

**VILLAGE OF SANDALWOOD LAKES
HOMEOWNERS ASSOCIATION, INC.**

****PROVIDED IS A CHECK LIST OF IMPORTANT ITEMS WHICH MUST BE
COMPLETED PRIOR TO THE APPROVAL OF YOUR APPLICATION****

PLEASE DELIVER IN PERSON OR BY MAIL TO THE OFFICE

1. COPY OF THE CONTRACT OR LEASE AGREEMENT, FULLY EXECUTED.
2. LEASE APPLICATION FEE OF \$250.00 PAYABLE TO THE VILLAGE OF SANDALWOOD LAKES HOA, INC.
3. RETURN ALL FORMS WITH PAYMENT FULLY EXECUTED.
4. INSPECTION ON THE EXTERIOR OF THE UNIT WILL BE DONE. IF A VIOLATION EXISTS IT MUST BE RESOLVED PRIOR TO APPROVAL. (COMMON ISSUES ARE FRONT DOOR NOT PAINTED ALMOND, VEGETATION ABOVE THE FENCE, TREES OVER 3 FEET ABOVE THE FENCE, ILLEGAL LIGHT FIXTURES, ITEMS ATTACHED OR DAMAGING THE FENCE, SOFFITS, AND MANSARDS, ETC.
5. AN INTERVIEW WILL BE CONDUCTED PRIOR TO **THE CERTIFICATE OF APPROVAL BEING ISSUED**. PLEASE ALLOW 10 DAYS FOR THE PROCESSING TO BE COMPLETED AFTER ALL PAPERWORK IS RECEIVED.

11/4/14

4118 10th Avenue North, Lake Worth, FL 33461
Phone: (561) 963-7620 - Fax: (561) 963-7619

VILLAGE OF SANDALWOOD LAKES HOMEOWNERS ASSOCIATION, INC.

ACKNOWLEDGMENT AND AFFIDAVIT REGARDING RECEIPT OF RECORDED COVENANTS AND RESTRICTIONS AND RULES

FOR _____ WAY

The Lessee understands and agrees that he takes possession and/or occupancy subject to all of the recorded and unrecorded rules and covenants. Prior to signing, you should review/read all documents to assure that you are able to comply with them.

I (we) hereby agree to abide by all the documents, which include: By-Laws and Rules and Regulations of the Village of Sandalwood Lakes Homeowners Association, Inc.

In particular, I/we fully understand that the following rules are in force and being enforced at all times and that I/we must abide by all rules, all of the time:

1. Each unit may have two pets ONLY and may not be on the vicious dog list.
2. Each unit is allowed two vehicles ONLY and must park in the two assigned spaces which are _____ and _____.
3. Commercial vehicles (vehicles carrying work equipment or with lettering on them) may not park at the complex at any time.
4. These are SINGLE FAMILY HOMES. One family or two unrelated persons may reside at a unit.
5. Any and all exterior alterations (changes) must be approved, in writing, before being added.
6. Parking on the grass, parking blocking a dumpster or parking on the street is NEVER PERMITTED FOR ANY REASON.
7. All patio vegetation is maintained by and is the responsibility of the owner. All patio vegetation must be trimmed and maintained and MUST be kept no higher than three feet above the height of the fence. Trees MAY NOT BE PLANTED in the patio area. Planting outside of the patio is NOT PERMITTED.
8. Fences are Association property. Do NOT paint, stain, treat, cut or do anything to the fences.
9. Do NOT place miscellaneous items (furniture, bikes, etc.) at the dumpster area. If you need to get rid of these items, you will need to call someone to pick them up.

By signature below, we CERTIFY that we only have two vehicles and we will park ONLY (no more than) two vehicles in the two DEEDED, ASSIGNED spaces for this unit. The vehicles will be free of rust, have a good appearance, valid license plates and not be commercial (carrying work equipment or with ANY lettering)

LESSOR _____ DATE _____

_____ DATE _____

LESSEE _____ DATE _____

_____ DATE _____

As to the Lessee(s) named above, please have a Notary complete below.
Sworn to and subscribed before me this _____ day of _____ 20_____.

I.D. _____ Notary Signature _____

Print Notary Name _____

Commission Expires _____

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VILLAGE OF SANDALWOOD LAKES HOMEOWNERS ASSOCIATION, INC.

INFORMATION

Date _____ Unit Address: _____ Way _____

Owners Name _____ Email _____

Owners Alternate Address _____ Phone _____

Renters Name _____ Email: _____

Renters Fla. Driver's License # _____

Home Phone # _____ Cell/Alternate # _____

You are only allowed two vehicles & your assigned spaces are # _____ & _____

Please list the two vehicles below:

(1) MAKE _____ MODEL _____ YEAR _____ COLOR _____

LICENSE PLATE #/COUNTY/STATE _____

(2) MAKE _____ MODEL _____ YEAR _____ COLOR _____

LICENSE PLATE #/COUNTY/STATE _____

Must provide information for the pet(s) that are permitted to be at this home

(See list of allowed dogs) attach a picture of the pet and a veterinarian certificate indicating breed of dog.

