

Heritage Village of Palm Beach Lakes POA, Inc.
Sales/Lease Application Checklist

1. Application completed in its entirety. PLEASE DO NOT LEAVE ANY SPACES BLANK. Please be sure your answers are written or printed in a legible manner.
2. Application for Residency.
3. Background Investigation for each resident 18 years and older.
4. Parking Permit Request. Each vehicle parking in the community MUST obtain decals.
5. Disclosure Summary.
6. Correct social security number, birth date, driver's license number, and State of Issue.
7. Day-Time phone number for both current and previous employer, hire-date, and monthly income.
8. If you are currently leasing, a day-time phone number for both current and previous Landlord.
9. Day-time phone number where you can be reached.
10. Rules & Regulations and information sheets shall remain with applicant for their records.

Your completed application must be accompanied by the following and must be sent to:

Royal Crown Mgmt, LLC.
224 Datura Street, Suite 713
West Palm Beach, FL 33401

- A copy of the Sales Contract or Lease Agreement.
- A \$100.00 check made payable to Heritage Village for application processing.
- A non-refundable check in the amount of \$50.00 payable to **RCM** for processing fee. Application must be accompanied by required fees.
INCOMPLETE APPLICATION WILL CREATE UNNECESSARY DELAY IN OCCUPANCY.
- A copy of each tenant/buyers Driver's License 18 years and older.
- Each resident must submit a separate application. Unmarried applicants must each pay a separate application and processing fee.
- Each resident 18 years and older in the unit must submit a separate background check application.
- Planter Bed Inside Patio: The flower/planter bed inside the patio is a small planter area for flowers and small shrubbery. Large trees and overgrown shrubs are not permitted. Trees and shrubs can have invasive roots and can damage the fence, outside plantings and exterior concrete. All large trees and/or overgrown shrubs will have to be removed before a lease/sale approval will be issued. Specifically, ficus, schefflera and large palm trees will have to be removed. Trees or shrubs that could cause damage to roofs and fences must be removed. Homeowners that allow the patio to become overgrown with weeds, plants and trees will be billed for any damage caused to common areas including fences. Please be certain that your patio area is in compliance PRIOR to submitting an application. An inspection will be done before an approval will be issued.

Revised October 25, 2010

HERITAGE VILLAGE OF PALM BEACH LAKES POA
APPLICATION FOR SALE APPROVAL

Each resident must submit a separate application. Unmarried applicants must each pay a separate application and processing fee.

I. UNIT ADDRESS _____

Application for Purchase: _____ or Lease: _____
Unit No.: _____ Unit Owner Name: _____
Phone Number: _____ E-mail Address: _____
Proposed Closing Date or Date of Occupancy: _____

II. APPLICANT INFORMATION

Name: _____ Date of Birth: _____
Social Security Number: _____ - _____ - _____ Marital Status: _____
Driver's License # _____
Phone Number: _____ E-mail Address: _____

Spouse: _____ Date of Birth: _____
Social Security Number: _____ - _____ - _____
Driver's License # _____
Phone Number: _____ E-mail Address: _____
Number of Persons to occupy Unit: _____
Name, Age, and Relationship to Occupant: _____

Pets: 1 pet 30lbs or less at maturity.

Photo of pet must be included showing size of animal.

Number & Description of Pets, if any: _____

III. RESIDENCE HISTORY

Current Address: _____ Phone Number: _____
Landlord/Mortgagee Name: _____
Landlord/Mortgagee Address: _____
Landlord/Mortgagee Phone Number: _____

Previous Address: _____ Phone Number: _____
Landlord/Mortgagee Name: _____
Landlord/Mortgagee Address: _____
Landlord/Mortgagee Phone Number: _____

Previous Address: _____ Phone Number: _____
Landlord/Mortgagee Name: _____
Landlord/Mortgagee Address: _____
Landlord/Mortgagee Phone Number: _____

HERITAGE VILLAGE OF PALM BEACH LAKES POA
APPLICATION FOR SALE APPROVAL

IV. EMPLOYMENT AND FINANCIAL REFERENCES

Applicant's Employer: _____ Phone Number: _____
Employer's Address: _____
Length Employed: _____ Mo./Yr.: _____
Applicant's Title Position: _____
Salary: _____ Mo./Yr.: _____

The Association requests the information for record-keeping purposes only:
marital status shall not be considered by the Association as the basis for any
decision by the Association to approve or disapprove an application.

