

SOMERSET 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 and a copy of your drivers license or ID.
3. If there is any outstanding assessment (unpaid maintenance), the application will not be processed until all fees are paid.
4. **Non-refundable fee of \$50 payable to: Somerset per applicant other than husband & wife. and \$100.00 payable to: Banyan Property Management, Inc. in cashier's check or money orders. No cash or personal checks.**
5. Application fee of \$150.00 covers only the orientation, all other charges for estoppels or pud questionnaires are not included in the application fee.
6. Copy of Association Documents may be purchased from Banyan Property Management for the fee of **\$50.00** in money order or cashier's check only.

PLEASE NOTE:

INCOMPLETE APPLICATIONS MISSING SIGNATURES, LEASE/SALES CONTRACT AND/OR APPLICATION FEE WILL NOT BE PROCESSED.

PLEASE ARRIVE AT LEAST 10 MINUTES EARLY.

LATE ARRIVALS AND/OR INCOMPLETE APPLICATIONS WILL BE RESCHEDULED.

FOR YOUR CONVENIENCE AND OURS, MAKE PROPER ARRANGEMENTS FOR YOUR CHILDREN.

DO NOT BRING CHILDREN TO THE INTERVIEW.

CHILDREN ARE NOT ALLOWED IN LOBBY AREA WITHOUT PROPER SUPERVISION.

THANK YOU FOR YOUR COOPERATION.



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.



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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www.banyanproperty.com



BANYAN

PROPERTY MANAGEMENT, INC.

Dedicated to Your Community

RESIDENCE HISTORY

| | | |
|---|---------------------|-----------------|
| Current address | City/State | Zip code |
| Area code/phone number | own | rent |
| Area code/phone number | 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 |
| 2328 South Congress Avenue • Suite 1-C • West Palm Beach, FL 33406 | |
| (561) 649-8585 • Fax (561) 649-0188 | |

**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 | _____ / _____ |

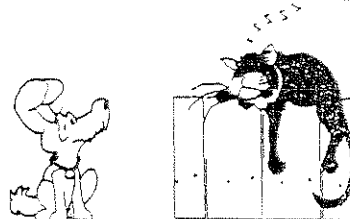
SIZE:

| | | |
|-------|--|--|
| 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 | 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 _____

Address _____

Phone _____

Signature _____

Date _____

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

RULES AND REGULATIONS

INTRODUCTION:

Our goal is to maintain an enjoyable community environment for each resident and a high quality of life a Somerset. In order to achieve that goal, each resident must observe the following Rules and Regulations.

The Rules and Regulations hereinafter enumerated shall be deemed in effect and shall apply to and be binding upon all Unit Owners. The Unit Owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, tenants and all persons over whom they exercise supervision.

Unit Owners must advise tenants, relatives and guests of all Rules and Regulations pertaining to use and care of premises and recreation areas. (i.e. trash, pool, tennis, parking, etc.)

Common areas are the concern of the Somerset Homeowners Association Board of Directors, the Property Management Company and Manager thereof. Any necessary work to be done in common areas for the good and welfare of the residents is determined by these entities.

The Association has established Rules and Regulations with which all owners, tenants, and guests must comply.

1. SALES & LEASES:

Owners who wish to lease or sell their unit shall obtain a "Lease/Sale" application from the management company. When properly completed this application along with **an application fee of \$100.00, two checks or money orders \$50.00 each, one payable to Banyan Property Management Services, Inc., & the second payable to Somerset HOA, Inc.** shall be submitted to the Board of Directors for approval. Non-compliance with this procedure can jeopardize the lease if legal action is necessary.

A prospective buyer or lessee must appear for an orientation with the Property Manager, before approval is granted. An orientation appointment should be made with the Property Manager no less than 15-10 days prior to closing or leasing of unit.

Units may be rented for a term of not less than three months, but only twice during any calendar year. In determining this the term of the lease not the date **of the** lease shall be used.

Should any changes occur with the lease the management company must be notified.

A unit is to be restricted to residential use as a single-family residence by the Owners thereof, their immediate families, guest or lessees. No more than five (5) people shall be permitted to reside in a Unit on a permanent basis. All permanent occupants must be registered with the management company.

2. **RECREATION FACILITIES**

A key for the rest rooms and tennis courts will be issued to each Unit Owner. Replacement cost will be \$25.00, payable to the Somerset HOA.

3. **SWIMMING POOL**

Pool hours are from 9:00 am to Dusk.

Parent or guardian must accompany children under 16

Shower before entering pool

No diving or running

No bicycles, skateboards, roller blades, roller skates, scooters, floats or toys permitted

Food and drink prohibited

Babies must wear plastic pants

No animals permitted

**Any group, parties, etc shall complete proper form and pay a deposit (\$150.00) for such use, contact the property management office. No glass containers allowed on pool deck.

4. **TENNIS COURTS**

All residents are reminded that no bicycles, skateboards, roller blades, roller skates, scooters, or dogs are permitted on the courts.

