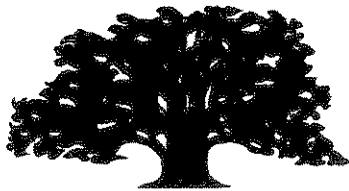


**APPLICATION FOR
PHEASANT RUN HOA, INC.
FOR
LEASE/PURCHASE**

1. NON-REFUNDABLE SCREENING FEE OF \$25.00 PER NON RELATED APPLICANT IN CASHIERS CHECK OR MONEY ORDER PAYABLE TO: PHEASANT RUN HOA
2. \$100.00 IN CASHIERS CHECK OR MONEY ORDER PAYABLE TO: BANYAN PROPERTY MANAGEMENT, INC.
3. APPLICATION FEE OF \$125 COVERS ONLY THE ORIENTATION, ALL OTHER CHARGES FOR ESTOPPELS OR PUD QUESTIONNAIRES ARE NOT INCLUDED IN THE APPLICATION FEE.
4. A COPY OF THE LEASE OR CONTRACT AGREEMENT MUST BE PROVIDED AS WELL AS COPY OF DRIVERS LICENSE OR ID.
5. HOA DOCUMENTS ARE AVAILABLE FOR \$50.00 PER SET, MADE PAYABLE TO: BANYAN PROPERTY MANAGEMENT, INC. IN CASHIERS CHECK OR MONEY ORDER ONLY.
6. UPON COMPLETION OF THE ABOVE A CERTIFICATE OF APPROVAL WILL BE ISSUED AFTER THE ORIENTATION.

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



BANYAN
PROPERTY MANAGEMENT, INC.

Dedicated to Your Community

PLEASE CIRCLE ONE

APPLICATION FOR PURCHASE/LEASE

ASSOCIATION _____

ADDRESS OF UNIT: _____

OWNERS NAME: _____

OWNERS PHONE #: _____

TENANT NAME: _____

TENANT PHONE # _____

REALTORS NAME/PHONE # _____

A fully completed application, along with appropriate photo I.D must be submitted 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 or move in date.

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

www.banyanproperty.com



BANYAN
PROPERTY MANAGEMENT, INC.
Dedicated to Your Community

PLEASE CIRCLE ONE

APPLICATION FOR PURCHASE OR LEASE

ASSOCIATION: _____

ADDRESS OF UNIT: _____

Last name First name Middle Birth date

Drivers License No. State of license

Marital Status: Single _____ Married _____ Separated _____

Co-applicant last name First name Middle Birth date

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

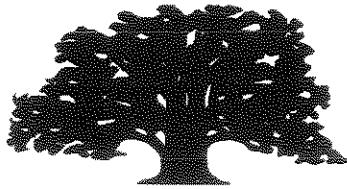
Name: _____ Date of Birth: _____

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

ADDITIONAL INCOME

Sources Amount per year

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**HOMEOWNERS' ASSOCIATION
PET REGISTRATION FORM**

Registration Date: _____

Pets shall be restricted to no more than two pets per dwelling. The term 'pet' shall mean a cat or dog, and dogs shall exceed 40 pounds in weight (at its full size)...Article IX, Section C2.

OWNER/TENANT'S NAME: _____
 OWNER/TENANT'S ADDRESS: _____
 PHONE NUMBER: _____ EVENING NUMBER: _____

ANIMAL INFORMATION:

Dog(s)
 Total Number _____

AGE: Years \ Months	
Dog 1	_____ \ _____
Dog 2	_____ \ _____
Dog 3	_____ \ _____
Dog 4	_____ \ _____

Cat(s)
 Total Number _____

AGE: Years \ Months	
Cat 1	_____ \ _____
Cat 2	_____ \ _____
Cat 3	_____ \ _____
Cat 4	_____ \ _____

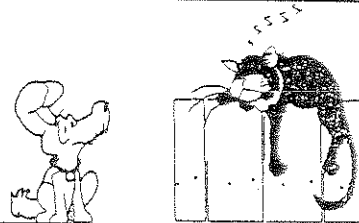
SIZE:

Dog 1	<input type="checkbox"/> Under 20 lbs.	<input type="checkbox"/> 61-80 lbs.
	<input type="checkbox"/> 20-40 lbs.	<input type="checkbox"/> 81-100 lbs.
	<input type="checkbox"/> 40-60 lbs.	<input type="checkbox"/> Over 100 lbs.
Dog 2	<input type="checkbox"/> Under 20 lbs.	<input type="checkbox"/> 61-80 lbs.
	<input type="checkbox"/> 20-40 lbs.	<input type="checkbox"/> 81-100 lbs.
	<input type="checkbox"/> 40-60 lbs.	<input type="checkbox"/> Over 100 lbs.
Dog 3	<input type="checkbox"/> Under 20 lbs.	<input type="checkbox"/> 61-80 lbs.
	<input type="checkbox"/> 20-40 lbs.	<input type="checkbox"/> 81-100 lbs.
	<input type="checkbox"/> 40-60 lbs.	<input type="checkbox"/> Over 100 lbs.
Dog 4	<input type="checkbox"/> Under 20 lbs.	<input type="checkbox"/> 61-80 lbs.
	<input type="checkbox"/> 20-40 lbs.	<input type="checkbox"/> 81-100 lbs.
	<input type="checkbox"/> 40-60 lbs.	<input type="checkbox"/> Over 100 lbs.

DOG'S NAME:

Dog 1 Name: _____
 Dog 2 Name: _____
 Dog 3 Name: _____
 Dog 4 Name: _____

Cat 1	<input type="checkbox"/> Under 15 lbs.	<input type="checkbox"/> Over 16 lbs.
Cat 2	<input type="checkbox"/> Under 15 lbs.	<input type="checkbox"/> Over 16 lbs.
Cat 3	<input type="checkbox"/> Under 15 lbs.	<input type="checkbox"/> Over 16 lbs.
Cat 4	<input type="checkbox"/> Under 15 lbs.	<input type="checkbox"/> Over 16 lbs.



SEX:

Dog 1	<input type="checkbox"/> Male	<input type="checkbox"/> Female
	<input type="checkbox"/> Neutered Male	<input type="checkbox"/> Spayed Female
Dog 2	<input type="checkbox"/> Male	<input type="checkbox"/> Female
	<input type="checkbox"/> Neutered Male	<input type="checkbox"/> Spayed Female
Dog 3	<input type="checkbox"/> Male	<input type="checkbox"/> Female
	<input type="checkbox"/> Neutered Male	<input type="checkbox"/> Spayed Female
Dog 4	<input type="checkbox"/> Male	<input type="checkbox"/> Female
	<input type="checkbox"/> Neutered Male	<input type="checkbox"/> Spayed Female

CAT'S NAME:

Cat 1 Name: _____
 Cat 2 Name: _____
 Cat 3 Name: _____
 Cat 4 Name: _____

Cat 1	<input type="checkbox"/> Male	<input type="checkbox"/> Female
	<input type="checkbox"/> Neutered Male	<input type="checkbox"/> Spayed Female
Cat 2	<input type="checkbox"/> Male	<input type="checkbox"/> Female
	<input type="checkbox"/> Neutered Male	<input type="checkbox"/> Spayed Female
Cat 3	<input type="checkbox"/> Male	<input type="checkbox"/> Female
	<input type="checkbox"/> Neutered Male	<input type="checkbox"/> Spayed Female
Cat 4	<input type="checkbox"/> Male	<input type="checkbox"/> Female
	<input type="checkbox"/> Neutered Male	<input type="checkbox"/> Spayed Female

BREED AND COLOR:

Dog 1	Primary Breed _____
	Secondary Breed _____
Dog 2	Dog 1 Primary Breed _____
	Secondary Breed _____
Dog 3	Primary Breed _____
	Secondary Breed _____
Dog 4	Primary Breed _____
	Secondary Breed _____

Dog 1	Primary Color: _____
	Secondary Color: _____
	Other Color: _____
Dog 2	Primary Color: _____
	Secondary Color: _____
	Other Color: _____
Dog 3	Primary Color: _____
	Secondary Color: _____
	Other Color: _____
Dog 4	Primary Color: _____
	Secondary Color: _____
	Other Color: _____

CAT BREED AND COLOR:
 Breed (If Known): _____

Cat 1	<input type="checkbox"/> Short Hair
	<input type="checkbox"/> Medium Hair
	<input type="checkbox"/> Long Hair
COLORS: _____	
Cat 2	<input type="checkbox"/> Short Hair
	<input type="checkbox"/> Medium Hair
	<input type="checkbox"/> Long Hair
COLORS: _____	
Cat 3	<input type="checkbox"/> Short Hair
	<input type="checkbox"/> Medium Hair
	<input type="checkbox"/> Long Hair
COLORS: _____	
Cat 4	<input type="checkbox"/> Short Hair
	<input type="checkbox"/> Medium Hair
	<input type="checkbox"/> Long Hair
COLORS: _____	

**PALM BEACH COUNTY
 RABIES LICENSE TAG NUMBER:**

(Required by Palm Beach County Ordinance 98-22)

