAN PROPERTY MANAGEMENT, INC.
2328 SOUTH CONGRESS AVE., SUITE 1-C
WEST PALM BEACH, FL 33406
OFFICE (561)649-8585 FAX: (561) 649-0188

PET SURVEY

Name of Owner/Tenant: _____

Unit #: _____ Address: _____

PET NAME: _____ AGE: _____

DESCRIPTION: _____

I hereby agree to have my pet on a leash at all times when outside of my unit and on Association's property.

I further agree to use a waste removal system to clean up after my pet in all residential areas.

I further understand that any pet deemed a nuisance by the Board of Directors is subject to removal from the Association.

(Picture to be attached)

Signature

Signature

Date

PARK PLACE TOWNHOMES INC.

VEHICLE RULES & REGULATIONS

Date: _____ Unit #: _____

As evidenced by our signature below, the following Owner/Tenants hereby acknowledge notification of the vehicle Rules & Regulations of the Association.

Any vehicle found parked on or driving thru the lawn areas or sidewalk areas will be subject to immediate towing of the vehicle at owner's expense. This includes **ALL** vehicles and applies to every owner and tenant. Invited guests and service personnel are subject to the same Rules & Regulations and must be notified of these Rules & Regulations by the owner/tenant. Any damage to the lawn, irrigation system, sidewalks, or pavement as a result of vehicle trespassing will be charged against the appropriate unit.

No inoperable vehicle may remain on the premises in excess of 24 hours. NO repair work (oil changes, etc.) may be performed on the premises. Unsightly vehicles may not remain on the premises.

No parking on the streets at any time. (This will make vehicle subject to towing at owner's expense.)

No commercial vehicles belonging to a resident or tenant (signage, equipment, etc.) as described in the Association's documents is permitted.

Signature

Signature

PARK PLACE TOWNHOMES INC.

RULES & REGULATIONS VERIFICATION

Date: _____ Unit #: _____

I, THE UNDERSIGNED, have received a copy of the Rules & Regulations of the Association. I hereby agree (through my signature below) to abide by these Rules & Regulations, as well as the ByLaws and other documents both now and in the future of the Association.

I have been given an opportunity to ask questions regarding such Rules & Regulations prior to moving into the Association.

(I further understand that it is my responsibility to inform any guest, who might be visiting me or tenant, during my lease/ownership of such Rules & Regulations as I will be held accountable for the actions of such guests.)

Name (Print or Type)

Signature

Signature

Witnessed By:

PARK PLACE TOWNHOME ASSOCIATION, INC.
SYNOPSIS OF RESTRICTIONS, RULES AND REGULATIONS

This synopsis is to provide convenience to the owners and tenants of Park Place Townhome and is not intended to replace the *Declaration of Covenants, Conditions and Restrictions*, *Park Place Townhome, By-Laws*, the *Articles of Incorporation* or any rules and regulation promulgated by *Park Place Townhome Association, Inc.* (hereinafter "Association"). Please consult these documents for complete information. If you have any questions regarding this synopsis, please call.

1. Neither owners nor tenants shall use their property or any portion for any purpose other than for residential purposes. No business of any kind shall be permitted or conducted from any townhouse.
2. No signage, including real estate signs, is permitted.
3. No unlawful activity or nuisance shall be erected, maintained, operated, carried on, permitted or conducted on the property, nor shall anything be or become an annoyance or nuisance to the neighborhood.
4. No building, outbuilding, garage, fence, wall, retaining wall or other structure of any kind shall be erected, constructed, placed or maintained on the townhouse property.
5. There shall be no alteration, change in color by paint or otherwise, addition, changing, repairing, remodeling or adding to the exterior of any townhouse.
- * 6. Dogs, cats and pet birds in reasonable numbers may be kept on any property for the pleasure and use of occupants of the townhouse; never for commercial use or purpose. Dogs shall be on a leash at all times and shall be walked on grass immediately surrounding the occupant's townhouse. Occupants must clean up after their dogs. Violation of this section imposes a \$100.00 fine.
7. Each townhouse is assigned two reserved parking spaces. The guest parking is for guests' use only. After citing violation of this section to the owner of the vehicle being parked illegally, the vehicle will be towed at the owner's expense and the owner will be assessed a fine.
8. Properly licensed passenger automobiles (equipped with automobile factory designed bodies), one-ton pick up trucks and passenger vans (standard factory design) are permitted on the property. No truck is permitted which transports cargo so as to be unsightly, excessively large, or which extends beyond the cargo compartments of the truck.
9. Jeeps with factory canvas enclosures are permitted.

10. Motorcycles are permitted provided they do not emit excessive noise. Mopeds, powered bicycles, bicycles and tricycles are permitted but must be stored or occupant's patio when not in use.
11. There shall be no assembling or disassembling of motor vehicles.
12. Vehicles not mechanically operable or currently licensed for use are not permitted on site. After notification of this violation, vehicle will be towed at owner's expense.
13. No garbage containers or receptacles shall be permitted outside of owner's townhouse except in enclosed courtyard.
14. All trash and garbage must be deposited into the dumpsters and may not be placed outside the dumpster. If an item is too heavy or bulky to fit into the dumpster, occupant must call management office to schedule a time certain when the item can be placed along side the dumpster for pick up by a vehicle with special equipment to do so. Violation of this section imposes a \$100.00 fine and will be strictly enforced.
15. Only standard outdoor patio furniture is permitted on rear patio.
16. Barbecue grills shall be used only in courtyards or in other designated areas.
17. No clothes or similar articles shall be hung on balconies or outdoors for any purposes whatsoever, except within owner's courtyard, and in such a manner as to not be visible from outside the courtyard.
18. Balconies may be enclosed after prior written authorization from the Association. All open balconies must have an orderly and uncluttered appearance.
19. All window and door screening shall be maintained in good repair.
20. Hurricane shutters may be installed on townhouses; however, they cannot be permanent and must be able to be completely removed.
21. Parents shall be held responsible by the Association for acts by their children which are in violation of the covenants, and the rules and regulations of the Association. Owners shall be held jointly responsible with their lessees, tenants, and guests for adherence to these covenants and the rules and regulations.
22. In the event of a re-sale of a dwelling, the new owner shall notify the Association of the change of ownership within ten (10) days of closing. In the event of a lease of a unit, the owner of the unit must notify the Association prior to occupancy in writing, stating that the tenant or lessee is aware of these covenants and the rules and regulations of the Association, and has agreed to adhere thereto and has furnished the Tenant Information Form to the Association.