Spouse's Employer: _____
Phone Number: _____
Employer's Address: _____
Length Employed: _____ Mo./Yr.: _____
Spouse's Title/Position: _____
Salary: _____ Mo./Yr.: _____

Bank Reference: _____
Address: _____
Phone Number: _____
Length of Banking Relationship: _____ Mo./Yr.: _____
Types of Accounts: Checking: _____ Savings: _____ Other: _____
(TYPE OF ACCOUNT)

V. OTHER REFERENCES

Name: _____ Phone Number: _____
Address: _____
Relationship to applicant/Spouse: _____ (Please Describe)

Name: _____ Phone Number: _____
Address: _____
Relationship to applicant/Spouse: _____ (Please Describe)

VI. PERSONAL DATA

In case of an emergency contact: _____
Relationship: _____
Emergency contact numbers: Work _____ Home _____
Have you or your Spouse ever been evicted? _____
Broken a Rental Agreement? _____ Been convicted of a felony? _____
Received deferred Adjudication for a Felony? _____
Will you have a pet? _____ Type/Breed _____
Age _____ PBC Tag# _____ Weight at Maturity _____

VII. VEHICLE IDENTIFICATION

Only two (2) vehicles per unit permitted in Heritage Village & must obtain decals.

Number of Vehicles: _____
Identification of Vehicles: _____

MAKE	MODEL	YEAR	LICENSE
_____	_____	_____	_____
MAKE	MODEL	YEAR	LICENSE

HERITAGE VILLAGE OF PALM BEACH LAKES POA
APPLICATION FOR SALE & LEASE APPROVAL

VIII. ATTACHMENTS AND ACKNOWLEDGMENTS

I have attached to this application a true and correct copy of the contract for sale or lease agreement for the above unit, together with my payment of an application fee of \$100.00 made payable to Heritage Village and a processing fee of \$50.00 made payable to. **RCM** _____ Initials
APPLICATION AND PROCESSING FEES ARE NON-REFUNDABLE.

I hereby acknowledge that the above information is true and accurate as of the date of this application. I agree that this application is not complete, and will not be considered by the Association, unless all information above has been completed and by me, copies of necessary documentation and payment have been provided to the Association. _____ Initials

I acknowledge receipt of copies of the Association's governing documents and I have read said documents and agree to abide by them. I further acknowledge that additional copies of the Association's governing documents are available upon my payment to the Association of \$25.00 for copy costs. _____ Initials

Signature of Applicant

Date

Signature of Applicant

Date

Heritage Village of Palm Beach Lakes POA, Inc.
AFFIDAVIT (for buyers only)

1. I, _____, owner and purchaser of unit _____, have complete knowledge and understand that one or more special assessments of unknown amount(s) to cover hurricane damage repairs and incidentals could be levied in the future.

2. I, _____, owner and purchaser of unit _____, am fully aware that all standard sales contracts state that all payments of Special Assessment(s) is the responsibility of the seller prior to the closing date and the sole responsibility of the purchaser after the closing date that the Special Assessment(s) are levied.

Purchaser's Signature

Date

Print Purchaser's Name

Date

HERITAGE VILLAGE OF PALM BEACH LAKES POA, INC.