(1) Type/Breed _____ Age _____ PBC Tag# _____

(2) Type/Breed _____ Age _____ PBC Tag# _____

Comments: _____

Return completed form to: Village of Sandalwood Lakes

**VILLAGE OF SANDALWOOD LAKES
HOMEOWNERS ASSOCIATION, INC.**

CONSENT AND ACKNOWLEDGMENT OF NEW RESIDENT(S)

FOR _____ WAY

The undersigned owners/tenants hereby accept formal notification that any vehicle found parked or driving through the lawn areas, on the lanes or sidewalk areas will be subject to immediate towing of the vehicle at the owner's expense. This includes all vehicles and applies to every homeowner and tenant. Invited guests and service personnel are subject to the same rules and must be notified of them by the owner/resident.

Any damage to the lawn, sprinkler system or sidewalk pavement as a result of such improper parking will be repaired and charged to the appropriate unit.

Inoperable vehicles may not remain on the premises in excess of 24 hours. Repairs (oil changes, etc.) may not be performed on the premises.

I understand that it is my responsibility to inform any guest or service personnel, who might visit my unit during occupancy of such rules, as I will be held accountable for the actions of these people.

Further, I understand that at all times two pets who is a _____ (Breed)

_____ (Breed) must be on a leash when on the property. The dog walker must clean up after the pet(s)

_____ I DO NOT have any pets.

Printed Name

Signature

Printed Name

Signature

Date

4118 10th Avenue North, Lake Worth, FL 33461
Phone: (561) 963-7620 - Fax: (561) 963-7619

11/6/07

This instrument prepared by:
David A. Core, Esquire
ST. JOHN, CORE & LEMME, P.A.
Will Call Box 110
1601 Forum Place, Suite 701
West Palm Beach, Florida 33401
(561) 655-8994

CERTIFICATE OF RECORDING OF CORRECTIVE AMENDMENT TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR VILLAGE OF SANDALWOOD LAKES

I HEREBY CERTIFY that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the Declaration of Covenants and Restriction for the Village of Sandalwood Lakes. The amendment was duly adopted by the members in accordance with Section 617.0701(4), Florida Statutes, and in accordance with the requirements of the Declaration. The attached Amendment is being recorded due to scrivener's errors contained in the amendment filed on October 11, 2006 and hereby replaces that amendment recorded in Official Records Book 20953, at Page 1707, et. seq. The original Declaration of Covenants and Restrictions for Village of Sandalwood Lakes is recorded in Official Records Book 3829, Page 742, et seq., Public Records of Palm Beach County, Florida.

DATED this 12th day of October, 2006.

As to witnesses:

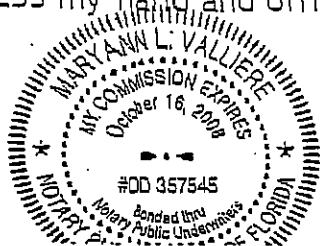
Sign David A. Core
David A. Core, Esq.
Attorney for Village of Sandalwood
Lakes Homeowners Association, Inc.

Heidi White
Witness
Sheryl Bennett
Witness

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared David A. Core, who is personally known to me and who did take an oath, to be the individual who executed the foregoing instrument and acknowledged to and before me that he executed such instrument as Attorney for Village of Sandalwood Lakes Homeowners Association, Inc.

WITNESS my hand and official seal this 12th day of October, 2006.



(SEAL)

Mary Ann Valliere
NOTARY PUBLIC
State of Florida at Large.
My Commission Expires:

Village of Sandalwood Lakes Homeowners Association, Inc.

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS

The original Declaration of Covenants and Restrictions for Village of Sandalwood Lakes (hereafter "Declaration") is recorded in Official Records Book 3829, Page 742, Public Records of Palm Beach County, Florida.

