

Breckenridge Condominium Association Inc.
5149 Breckenridge Place
West Palm Beach, FL 33417

Application for Lease

Must be filled out COMPLETELY!

Residence Address: _____ Breckenridge Place, Unit _____
West Palm Beach, Fl. 33417

Circle one: **TENANT**

First Name M. Initial Last Name

Other names you have used _____ When _____

Date of Birth Social Security No. Drivers License No.

Marital Status: Single _____ Married _____ Separated _____

Co- Applicant First Name M. Initial Last Name

Date of Birth Social Security No. Drivers License No.

Phone Number (CELL) Phone Number (ALT.) Expected Move-In / Closing Date

Email Address Email Address

Will the above listed person(s) be the only occupants? Yes _____ No _____ If No, list
additional occupants with Date of Births and Social Security Numbers below:

Number of Occupants to live in Residence _____

Name: _____ DOB: _____
SS#: _____

Name: _____ DOB: _____
SS#: _____

Name: _____ DOB: _____
SS#: _____

Initials _____

VEHICLE INFORMATION:

MAKE _____ MODEL _____ YEAR _____
COLOR _____ STATE _____ PLATE # _____
MAKE _____ MODEL _____ YEAR _____
COLOR _____ STATE _____ PLATE # _____

Pet Description: Type/breed _____ Weight _____ lb. License # _____
**Limited to one pet per unit weighing no more than 35 lb. full grown. Palm Beach County
requires licensing of dogs, cats, and all domestic animals. **PHOTO OF PET REQUIRED.**
NO PITT BULLS, ROTTWIELERS OR GERMAN SHEPHARDS ALLOWED.

PET INFORMATION:

Circle one: DOG / CAT / BIRD / FISH / OTHER _____

NAME _____ BREED _____ COLOR _____
WEIGHT _____ AGE _____

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 Number _____

Previous Address (include landlord and apartment community) _____ Area Code/Phone Number _____ How Long? _____

Initials _____

EMPLOYMENT HISTORY:

1. _____
Current Employer Occupation How Long?

Supervisor Phone Number

2. _____
Previous Employer Occupation How Long?

Supervisor Phone Number

1. _____
Co- Applicant Current Employer Occupation How Long?

Supervisor Phone Number

2. _____
Co-Applicant Previous Employer Occupation How Long?

Supervisor Phone Number

EMERGENCY CONTACT:

Name: _____ Phone Number: _____

Name: _____ Phone Number: _____

X _____
Applicant Signature Date

X _____
Co-Applicant Signature Date

I/WE have received a copy of the Rules & Regulations and agree to abide by them.

Signature: _____ Signature: _____

Breckenridge Condominium Association
Rules and Regulations
Amended February 5, 1999

1. **PARKING:** Each condo has two designated parking spaces for the exclusive use of that unit. Due to the limited guest parking, please be considerate of neighbors parking places when you have guests.
- A.) Spaces marked "GUEST" are reserved for the exclusive use of guests.
 - B.) Do not block any parked vehicles. No parking behind cars as to interfere with roadway.
 - C.) No parking at any time in front of or next to the dumpsters or on any grass areas .
 - D.) Sleeping in any vehicle is not permitted.
 - E.) No boats, trailers, campers or motorhomes are permitted.
 - F.) All vehicles must be maintained as to not create an eyesore in the community.
 - G.) All vehicles must be operable and in accordance with The Department of Motor Vehicles Regulations including but not limited to having current license plates, registration, insurance and exhaust manifold must have attached muffler.
 - H.) Commercial vehicles must be registered with the Association, and if not owned by the resident, must have proof of insurance.
 - I.) No vehicle of any type may occupy more than one parking space at a time and may not protrude into or interfere with the roadway.
 - J.) Only minor repairs to vehicles shall be permitted on the premises. No oil or fluid changes, major repairs or painting of vehicles will be allowed at any time. Flat tires must be repaired to make vehicles operable.
 - K.) Any damage to parking area surface or roadways resulting from negligence or improper vehicle maintenance shall be repaired at the expense of the Unit Owner.
 - L.) Any unauthorized vehicles will be ticketed and towed with the Owner or Violator assuming all costs of towing. Any legal expenses incurred will be the responsibility of Unit Owner.
 - M.) For safety purposes please do not allow children play in the parking lot areas. Any damage to vehicles or property due to children playing will be the responsibility of the Unit Owner responsible for said children or guests.
 - N.) Car horns are not to be sounded as an acknowledgment by Unit Owners, residents or guests to the community.