APPLICATION FOR LEASE APPROVAL

1. This application, an application for approval, and authorization forms must be completed in detail by each proposed adult occupant, other than husband/wife or parent/dependent child (which is considered one applicant).
2. If any question is not answered or left blank, this application will be returned, not processed and not approved.
3. A copy of the lease must be attached to this application along with a non refundable check or money order for \$100.00 for each tenant, other than husband/wife or parent/dependent child (which is considered one applicant) made payable to: HERITAGE VILLAGE HOA for the application fee and a \$50.00 check made payable to **RCM** for the processing fee.
4. The completed application must be submitted to the Association office at least ten (10) business days before the lease is to commence.
5. Applicants may be interviewed prior to final Board of Director's approval. If the Board wishes to interview they will contact the Applicant direct.
6. OCCUPANCY PRIOR TO BOARD APPROVAL IS PROHIBITED.
7. No lease shall be for less than four (4) months. Renewals or extension of leases are subject to re-approval by the Board of Directors. The Association must be notified of lease renewals or extensions and must be provided copies.
8. No more than one (1) pet is allowed. No pet shall weigh more than thirty (30) pounds at maturity. Photo of pet must accompany application.
9. The landlord must provide the tenant with a copy of the rules and Regulations governing HERITAGE VILLAGE.
10. It is the responsibility of the landlord to provide a pool key to the tenant.
11. It is the responsibility of the Landlord to comply with the code requirements of the City of West Palm Beach's rental license Program and, in the case of a lease that is six (6) months or less, to collect and remit Palm Beach County's Tourist Development (Bed) Tax. Each vehicle must obtain parking decals. Applicant must request all guest passes for guests staying for more than 24 hours at least 72 hours in advance or their guests vehicles could be subject to towing.
- 12.

YOU MUST PRINT OR TYPE ALL INFORMATION ON THESE FORMS

Date: _____ Property Address: _____
 Landlord's Name: _____ Phone: _____
 Landlord's Present Address: _____
 E-mail Address: _____
 ** Lease Term: From _____ 20 _____ to _____ 20 _____
 Name of Agent Handling Lease: _____
 Agent's Address: _____ Phone: _____
 Name(s) of Proposed Tenant(s) as they will appear on Lease:
 A _____
 B _____

OTHER PERSONS who will occupy the townhouse:

<u>Name</u>	<u>Age</u>	<u>Relationship/Occupation</u>
_____	_____	_____
_____	_____	_____

PROVIDE INFORMATION FOR THE ONE (1) PET THAT IS PERMITTED TO BE AT THIS HOME. A PHOTO OF THE PET MUST BE SUBMITTED WITH THE APPLICATION AND THE PHOTO MUST INDICATE THE SIZE OF THE PET.

Type/Breed _____ Age _____ PBC Tag# _____ Weight at Maturity _____

Name and address of person to whom Certificate of Approval or Notice of Disapproval is to be mailed or e-mailed: _____