(As used herein added words are underlined; deleted words are ~~lined through~~)

Proposed Amendment to Article IV, Section 5, of the Declaration. Article IV, Section 5, of the Declaration, regulating pets, is amended to read as follows:

5. A townhouse unit owner shall not keep more than ~~one (1)~~ two (2) pets in his unit without the prior written consent of the board. A pet shall be defined as a domestic or household, dog, cat, fish or bird, ~~which will weigh no more than twenty (20) pounds at maturity.~~ Pets shall not be permitted in any of the common areas of Village of Sandalwood Lakes or off a townhouse unit property under any circumstances unless the pet is under the restraint or control of a person by means of a chain, leash or other device. Each pet owner shall be required to clean up after the pet in order to properly maintain the common areas. Each townhouse unit owner shall indemnify the Association, and hold it harmless against any loss or liability resulting from his, his family member's, or lessee's ownership of or keeping of a pet at Village of Sandalwood Lakes. If a dog or any other animal becomes obnoxious to other townhouse unit owners by barking or otherwise, the townhouse unit owner shall remedy the problem or upon written notice from the Association, he will be required to dispose of the pet.

The foregoing provisions notwithstanding, and notwithstanding any provision to the contrary in the Declaration, no pet shall be left unattended on patios, balconies or elsewhere on the common areas of the townhouse unit or the common areas. Further, the foregoing provisions notwithstanding, no townhouse unit owner or occupant shall be permitted under any circumstances to have or keep any dog which has been classified as a dangerous dog or vicious dog under Florida law, County or municipal ordinance, in the townhouse unit or on the common areas, or any of the following breeds: (a) Pit bulls; (b) Rottweilers; (c) German Shepherds; (d) Huskies; (e) Alaskan malamutes; (f) Doberman Pinschers; (g) Chow chows; (h) Great Danes; (i) St. Bernards; and (j) Akitas.

- End of Amendment -

Exhibit "1"

**VILLAGE OF SANDALWOOD LAKES
HOMEOWNERS ASSOCIATION, INC.
RULES & REGULATIONS**

The definitions contained in the Declaration of Covenants and Restrictions for the Village of Sandalwood Lakes are incorporated herein as part of these Rules and Regulations.

1. No townhouse unit owner or lessee shall make or permit any noise that will disturb or annoy the occupants of any other townhouse unit, or do or permit anything to be done which will interfere with the rights, comfort or convenience of other townhouse unit occupants.
2. No townhouse unit owner or lessee shall do or permit any act or failure to act which shall cause any insurance policy on the townhouse units to become void or suspended, nor which would cause any increase in premiums payable by the Homeowners Association.
3. All draperies, curtains, shades, or other window coverings installed in a townhouse unit, and which are visible from the exterior of a townhouse unit shall have a white backing.
4. No sign, notice, or advertisement shall be inscribed or exposed on or at any window or other part of a townhouse unit or common areas.
5. No garage/patio sales are permitted.
6. No bicycles, tricycles, and scooters are allowed to remain in the common area. No motorcycles, all terrain vehicles, mopeds, trucks, trailers, boats, vans, campers, motor home, bus, commercial, or similar vehicles shall be permitted in the confines of the Village of Sandalwood Lakes, except for delivery trucks. The Association shall have the right to authorize the towing away of any vehicles in violation of this rule with the costs to be borne by the vehicle owner. In addition, any vehicle which is an eyesore shall also be prohibited. Initial criteria include the following: flat tires; significant amount of body rust; expired license plates; and broken windows.
7. The units are designed/planned for occupancy by a single family. Each unit has two (2) reserved/designated parking spaces for their unit, more vehicles are not permitted. Both of the vehicles parked in the reserve spots will need to have the decals displayed in the front on the glass of the driver's windshield. Guest spaces are for short-term guest parking only. You should notify the office if you have guests visiting for more than two days using the guest spots. On a one time basis a temporary quest pass will be issued by the office for up to two weeks. Violators will be towed at the owner's expense. Only two-axle vans and trucks (excluding campers) not in excess of 6,000 lbs. gross vehicle weight are allowed in the community. Other vehicles are considered Commercial vehicles or any vehicles displaying lettering or a logo are not permitted to park in the community at any time. Any vehicle having work equipment (i.e. ladders, tool boxes, etc.) on the outside of the vehicle is considered a commercial vehicle. No advertising of any sort can remain on the vehicles while in the community. Non commercial vehicles with lettering may cover the lettering with a blank magnetic sign as long as they are in the community. No townhouse unit owner shall do any work on a vehicle except for the ordinary maintenance such as changing of a tire or battery.
8. Only 2 domestic pets are allowed per unit. The pet may be a cat or dog. Dogs and cats must be kept on a leash at all times and may NOT be left alone on the patio on in the common area. Pets are not allowed to run loose. The owner of each pet is required to exercise proper pet etiquette and clean up after their pet(s) in their patio and the common areas. **The following dogs ARE NOT ALLOWED TO BE ON THE PROPERTY AT ANY TIME: PIT BULLS, ROTTWEILERS, GERMAN SHEPHERDS, HUSKIES, ALASKAN MALAMUTES, DOBERMAN PINSCHERS, CHOWS, GREAT DANES, ST. BERNARDS OR AKITAS. THERE ARE NO EXCEPTIONS!**
9. No transmitting or receiving aerial, antenna or dish shall be attached to or hung from the exterior including the roof of any townhouse unit or any part of the common area.
10. Trash is to be placed in secured plastic bags and placed **INSIDE THE DUMPSTER**. The dumpsters are picked up and emptied on **MONDAY AND THURSDAY** of each week. **IT IS STRICTLY PROHIBITED (AND A \$500 FINE WILL BE IMPOSED) IF ITEMS ARE PLACED AT THE DUMPSTER. FURNITURE, APPLIANCES, ETC. (ANYTHING THAT IS NOT HOUSEHOLD GARBAGE) MUST BE DISPOSED OF BY THE RESIDENT - DO NOT PLACE THESE ITEMS IN OR AROUND THE DUMPSTERS. THE CITY WILL NOT PICK THEM UP.**
11. All townhouse residents shall be prudent in the use and consumption of water and sewer services. Excessive water consumption will not be permitted.
12. Any resident that intends to be absent from his unit during hurricane season shall prepare his unit prior to his departure.