Dog 1: County License Tag # _____	Cat 1: County License Tag # _____
Dog 2: County License Tag # _____	Cat 2: County License Tag # _____
Dog 3: County License Tag # _____	Cat 3: County License Tag # _____
Dog 4: County License Tag # _____	Cat 4: County License Tag # _____

Parking Form

Association Name: _____

Driver License # _____ State: _____

Vehicle # 1

License # _____

Make _____

Year _____

Color _____

Vehicle # 2

License # _____

Make _____

Year _____

Color _____

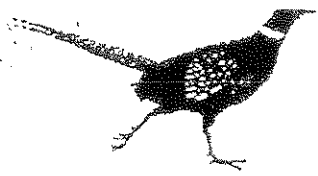
Name _____

Fairview Address _____

Phone _____

Signature _____

Date _____



P.R.H.O.A.

Pheasant Run Rules and Regulations

(as compiled and revised in 1997)

- Your house and yard:

- Any changes to physical appearance, such as color, additions or deletions, fences, etc., need approval from H.O.A. prior to obtaining building permit from the county.
- Trash containers must be put away (out of sight) the day the S.W.A. picks up. Pick up is Wednesday and Saturday.
- Grills must be in your back yard, or put away after use.
- Yards must be kept in acceptable condition as defined in your home owner documents.
- House and driveway must be pressure cleaned periodically to remove stains.
- Recreation vehicles, trailers, tents, shacks, or barns are prohibited within the properties.
- No animals, livestock or poultry shall be raised, bred or kept on any lot, except for dogs and/or domestic cats. Dogs must be leashed at all times unless in a fenced in yard.
- No trailers, trucks, vans or commercial vehicles may be parked on any lot, and no boats or wave runners may be parked in front or on the side of any lot.
- Clothes lines are prohibited.

- Common areas:

- POOL (Fees must be paid and current to use pool)
- Hours of use are 8am to dusk
- Children must be 15 years old to use the pool without an adult, children under 15 MUST be accompanied by an adult.
- No alcohol, glass, or food is allowed in the pool area.
- No diving or running in the pool area.
- Swims suits must be worn (no cutoffs, no nude bathing--infants must wear diapers and rubber pants).

- Lights are to remain on from dusk to dawn, pool area is restricted during this time.
 - Life preserver is for safety use only, not for play.
 - Gate must be closed and locked at all times, entrance is allowed only with a key.
 - Restrooms are to remain locked at all times.
 - Shut off restroom lights after use, clean up after each use.
 - Non-Pheasant Run users of the pool must be accompanied by a Pheasant Run resident in good standing.
 - Loitering is prohibited.
- Other Common Areas:
 - Pick up after your dogs, especially on other owners' property as well as common areas.
 - No curb, drainage structure, water line, sewer line, or portion of any street shall be removed or altered for any purpose without the consent of the local authority having jurisdiction thereof.
 - Although the H.O.A. is responsible for the maintenance of all common areas, each owner is responsible for the proper care and pickup of these areas when they are used.
 - Vehicle parking should be in the driveways for each owners' home, overflow parking is permitted on the common streets with the following restrictions:

(No parking on lawns. Parking should be done in a manner, which will not interfere with the ability for emergency vehicles clear passage on these streets.)

 - Only emergency auto repairs can be done on the premises.
 - Children under 10 are not allowed by the lake, unless accompanied by an adult.
 - No swimming, wading or boating on the lake.
 - Activity around the edge of the lake is prohibited after dusk.

- a. 30 days past due will result in late fee application and letter from the management firm informing of past due amount.
- b. 60 days past due will result in additional late fees and a demand for payment letter issued from the Association's attorney.
- c. 95 days past due will result in application for and placement of a lien on the unit, by the Association's attorney, filed with the Clerk, Palm Beach County Court.
- d. Continued failure to collect on past due fees may result in the Association's attorney initiating foreclosure proceedings on the unit.

The Board of Directors of Pheasant Run Homeowners' Association hereby directs the management firm or accounting firm representing the Association to begin following these rules this date of adoption.

CHANGES TO RULES AND REGULATIONS FEE STRUCTURE

Adopted at August, 1999 Board of Director Meeting

Fee Structure for payment of assessments

Replaces timetable established June 22, 1999

30 days past due, \$25 late fee and notice of past due

45 days past due, demand for payment letter from Attorney/management Company

60 days past due, \$25 late fee and lien placed by attorney

75 days past due, attorney to start foreclosure proceedings

Adopted at October, 1999 Board of Director Meeting

Fines increased to \$100 for second and subsequent violations

Rental application fee increased to \$50

New owner application fee for orientation and rules at \$50

(Compiled from governing documents for distribution to owners 12/1/99 - originals on file)