HERITAGE VILLAGE OF PALM BEACH LAKES POA
APPLICATION FOR SALE & LEASE APPROVAL

1. In making the foregoing application, I represent to the Board of Directors that the purpose for the purchase of a townhouse at HERITAGE VILLAGE is as follows:
Permanent Residence _____ or Seasonal residence _____ or
Other (Explain) _____
2. I hereby agree for myself and on behalf OF ALL PERSONS WHO MAY USE THE TOWNHOUSE WHICH I SEEK TO PURCHASE THAT I WILL ABIDE BY THE Declaration of Covenants and Restrictions, the articles of Incorporation, the Bylaws, the Rules and Regulations, and by any restrictions which may be imposed by HERITAGE VILLAGE OF PALM BEACH LAKES HOMEOWNERS ASSOCIATION, INC.
3. I agree that "The townhouse unit owner shall not permit any nuisance to exist upon his property so as to be detrimental to any other property or its owners. 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" (DCR. IV 2)
4. I have received a copy of all Association Documents including the rules and Regulations: Yes _____ No _____
5. I understand that I will be advised by the board of Directors of either acceptance or denial of this application.
6. If this application is accepted. I will provide the Association with copies of the Closing Statement and recorded deed within thirty (30) business days after closing.
7. I understand that there is a restriction on pets and that I may not have a pet that weighs more than thirty (30) pounds at maturity and that I may not have more than one (1) pet.
8. I UNDERSTAND THAT THERE ARE RESTRICTIONS ON THE NUMBER AND TYPE OF VEHICLES THAT MAY BE PARKED ON THE PROPERTY. NO COMMERCIAL VEHICLES OR MOTORCYCLES ARE PERMITTED ON THE PROPERTY. ALL VEHICLES MUST HAVE A DECAL OR GUEST PASS.
9. I understand that the acceptance for purchase of a townhouse at HERITAGE VILLAGE is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of the information on these forms will result in the automatic disqualification of my application. Occupancy prior to Board of Directors approval is prohibited.
10. I understand that the Board of Directors of the HERITAGE VILLAGE OF PALM BEACH LAKES HOMEOWNER'S ASSOCIATION, INC. may cause to be instituted an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors, Management and RENTERS REFERENCE OF FLORIDA, INC. to make such investigation and that the Board of Directors. Officers and management of the HERITAGE VILLAGE OF PALM BEACH LAKES HOMEOWNERS ASSOCIATION; INC. itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.

In making the foregoing application, I am aware that the decision of the HERITAGE VILLAGE OF PALM BEACH LAKES HOMEOWNERS ASSOCIATION, INC. will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

WITNESS _____ APPLICANT _____

WITNESS _____ APPLICANT _____

FEDERAL BACKGROUND SERVICES REQUEST FORM

PHONE NO: 202-2727
 CO: HERITAGE VILLAGE HOA
 CONTACT: **RICHIE KANANI**
 FAX NUM: 866-874-0482
 E-MAIL:

FEDERAL BACKGROUND SERVICES
 PHONE 561-969-9966
 FAX 561-969-9988

LAST NAME _____ FIRST NAME _____ MIDDLE INITIAL _____

MAIDEN _____ D.O.B. _____ SOCIAL SEC # _____ SEX _____

SEARCHES REQUESTED

- | | |
|---|--|
| <p><input type="checkbox"/> FLORIDA CRIMINAL HISTORY FDOC (Includes sexual predator/offender)</p> <p><input type="checkbox"/> FLORIDA CRIMINAL HISTORY FDLE</p> <p><input checked="" type="checkbox"/> NON-FL CRIMINAL HISTORY(STATE) _____
 COUNTY, CITY OR ZIPCODE _____</p> <p><input type="checkbox"/> FL DRIVERS LIC HIST 3 YEAR
 FL DL # _____</p> <p><input type="checkbox"/> FL DRIVERS LIC HIST 7 YEAR
 FL DL # _____</p> <p><input type="checkbox"/> EDUCATION VERIFICATION
 **CALL FOR VERIFICATION FORM</p> <p><input type="checkbox"/> EMPLOYMENT VERIFICATION
 CONTACT NAME: _____
 PHONE NUMBER: _____</p> <p><input type="checkbox"/> INTERPOL WORLDWIDE CRIMINAL</p> <p><input type="checkbox"/> VEHICLE TAG SEARCH _____</p> | <p><input type="checkbox"/> SOCIAL SECURITY VERIFICATION
 ALIEN # _____ DOC TYPE _____</p> <p><input type="checkbox"/> FLORIDA WORKERS' COMP HISTORY</p> <p><input type="checkbox"/> FLORIDA SEXUAL OFFENDER / PREDATOR</p> <p><input type="checkbox"/> NATIONWIDE CRIMINAL CHECK (Includes A 50 State sexual predator/offender Search)</p> <p><input type="checkbox"/> NATIONWIDE SEXUAL OFFENDER</p> <p><input type="checkbox"/> OUT OF STATE DRIVER LIC. HIST _____
 NON FL DL # _____</p> <p><input type="checkbox"/> CREDIT HISTORY INDIV.
 PRESENT ADDRESS _____
 CITY, STATE, ZIP _____</p> <p><input type="checkbox"/> JOINT CREDIT HISTORY</p> <p><input type="checkbox"/> SPOUSE NAME _____
 SPOUSE SOCIAL _____</p> <p><input type="checkbox"/> OTHER _____</p> |
|---|--|