- 13 Complaints regarding the actions of others or property maintenance shall be made in writing to the Association office and shall be signed by the complaining unit owner.
- 14 The speed limit is 25 mph throughout the community. We have many children in the community so please watch your speed limit. WPB Police patrol through here often and will enforce this speed limit.
- 15 You are not permitted to stain, cut or paint the interior or exterior of the fence.
- 16 The feeding and use of feeders for wildlife such as: birds, ducks, alligators, squirrels etc. is strictly prohibited.
- 17 The Homeowners Association has specific guidelines for architectural improvements: Flood/spot lights may not be used. Black/bronze coach light are the approved light fixture for the exterior wall (next to glass door) and one black coachman style with sensor may be affixed to the fence. There are specifications available for the following: fence lights, hurricane protection, screen enclosures, trellis over the gate, a screen door(must be bronze), shed roof (must be to the approved specs). Fence (address) numbers are provided by the Association – no other numbers are permitted. No storage unit other than the approved shed roof is allowed. The front door must be solid (no Inserts) and painted with our door paint. The headers and footers of the hurricane storm panels must be painted the same color as the stucco walls. If you have permanent storm shutters they should be bronze in color. Prior to making any additions/changes/improvements, please contact the management company for information and appropriate forms. All requests must be submitted in writing prior to approval. All units must have all doors and screens on the unit and they must be in good order, screens must be on and not torn and glass doors must not be broken or replaced with anything other than glass and the front entrance door must be painted with our paint.
- 18 Planting by residents, is not allowed in the common area. Pots, plants, and any items that are in the common area will be removed by the Association. All vegetation must be maintained at no more than 3 foot above the fence. Below is a list of vegetation/trees/plants that are not permitted within your courtyard. Large plantings destroy the fences and their root systems can lift up the sidewalks.

TREES/PLANTS/VEGETATION NOT PERMITTED

FICUS OF ANY KIND	AUSTRALIAN PINES	BIRD OF PARADISE
RUBBER TREES	SNAKE PLANTS	BAMBOO
BANYAN TREES	ELEPHANT EAR	BOUGANVILLEA
FRUIT TREES	BANANA TREES	SCHEFFELERA
ARBICOLA	ANY TYPE OF VINES	PHILODENDRON
ANY PALMS	FERNS	FLORIDA HOLLY
NORFOLK PINES	OAK	ANY INVASIVE PLANTS/TREES

- 19 Prior to selling or leasing your unit, all potential buyers and/or lessee must submit an application for approval to the Association office, at 4118 10th Avenue North, Lake Worth, FL. Phone: 561-963-7620. Units may not be leased for a period of less than one year – copy of the lease must be filed with the application. Any and all violations at any unit must be corrected prior to approval of a sale and/or lease.
- 20 Patio umbrellas of neutral color are permitted in the courtyard. If you have any questions contact the office for specifications.
- 21 Storage of any items above the fence and on the balconies is not permitted. No use of clotheslines or similar items or other items being hung on the balconies, fence etc.
- 22 Free standing regulation basketball hoop is permitted on the patio.
- 23 Exercise equipment is allowed on the patio.
- 24 Christmas Holiday decorations must be taken down by the 15th of January. All other holiday decorations should be removed in a timely manner and cannot be attached to the outside structure, such as mansard etc.
- 25 These Rules and Regulations may be modified and/or added to, at any time by the Board, provided that notice of the proposed modification, is sent by U.S. Mail to each member of the Association at least thirty (30) days before the change becomes effective.

By Resolution of the Board of Directors of Village of Sandalwood Lakes Homeowners Association, Inc.

October 20, 2012