5. **LAKE**

Fishing is restricted to residents and their guests. No swimming is permitted in the lake.

6. **PARKING**

All unit owners and/or their tenants shall park vehicles or motorcycles only in the two spaces designated to them by the Association, and marked for their exclusive use. Motorcycles may be walked and placed within the unit's privacy courtyard. Guest spots may not be assigned and are for the primary use of visitors.

All unit owners are assigned two (2) parking spaces.

No boats, trailers, business vehicles or campers shall be parked on the property. No trucks or vans which are larger than one-half ton, or which have rear dual tires shall be parked on the property.

No vehicle repairs or maintenance, except for minor repairs (changing a flat tire and/or replacing a battery), shall be permitted on the property. Storage will not be permitted in courts. Vehicles must have a current registration and license tag. Each resident is to remove any vehicle residue such as oil, grease, etc, on their parking spaces as needed.

Residents shall not store, park or leave boats or boat trailers in courts nor shall they be parked on the common grass area, including the swale.

Improper parking could result in the vehicle being towed, at vehicle owner's expense. All vehicles parked on Association area common grass, including the maintained swale, (except for occasional or temporary parking on the swale, **(OVERNIGHT PARKING ON SWALE IS NOT PERMITTED)**) are subject to being towed at vehicle owner's expense. If towing damages the common area grass a fine will be assessed against the vehicle owner.

7. USE AND OCCUPANCY

All garbage cans, trash containers, bikes or other articles and property shall be kept stored and placed in an area not visible from the outside of the unit. All units shall be maintained in "first class" condition, including balconies, which will also display a neat and uncluttered appearance.

No signs, except as approved by the Association shall be placed, erected or displayed on or upon any part of the unit or property maintained by the Association. This includes real estate sales, open house and yard sales signs.

No trade or business shall be conducted, nor any commercial use made, in any unit.

Temporary or permanent utility or storage sheds, screened enclosures, buildings, tents, structures and improvements shall not be constructed without approval of the Architectural Committee. Proper forms must be completed and turned into the management company for approval, prior to making exterior changes.

No stable, livery stable or barn shall be erected, constructed, or permitted or maintained by any unit. No horses, hogs, cattle, cows, goats, sheep, poultry or animals, birds or reptiles shall be kept, raised or maintained in any unit.

8. PETS

A maximum of two (2) dogs and other household pets may be kept inside the dwelling if their presence causes no disturbance to others. Both dogs and cats must be properly licensed with the County Animal Control Division. All dogs shall be kept on a leash when outside the owner's unit. Pet owners are responsible to clean up after the pet in order to properly maintain the Association common areas.

9. GENERAL RULES

No nuisance shall be permitted to exits upon any property so as to be detrimental to any other property in the vicinity thereof, or to its occupants. No owner or lessee or any guest of and owner or lessee shall create or permit any disturbance that will interfere with the right, comforts or convenience of others.

10. ALTERATIONS AND ADDITIONS

Each unit has Almond colored vertical window treatments, which shall not be changed in color. All structural colors or window frames, screens, etc. shall, upon replacement, follow the original architectural color scheme and style, unless otherwise approved by the Architectural Committee.

Hurricane Shutters, an application shall be submitted with a copy of the contractor's drawings, material specifications, type and code requirements. Color of the shutter shall comply with the dark bronze color scheme of the window and sliding door frames. Contact the management company for details.

Replacement or repair of the privacy gate and fence is the sole responsibility of the unit owner. Style of the privacy fence and gate shall follow the original design.

Monthly maintenance assessments are due on the first of each month. Any monthly payments past due will be charged a \$25.00 fee each thirty (30) days past due. At ninety (90) days a lien will be filed and all cost collected, including court cost. Unit owner's sixty (60) days delinquent with their account for any infraction of published Rules & Regulations will have the right to use the recreation facilities suspended.

All foliage, shrubs, trees and flowers within the privacy court are the responsibility of the unit owner. Attention and periodic trimming, pruning and maintenance must be administered by the unit owner to keep said items off the exterior surface of the fence and building. All trees shall be trimmed and prepared from April to June for Hurricane Season. If this maintenance is not done in a timely fashion, the Association shall have the work done and charge the unit owners accordingly. Fines will be assessed for any violations.

All foliage and vegetation must be cut and placed in the dumpster for trash pickup on Tuesday and Friday of each week.

All residents will package garbage in plastic bags and place them inside the respective court dumpster. All items that can be recycled will be placed in the appropriate containers.

Recycling containers provided are, Blue for aluminum can, foil and pie plates, glass bottles and jars, plastic containers 1 and 2, drink boxes, and milk and juice cartons. Yellow for newspapers, inserts, brown paper grocery bags, corrugated cardboard boxes, and magazines.

11. FURNITURE REMOVAL

Items such as furniture and appliances must be removed by the unit owners. Only items which fit in the dumpster will be removed by the sanitation company.

12. CONCLUSION

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

No person shall use the unit or any parts thereof in any manner contrary to this Declaration.