PACKAGE OPTIONS (PLEASE FILL IN INFORMATION ABOVE)

<p><input type="checkbox"/> PACKAGE #1 FDLE CRIMINAL HISTORY NATIONWIDE CRIMINAL RECORDS SOCIAL SECURITY VERIFICATION FL WORKERS COMP</p>	<p><input type="checkbox"/> PACAKGE #2 FDOC CRIMINAL HISTORY NATIONWIDE CRIMINAL RECORDS SOCIAL SECURITY VERIFICATION FL WORKERS COMP</p>
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CHECK OFF SEARCHES REQUESTED
 SIGNATURE REQUIRED TO PROCESS REQUEST

Please Fax Release form to 561-969-9988

I hereby authorize FEDERAL BACKGROUND SERVICES, INC. To perform any all necessary searches for the above named company
 SIGNATURE _____ DATE _____

DO NOT WRITE BELOW THIS LINE

DISAPPROVED FOR FOLLOWING REASON (S)

_____ Sales Contract not attached to Application.

_____ Unpaid Assessment for period _____ to _____ \$ _____

_____ Application not signed or otherwise incomplete.

_____ Noncompliance with Declaration provisions _____

SIGNED: _____ TITLE: _____

Date of Disapproval: _____, 20____.

A NOTICE OF DISAPPROVAL will consist of this form or a copy thereof dated within ten (10) business days of the receipt of the Contract for Sale and returned regular mail to mailing address set forth above.

HERITAGE VILLAGE OF PALM BEACH LAKES POA
REQUEST FOR PARKING PERMIT

Only two (2) vehicles per unit permitted in Heritage Village.
Upon approval of this application you can purchase decals for your vehicle. Decals are REQUIRED for all vehicles in the community.

Owner decals are \$5.00 per decal and tenant decals are \$25.00 per decal. Checks can be made payable to Heritage Village and mailed with form to _____

Royal Crown Mgmt, LLC.
224 Datura Street, Suite 713
West Palm Beach, FL 33401

VEHICLE 1

Owner of Vehicle _____

Street Address _____

Phone _____

E-mail _____
Check One (1) _____

Passenger ___ Van ___ P/U ___ Jeep ___ Blazer/SUV _____

Make _____ Model _____

Color _____ Year _____

Plate _____ State _____

VEHICLE 2

Owner of Vehicle _____

Street Address _____

Phone _____

E-mail _____

Check One (1) _____

Passenger ___ Van ___ P/U ___ Jeep ___ Blazer/SUV _____

Make _____ Model _____

Color _____ Year _____

Plate _____ State _____

NOTE: Decal requests for a truck or van must include:

- A copy of the registration and notarized statement that the vehicle is for personal transportation and is NOT used for Commercial or work purposes.
- All vehicles must be free of rust and printing. And of Stock manufacture (not customized or altered).

RULES AND REGULATIONS
HERITAGE VILLAGE OF PALM BEACH LAKES POA, INC.
REVISED MAY 1996

The definition contained in the Declaration of Covenants and Restrictions for Heritage Village of Palm Beach Lakes are incorporated herein as part of these Rules and Regulations.