Breckenridge Condominium Association
Rules and Regulations
Amended February 5, 1999

2. **TRASH: All trash and garbage must be placed completely in the dumpsters and the lids must remain closed at all times.**
- A.) No trash shall be left around the dumpster area.
 - B.) No hazardous waste of any kind may be placed in or around the dumpsters.
 - C.) No trash or trash containers shall be kept in the yard or walkway in front of any unit or outside the fenced-in Backyard.
 - D.) Discarded furniture, appliance disposal and tree branches are the Unit Owner's or tenant's responsibility. Each must be dismantled to fit inside the dumpster or removed from the property, unless the management has been contacted in advance to arrange a special pick-up of the item(s).
 - E.) Garbage must be placed in plastic bags, securely tied and placed inside the dumpster.
 - F.) Empty cartons must be folded flat before being placed in dumpster.
3. **PETS: Pets are permitted and shall be confined to the back courtyard or inside of each unit.**
- A.) Each unit is limited to one pet weighing at maturity thirty-five pounds or less, with the exception of doctor-certified seeing-eye or hearing-ear dogs.
 - B.) Each pet must be registered with the Association by a recent photograph prior to occupancy of said pet.
 - C.) All domestic animals are required to be licensed, and proof of license and legal compliance must be delivered to the Association prior to occupancy.
 - D.) Pets must be leashed when being walked, and at no time are permitted in the pool area.
 - E.) All pet droppings must be removed by the pet owner *immediately* and disposed of in a sanitary manner.
 - F.) Pets that are noisy or disturbing to other residents will not be tolerated. Please be considerate of all residents.
 - G.) Any pet that is proven to be a nuisance to the community will have to be removed from the property.

Breckenridge Condominium Association
Rules and Regulations, Amended February 5, 1999

4. **COMMON AREAS AND GENERAL RULES:**

- A.) Any complaints must be in writing and mailed or delivered to the Board of Directors or the Management Company. All complaints must be signed along with a telephone number. No verbal complaints **except emergencies** will be accepted.
- B.) Association electricity and water may not be utilized for personal use.
- C.) No radio or TV antennas, wiring or satellite dishes may be installed outside without prior approval of plans submitted to the Board of Directors.
- D.) No signs or advertisements may be publicly displayed on any part of the unit or condo property except on the Bulletin Board.
1. Bulletin Board is for the use of Breckenridge Residents only.
 2. Bulletin Board ads must include address or unit number and date posted. Ads posted on the Bulletin Board longer than 30 days or with no address, unit number or date posted will be removed.
- E.) No unit owner or tenant shall cause anything to be placed on the exterior walls, doors and windows of the buildings including awnings, storm shutters, etc., except with the prior written consent of the Board of Directors.
- F.) All walkways must be kept clear for the safe movement of everyone.
- G.) Access ramps for the handicapped are permitted but must be clearly marked so as not to create a safety hazard.
- H.) No one may create or permit any nuisance, disturbance or loud and unusual noises which will interfere with the comfort or convenience of other residents.
- I.) All personal property must be stored within the unit or the enclosed patio area.
- J.) No resident or guest shall direct, supervise, or in any manner attempt to assert any control over the employees contracted by the Association without prior approval of the Board of Directors.
- K.) No waterbeds are permitted in any unit at any time unless proof of insurance is provided and kept on file with the Association.
- L.) Written plans for any changes, additions or alterations to the Backyard must be submitted to the Board for prior approval. This includes fences, landscaping, patio alterations and capping of sprinkler heads.
- M.) Unit Owners will be held responsible for reimbursement to the Association for repairs or replacement costs of any damages to the common property, recreational facilities and equipment, or irrigation system caused by residents or guests.

Breckenridge Condominium Association
Rules and Regulations
Amended February 5, 1999

5. **POOL: The pool is for the exclusive use of Breckenridge residents and their guests. Gates must be kept locked at all times. Pool gate keys are available to Unit Owners with a \$25.00 deposit.**
- A.) Pool hours are from dawn to dusk daily.
 - B.) All children under the age of 16 must be accompanied by an adult and supervised at all times.
 - C.) NO DIVING allowed at any time.
 - D.) NO PETS are allowed in pool area at any time.
 - E.) No food or alcoholic beverages are allowed within the pool area.
 - F.) NO GLASS CONTAINERS ALLOWED.
 - G.) Smokers must bring an ashtray to the pool, use it when they smoke, and dispose of ashes and butts properly.
 - H.) Bathing suits are to be worn while utilizing the pool. No shorts, cut-offs or other clothing is allowed.
 - I.) No children wearing diapers allowed in the pool at any time.
 - J.) Pool safety equipment shall be used for its intended purpose only. Any playing with or abuse of the equipment should be reported to management immediately.
 - K.) Only personal headset radios, cassette tape or CD players and televisions are allowed.
 - L.) Shouting, screaming, running or rough play disturbing others is prohibited.
 - M.) VIOLATORS CAN LOSE POOL PRIVILEGES.

The above rules and regulations replace any previous versions. These rules are not intended to be a complete set of all rules governing the Breckenridge, and can be amended from time to time by the Board of Directors. Any comments or complaints must be made in writing and sent to the Board of Directors at the address below.

MAILING ADDRESS: Breckenridge Condominium Association, Inc.
5149 Breckenridge Place
West Palm Beach, FL 33417