1. **Rules supplement Association Documents.** The owners, lessees, and guests of each townhouse unit in Heritage Village shall abide by each and every term and provision of the Declaration of Covenants and Restrictions (the "Declaration"); and each and every term and provision of the Articles of Incorporation (the "Articles"), and the By-Laws (the "By-Laws") of Heritage Village of Palm Beach Lakes Homeowners Association, Inc. (the "Association").
2. **No Obstruction in Common Areas.** No bicycles, tricycles, scooters, baby carriages, or similar vehicles or toys shall be allowed to remain in the common areas. The sidewalks, walkways, streets, and parking areas shall not be obstructed or used for any purpose other than ingress and egress from the townhouse units and other areas of Heritage Village of Palm Beach Lakes.
 - 2.A. **Motorcycles.** Motorcycles and motorbikes are not allowed AT ANY TIME within the limits of Heritage Village.
3. **Common Area Damage.** Any damage to the common elements, property, or equipment of the Association caused by any townhouse unit owner, a family member, guest, invitee, or lessee shall be repaired or replaced at the expense of such townhouse unit owner.
4. **Electricity to Outside Lights.** Each and every townhouse unit owner and lessee shall maintain electrical service AT ALL TIMES to ensure that the outside lights contained in the mansard roofs of the townhouse buildings are operational.
5. **Pool Pass.** All residents of Heritage Village of Palm Beach Lakes are required to have both a key and a pool pass (issued by the Village). The key and pool pass must be available to the pool attendants for verification upon request.
6. **Parking.** Each townhouse unit owner will use only the parking spaces assigned to him, and will not park or position his vehicle so as to prevent access to another townhouse unit owner's parking space. The townhouse unit owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed by the Association for the safety, convenience, and welfare of all the townhouse unit owners.
 - 6.A. **Guest Parking.** Parking by unit owners or lessees in Guest Spaces is PROHIBITED.
 - 6.B. **Parking Permits.** Parking is by permit only and all units are entitled to not more than two (2) permits. All permits shall be affixed to the windshield and be VISIBLE to anyone outside the vehicle. Any exceptions, e.g., rental cars, must be approved by the Board.
 - 6.C. **Visitor's Temporary Permit.** Visitors remaining in Heritage Village for more than three (3) days must secure a temporary parking permit for their vehicle, issued at the discretion of the Board, for a limited period of time.

- 6.D. **No Parking Zones.** Parking on Heritage Village Boulevard by ANYONE at ANY TIME, as well as parking on lawns, sidewalks or other common areas not reserved as parking spaces, is strictly PROHIBITED.
- 6.E. **Speed Limit.** Vehicles exceeding the 20-mile per hour speed limit within Heritage Village will be fined. Also, those vehicles not stopping at the STOP signs will be fined.
- 6.F. **Parking Permit Fees.** After the issuance of the first two (2) parking permits, subsequent parking permits, e.g., for a replacement vehicle will be issued to unit owners ONLY after payment of a Five Dollar (\$5.00) charge. All renters and guests must pay Twenty-five Dollars for each permit; Twenty Dollars will be refunded when lessee or guest returns the permit at the end of their lease or stay.
- 6.G. **Towing.** All vehicle parking infractions will be subject to towing IMMEDIATELY; all costs and penalties to be borne by the vehicle owner. Nothing contained herein shall require the issuance of a parking ticket or any other notice prior to towing.
7. **Non-Commercial Trucks, Vans & Jeeps Require Permit.** Two-axle vans, jeeps (including similar four-wheel drive vehicles), and trucks (excluding campers), not in excess of 6,000 pounds gross weight, used solely for family or personal transportation may be permitted within the general plan of development by the Board. The following permitting procedure must be observed:
- 7.A. **Application.** An applicant for a permit will provide the Board with a written statement warranting the use of such a van or truck solely as a family vehicle or for personal transportation and NOT as a commercial vehicle.
- 7.B. **Vehicle Condition.** The applicant must agree that the van, jeep, or truck for which such a permit is sought will be well-maintained, and will display no body rust or other deterioration. Said vehicle will exhibit a well-painted exterior free of offensive markings.
- 7.C. **Board Discretion.** If the Board finds in their sole discretion that an applicant has met the above requirements, the Board will issue a revocable permit to the applicant allowing the van or truck to be parked overnight within the boundaries of Heritage Village of Palm Beach Lakes.
- 7.D. **Revocable Permit.** The Board shall have the authority to revoke ANY permit issued in accordance herewith if the Board finds that representations and warranties of the permit holder were not accurate at the times of permitting or are no longer accurate at the time of permitting or are no longer accurate at a later date.
8. **No Motor Vehicle Repairs.** No townhouse unit owner or lessee shall do or permit any assembling of motor vehicles except for ordinary maintenance such as changing a tire or a battery. A townhouse unit owner shall be required to CLEAN their parking spaces of any oil or other fluid deposited on their parking places.
9. **No Outside Antenna.** No transmitting or receiving aerial, satellite dish or antenna shall be placed, attached to or hung from the exterior of the roof of any townhouse unit or any part of the common area.

10. No Clotheslines. No clothesline or other similar devices shall be allowed on any portion of the common areas. No clothes or other similar articles shall be hung on balconies or outdoors for any purpose. Items may be hung within the townhouse unit courtyard, below the top of the fence, and shall not be visible from the exterior of the townhouse unit.
 - 10.A. Lights, Security, & Storage. Light fixtures, security devices or items stored on the townhouse unit courtyard shall be below the top of the fence and shall not be visible from the exterior of the townhouse unit.
 - 10.B Carriage Light. A townhouse unit owner may make application with the Board to install one (1) 100-watt motion detector carriage lantern on their fence. The light must meet with the Board's specifications, be installed by a licensed electrician and meet with all city and county safety and building codes. Application for approval must be submitted to the Board prior to the installation of the carriage lantern.
11. Garbage. All garbage and refuse from the townhouse units shall be deposited with care in the dumpsters and recycling containers intended for such purposes. All garbage and refuse shall be in plastic bags securely tied before depositing in the dumpsters. No littering shall be done or permitted on Association property.
 - 11.A. Large Trash. Large items, mattresses, furniture, pieces of wood, etc., are not allowed in the dumpsters. Their disposal is to be arranged by the individual unit owner or lessee with Engineering and Public Works, City of West Palm Beach; the cost to be borne by the unit owner or lessee.
12. Pets. A unit owner or lessee shall not keep more than one (1) pet, e.g., a dog or a cat. When outside the townhouse unit, pets should be kept under leash and pet owners are required to clean up after their pet. The penalty for continued violation is removal of your pet.
 - 12.A. Pet Weight Limit. A pet shall not exceed thirty (30) pounds in weight. As of April 15, 1993, owners who reside in Heritage Village with a pet exceeding thirty (30) pounds may be grandfathered in for the remaining lifetime of the pet, and lessees who reside in Heritage Village with a pet exceeding thirty (30) pounds may be grandfathered in for the remaining term of their lease that existed as of the effective date of this Rule, provided that by May 15, 1993, said resident owner or lessee provides to the Association the 1992 and 1993 County license for the pet and a full-color photograph clearly identifying the pet.
13. Sale, Lease, or Guest Application for Approval. At least ten (10) business days prior to the proposed closing of the sale on a townhouse unit, or the proposed beginning of the lease term on a townhouse unit, or the proposed occupancy by a guest for 30 days or longer, the townhouse unit owner shall be responsible for furnishing the Association with the following: (a) the appropriate Application for approval on forms promulgated by the Association, signed by the owners and the purchasers, lessees, or guests; (b) the signed Contract for Sale, the signed Lease, or a signed statement of how long the proposed guests propose to stay; (c) an acknowledgement that the Rules and Regulations have been received and read by the purchasers, lessees, or guests; (d) a \$50.00 processing fee, and (e) the Request for Parking Permit form with the \$25.00 fee for each lessee's or guests parking decal. Immediate family members residing as guests with the townhouse owner, shall be excluded from these requirements, except part (f) The guests must obtain their own parking permit.

14. Table of Fines. No fine shall be levied until after the Association has provided notice thereof to the unit owner and/or lessee concerned and afforded the unit owner and/or lessee an opportunity to be heard on the matter. Violations shall cause the following fines to be levied against the unit owner and/or the lessee if applicable:

- \$50.00- Speeding/Driving over 20 M.P.H
- \$25.00- Failing to stop at STOP sign
- \$25.00- Parking in NO PARKING Zone
- \$25.00- Making on-site non-emergency vehicle repairs
- \$50.00- Violating architectural restrictions, e.g., pressure cleaning fence
Or Cedar Shake Shingles
- \$25.00- Disposing improperly of trash and/or garbage
- \$25.00- Failing to keep pet on leash
- \$25.00- Failing to clean up after pet
- \$25.00- Failing to obey pool rules and regulations
- \$25.00- Displaying signs, e.g., "FOR SALE", "YARD SALE", or "PATIO SALE"
signs (Subject to fine unless corrected immediately)
- \$25.00- Failing to remedy other violations within fifteen (15) DAYS

15. Written Complaints. Complaints regarding the management of Association property, or regarding the actions of other townhouse unit owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining unit owner or tenant.

16. Revocable Approval. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board.

17. Amendment. These Rules and Regulations may be modified, added to, or repealed in accordance with the By-Laws of the Association.

**THE POOLS & RECREATION BUILDING ARE PRIVATE
THEY ARE FOR THE USE OF THE RESIDENTS OF
HERITAGE VILLAGE & THEIR INVITED GUESTS**

1. Open 9AM to Dusk (1/2 hour before sunset).
2. Pool Key & Current POA pass required at all times.
3. Swim at your own risk. NO LIFEGUARD ON DUTY.
4. Only two (2) guests per household allowed at pool at one time.
5. Shower before entering pool.
6. Children under 14 years not allowed in pool or pool area unless accompanied & supervised by an adult.
7. Bathing load is 47 persons in swimming pool; 7 children in wading pool.
8. No one over 5 years old in wading pool.
9. Children less than 3 years old must wear rubber pants. No Diapers.
10. Toys allowed only in wading pool; Toys are not permitted in swimming pool.
11. FLOTATION DEVICES ARE PERMITTED.
12. Safety flotation devices may be used only by small children. No Styrofoam.
13. No Diving. No Jumping. No Rough Play. No Running. No Playing Ball.
14. No Radios without earphones. No Yelling or Loud Talk.
15. No Skates, Skateboards, Bicycles, Tricycles, Wagons, ETC.
16. No Animals.
17. Food allowed in recreation building only. No Drinks within 6 feet of the pool. No Food or Drink in the pool. Drinks are permitted in non-breakable containers only.
18. Pool furniture may not be removed from the deck.
19. Violators are subject to a \$25.00 fine.

Heritage Village HOA
c/o Royal Crown Mgmt, LLC
P.O. Box 997
West Palm Beach, FL 33402-0997
Office: (561)202-2727 E-fax: (866)874-0482

CERTIFICATE OF APPROVAL OF SALE

Heritage Village of Palm Beach Lakes HOA, a homeowner Association of West Palm Beach, Florida, Does certify that the sale of the unit at _____ Way, WPB, FL 33407, A homeowner, by _____, (according to the records of the association), as seller(s) to _____ buyer(s), has been approved by the association.

SUCH APPROVAL OR DISAPPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS SET FORTH IN THE DECLARATION OF HOA.

DATED THIS _____, 2012

BOARD OF DIRECTORS OF Heritage Village HOA:

BY _____

Mr. Mhamed Zidani, PRESIDENT

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Mr. Mhamed Zidani PRESIDENT OF Heritage Village HOA OF FLORIDA WHO EXECUTED THE FORGOING CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND SIGNATURE THIS _____, 2012.

MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC