

Prepared by and Return to:

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(561) 627-0009

RULES AND REGULATIONS FOR
ROYAL FOREST HOME OWNERS' ASSOCIATION, INC.

WHEREAS, **Royal Forest Home Owners' Association, Inc.** ("Royal Forest"), is a Florida corporation not-for-profit, as filed with the Secretary of State on October 9, 1984, under Document № N05577, which address is c/o GRS Community Management, 3900 Woodlake Blvd Suite 309, Lake Worth, FL 33463 and a homeowners association as set forth in the *Declaration of Restrictive Covenants for Royal Forest* recorded in Official Record Book 4436, Page 0923, et seq., Public Records of Palm Beach County, Florida ("Declaration"); and,

WHEREAS, the real property subject to the Declaration is:

The Plat of ROYAL FOREST TOWNHOUSES, as recorded on the Plat thereof at Plat Book 49, Page 24-25, Public Records of Palm Beach County, Florida.

NOW THEREFORE, Royal Forest certifies,

1. The above recitals being true and adopted here as if fully restated herein.
2. The Board of Directors, at a duly noticed Special Board Meeting held on August 26, 2020, adopted its Rules and Regulations in compliance with the Declaration.
3. The adopted Rules and Regulations are attached hereto as Exhibit "A".

IN WITNESS WHEREOF, Royal Forest by and through its president, has hereunto set its hand and seal as of this 30th day of September 2020.

Signed, sealed, & delivered in the presence of: Royal Forest Home Owners'
Association, Inc.

Lynda K. Davis
Signed on 2020/09/30 16:22:22 -5:00
Lynda K. Davis, Witness

Larry T. Cortez
Signed on 2020/09/30 16:22:22 -5:00
Larry T. Cortez, Witness

By: Leslie DiStefano
Signed on 2020/09/30 16:22:22 -5:00
Leslie DiStefano, its President



STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss:

The foregoing Rules and Regulations of Royal Forest Home Owners' Association, Inc., was acknowledged before me this 30th day of September 2020, by means of online notarization, by Leslie DiStefano, the President of Royal Forest Home Owners' Association, Inc., on behalf of the association, who is personally known to me.





Larry T. Cortez
Notary Public, State of Florida



ROYAL FOREST HOME OWNERS' ASSOCIATION, INC.

RULES

SUMMARY

Royal Forest is a small community. The Home Owners' Association, through its Board of Directors ("Board"), does and intends to enforce its covenants and restrictions established in the best interest of our community and its residents. All residents and Owners must cooperate to keep our community both eye-appealing and a pleasant neighborhood for our families to live.

All purchases, leases, or occupancies by non-Owners must be submitted for approval to the Board before any move-in. Applications are available on the GRS Community Management website (<https://www.grsmgt.com/association/royal-forest/>). Incomplete applications will not be considered.

Each Owner must furnish their tenants and home-occupants with a copy of all our governing documents, including these Rules. Homeowners are responsible for their tenants, family, occupants, guests, and contractors who live in or visit their home – even if the Owner does not live there. The Owner must pay all fines and costs of enforcement, including attorney's fees, related to Owner's or the Owner's tenants', family's, occupants', guests', or contractor's violation of these Rules.

APPLICABILITY; ENFORCEMENT; RESIDENTIAL USE ONLY

- A. Applicability and Enforcement. These Rules apply to all homeowners, tenants, home-occupants, visitors, and contractors. Association may enforce these Rules by general means including levying fines and suing for injunctive or declaratory relief and seeking damages. Remedies specific to a kind of violation of these Rules also may be sought including, by way of example only:
1. Vehicles parked in violation of these Rules may be towed or booted.
 2. Changes to the exterior of a Dwelling Unit violating these rules may result in the Owner being compelled to reverse such changes and make corrections such as re-painting after painting with an unapproved color, re-sodding a lawn allowed to become weedy, or replacing a non-conforming fence. Such corrections must be accomplished at the Owner's expense.
 3. For unapproved architectural/exterior modifications an Owner refuses to correct, Association may enter the Dwelling Unit lot and make such corrections at the Owner's expense.
- B. Recover of Enforcement Costs. Separate from fines, Association may assess Owners and Residents the costs of enforcing these Rules, including costs incurred in hiring attorneys, accountants, engineers, contractors, and other professionals.
- C. Fines. Fines are levied per ch. 720, Fla. Stat. Association generally, but not always, provides a written warning before scheduling a fine to be levied by the Board.
- D. Residential Use. Lots may only be used for residential purposes. No Person shall conduct any trade, business, profession, or other commercial activity, except homes may contain a home office if (1) the office is not used for visits by clients, patients, or customers, (2) such use does not result in excessive deliveries to the Lot, and (3) has no adverse effect upon other Royal Forest residents.



PARKING AND OPERATING VEHICLES

E. Parking.

1. No Person may drive or park on any grass, and no Person may park on any roadway.
2. Residents must park in their driveway or garage, and no portion of any vehicle may extend over the street, grass, landscaped areas, or intended to be grassed or landscaped.
3. Only two vehicles per Lot unless driveway has been widened with Board approval, but in that case only 3 vehicles, unless approved by the Board (for 4 or 5).
4. No vehicles, even operable vehicles, may be stored on the Lot or in Common Areas.
5. Only Guests (no Residents) may park in the guest parking area at the pool or in isolated parking strips.
6. All vehicles must bear unexpired, valid registration stickers or license plates.
7. In addition to other actions, Royal Forest may tow or boot vehicles, at the vehicle owner's expense, parked in violation of these Rules, after one stickered, 24-hour notice or after ordinary violation notice.
8. No vehicles
 - a. may be built, re-built, or repaired unless enclosed in a garage, not visible from the outside, and not causing unreasonably loud noise or any noise after 9 PM.
 - b. which is inoperable, has flat or visibly low-inflated tires, not currently registered, is missing exterior parts, is damaged, or otherwise is an eyesore, may be parked in Royal Forest.
 - c. may extend over the landscape strip in front of the Dwelling Unit or on the roadway.

F. Commercial Vehicles and Trailers.

1. Commercial Vehicles are any vehicle over 1-ton capacity. Commercial Vehicles are not permitted in Royal Forest except in conjunction with a service call, delivery, or Board-approved construction, and are never permitted overnight. No Commercial Vehicles may be parked in the pool parking lot.
2. Trailers must only be parked in the trailer owner's driveway and cannot be parked on any grass area, the pool parking lot, nor any isolated parking strips.
3. Neither off-road vehicles nor boats, including on trailers are permitted in Royal Forest.

G. Operating.

1. No vehicle may travel more than 15 miles per hour in Royal Forest. All drivers must comply with traffic control devices and must not drive around speed humps.
2. All vehicles, including motorcycles, must have installed functioning, effective sound muffling devices.



DWELLING UNIT LANDSCAPING AND OTHER MAINTENANCE

H. Garbage, Recycling, and Bulk.

1. Place all (a) garbage in plastic bags, inside tightly-secured Solid Waste Authority (SWA) approved containers and (b) recyclables in tightly-secured SWA-approved containers.
2. All garbage, bags, recyclables, bulk items, and containers must be kept out of view from the street and other Lots, except during the "Collection Period."
3. Collection Days are (a) Saturdays for regular garbage and recyclables (b) Wednesdays for regular garbage, small furniture/appliances, and yard waste (no more than 6 cubic yards per week).
4. Large furniture, appliances, or piles of landscape debris will not be picked up by ordinary collection. Residents must contact SWA to pick up this non-conforming waste and must otherwise comply with Palm Beach County Ordinance No. 2019-022 (*See* SWA Service Guidelines (<https://swa.org/214/Service-Guidelines>)).
5. The Collection Period is from 6 PM the day before and until 11 PM on each Collection Day. Do not place garbage, recyclables, or bulk near the street or in the front yard (and side yard for corner Lots), before the Collection Period; remove all containers by the end of the Collection Period.
6. All yard waste must be removed from Royal Forest by the end of the day on each Wednesday.
7. No garbage, recyclables, bulk, or yard waste may be placed or stored on the Common Areas.

I. Exteriors.

1. Unit Numbers. Each Dwelling Unit must have its unit number (street number) located on the front of the unit, clearly legible from the street, and kept clear of debris and foliage.
2. Painting.
 - a. Approved Colors. There are (4) different color combinations in Royal Forest. All units must be painted with the correct color combination. Approved colors and combinations are available at Porter Paint at the corner of Forest Hill Blvd. and Kirk Rd in a book showing colors for the "Royal Forest Development."
 - b. Changes. Owners of adjoining Dwelling Units may request to change the color combination of the entire Dwelling Unit Building. The Board may approve such request so long as (a) both Owners agree, (b) the doors and garage doors are painted the same color as the exterior walls, (c) shutters are uniform on the entire Building, (d) the Building is washed with a mildew killing agent, and (e) all rotted wood is replaced before painting.
3. Roofs. Owners must maintain, clean, repair, and replace their roofs. Roofs must be cleaned in a manner that does not damage shingles. All roof repairs and replacements must be approved by the Board and performed by a licensed contractor.
4. Fences. Fences must be replaced with one of the Board-approved styles of fencing: flat top, shadow-box design with either 4-inch or 6-inch slats in wood or in white vinyl that can be 4 feet or 6 feet in height. Fence posts must be 4x4 pressure-treated wood or comparable



composite material and poured in concrete. Wood fences must be painted with a high-quality exterior white paint. Vinyl fences must be kept clean (bleach solution recommended).

5. Doors. Replacement doors must be either an approved solid metal door or a metal door with an arch window.
6. Driveways. Driveways must be kept clean and free of oil and rust stains. Solvent to remove oil and rust stains is available at local home improvement stores. Driveways must not be used for vehicle maintenance except for minor repairs. Driveways and walks may be painted; however, only the Board-approved color paint, available at Porter Paint, can be used.
7. Shutters. All homes must maintain decorative shutters on each side of the windows.
8. Windows. All windows must have vertical and horizontal mullions.
9. Lawn, Trees, and Landscape.
 - a. Lawns must be kept watered and free from weeds. Weeds are not grass. Ornamentals, furniture, and decorative fixtures must be kept off the grass and out of the landscaping. Royal Forest's landscapers are not responsible for replacing or moving decorative fixtures, ornamentals, or furniture. Lawns must be sodded with recognized types of real sod common and recommended for South Florida lawns, and maintained in good repair.
 - b. If you choose to maintain your own trees and landscaping, a red marker should be placed on the front and side of the unit so that our landscapers are aware that they are not to trim or weed your property. If you have a marker on your property and do not maintain these areas, you will receive a beautification warning and possible fine.
 - c. Royal Forest trims all trees over 8' and treats for whitefly in the Common Areas only, and trims trees on under 8' Dwelling Unit lots. Owners must trim trees over 8' and must treat for whitefly on their lots.
 - d. Gardens may not be converted to other use including sitting areas and must be maintained with plants (including potted plants), hedges, mulch, and or rock. All plants, trees, lawns, or other vegetation must be real and not artificial.
- J. Owners must maintain their Lots in a neat, sanitary and attractive condition, and repair, replace and restore the Lot including:
 1. Inspecting for mold and cleaning it as soon as it is visible;
 2. Cleaning (under pressure or with proper cleaning products) and painting (as appropriate) the roof, walls, fences, windows, doors, garage doors, driveways, sidewalks, footpaths, screen enclosures, wall-hangings, street numbering, and other exterior surfaces; and,
 3. Inspecting for wood-rot, and repairing or replacing door frames, fascia, fences, and other wood surfaces.
 4. Backyards must be maintained in the same quality as required of front yards. Weeds and plants must not protrude through shadowbox or other fencing, and trees should not bow over fences.
- K. Storm Preparation.
 1. Owners and Residents must remove storm shutters, fabric, boarding, and other non-permanently installed storm protection within 72 hours after tropical-storm-force winds cease following a storm event in Royal Forest.



2. Owners and Residents absent from their Dwelling Unit for over seven days must (1) prepare for windstorms by removing all furniture, potted plants, and other movable objects from porches, terraces, patios, or elsewhere on the Dwelling Unit; and (2) designate and identify to Association a qualified Person, subject to Association approval, to care for the Dwelling Unit should it suffer windstorm damage (“Caretaker”).

POOL, PARK AREA, CLUBHOUSE, AND COMMON AREAS

- L. Pool and Park Rules. Pool and Park rules are posted in their respective areas. Owners must obtain the pool key from the prior Owner. THERE IS NO SWIMMING BETWEEN DUSK AND DAWN. Children under the age of 16 are not permitted in the Pool Area unsupervised. No glass bottles are permitted. Anyone using profanity or is a nuisance to other residents in the Pool Area will be asked to leave. The Pool Area gate must be kept locked at all times. Babies and toddlers are not permitted in the pool with diapers on. All Residents are restricted to four guests except for Association-approved parties. The maximum number of people in the pool at one time is 17. Pool fobs must be in possession of all Residents using the Pool Area. Pool fobs must not be shared with any non-Resident. Replacement fobs cost \$25.00. For the children’s safety and to avoid liabilities, please be aware of where your children are playing at all times. Children must not be allowed to climb fences, trees, walls, or other structures in the Common Areas.
- M. Boundaries. The chain-link fence bordering our development to the North, East, West, and the canal is private property. No climbing or hanging items on the fence is permitted. Swimming in the canal behind the complex and children playing in the streets unsupervised is prohibited. Report anyone climbing the fence or swimming in the canal to Palm Beach Sheriff’s Office.
- N. Clubhouse Reservation. The Clubhouse may be reserved on a first-come basis by contacting one of the directors or GRS Community Management to check availability and for approval. A \$200.00 deposit is required, of which \$100.00 is non-refundable. Remember only the Clubhouse can be reserved – the pool can never be reserved. When your party is over, you must remove all decorations and debris from the Clubhouse, Park, and Pool Area. The refrigerator must be cleaned out and wiped down inside and out, and all food and beverage removed if it is used. Any tables that are used must also be cleaned as well. Association may hold deposits until one of its directors confirms that the Clubhouse, Park, and Pool Area have been cleaned up properly.
- O. Park Area. The Park Area is open to all residents and their guests from dawn to 8:00 PM.

ARCHITECTURAL REVIEW AND APPROVAL

- P. No Person may erect, plant, place, install, hang, replace, paint, stain, or remove any Improvements including, but not limited to, any:
 1. Buildings, walls, or fences (incl.:
 - a. Exterior paint
 - b. Gutters & leaders
 - c. Exterior doors
 - d. Windows
 - e. Awnings
 - f. Hurricane & other shutters
 2. Ornaments
 3. Sculpture
 4. Sewer
 5. Drain
 6. Driveway



- | | |
|-----------------------------------|--|
| 7. Sidewalk | 14. Poles (incl. Flagpoles) |
| 8. Landscaping or planting | 15. Outdoor play equipment |
| 9. Screen enclosure | 16. Sports courts, poles, goals, or structures, (incl. Basketball hoops) |
| 10. Outside lighting | 17. Electronic/energy devices (incl. generators, batteries, electric vehicle charging outlets; clotheslines and solar panels, roofs, & other collectors) |
| 11. Antennae or satellite dishes | |
| 12. Aerials and weathervanes | |
| 13. Signs (incl. Political signs) | |

on any Lot without prior approval of the Board, except Residents may (i) display ornaments and lights commemorating two holidays per year for 30 days before and 10 days after such and (ii) install security cameras and lights. Even with Board approval, if the work requires Palm Beach County's approval, the Owner must provide a copy of the permit to Royal Forest before any work.

- Q. The Board may approve signs, advertisements, or other letterings not exceeding one square foot showing the Unit address and Owner's names, or those provided by security service contractors.
- R. No Person may install or use any radio, television, or other noise or signal transmitting device, which interferes with other's noise or signal reception or peaceful, nuisance-free residential use.
- S. No Person may modify or convert a garage to a bedroom, office, or other interior room.
- T. Owners and Tenants may use a BOARD-approved clothesline airing or drying laundry only if screened from view from other Lots and the Common Areas.
- U. All changes or additions must be submitted for approval to Royal Forest on a completed Request for Review of Architectural/Exterior Modification form with an estimate/proposal from a licensed and insured contractor agreeing with the specifics of the request. (<https://www.grsmgt.com/association/royal-forest/>). Once tentatively approved, work requiring a Palm Beach County permit must not begin until the permit has been issued and a copy provided to Royal Forest. No application, for work requiring a permit, is considered approved unless the permit is provided to Royal Forest. Once work is completed and, if applicable, approved by the County, Owner must submit evidence of the completion and County approval. Royal Forest may also inspect the work and may reject it reasonably.

INSURANCE

- V. Claims for losses occurring on Common Areas or involving the exterior of a Dwelling Unit must be submitted to Royal Forest, not to Association's insurance carrier. Claims sent directly to the insurance company will be declined. Claims not filed promptly may be rejected.

NUISANCE

- W. No Owner, Tenant, or other Person may cause or allow any obnoxious, unpleasant, unsightly, offensive activity or disturbing noises which is or could be reasonably construed by the Board as a nuisance, or which reasonably disturbs or interferes with other Owners', Tenants', or Persons' rights, comforts, or conveniences.



- X. While the Board may determine other behavior to be a nuisance, noises after (i) 10 PM Sunday through Thursday and (ii) 11:00 PM Friday and Saturday including unreasonable playing or operating of musical instruments, stereo, televisions, radios, or sound amplifiers; setting off fireworks, or permitting frequent or constant dog barking, are *per se* nuisances.

PETS AND OTHER ANIMALS

- Y. Residents generally may keep certain animals known as pets, defined as a domestic or household dog, cat, fish or bird, except that:
1. Pit-bulls, pit-bull mixes, rottweilers, other aggressive breeds, and any specific dog deemed dangerous by Association are prohibited.
 2. Pets are not permitted outside any Dwelling Unit, including within a fenced backyard or garage, nor on any Common Areas, unless under the control and within the immediate presence of a responsible person (a person sixteen (16) years of age or older capable of controlling the pet in question), and (1) in the case of dogs or cats, on a leash controlled by the responsible person, and (2) in the case of a bird, in a cage.
 3. Residents and Animal Owners must immediately clean up after their animals.
 4. If any animal becomes a nuisance or is otherwise obnoxious to other Residents by barking or otherwise, as determined in Association's sole discretion, the Owner and Resident must remedy the nuisance within ten (10) days upon written notice from Association or the animal must be removed from the Dwelling Unit and Royal Forest. Should an animal ordered removed by Association not be removed, Association may have said animal removed, without the need for filing suit, and elect other remedies. In other words, Association shall have a limited authority to go onto and into the subject Dwelling Unit and remove said animal from Royal Forest, including, but not limiting their authority to, contacting Animal Care & Control to remove said animal by force.
 5. Each Owner, Resident, and Animal Owner (i) shall indemnify and defend Association, and hold it harmless against any loss or liability resulting from any animal that resides at or is otherwise at Royal Forest; and (ii) shall be liable to Association for any damages, costs, and attorney's fees incurred before suit and in any proceeding brought to enforce this Rule, including on appeal. Remedies in this Rule are cumulative, and Association may seek those remedies instead of or in addition to any other remedies.
 6. Register all animals with Royal Forest on an Association Animal Registration Form;
 7. Do not breed, raise, foster, or sell animals as a business within Royal Forest.

LEASING

- Z. Royal Forest's Residency Application Form (RoyalForest.LeaseApplication.2020) is attached and incorporated into these Rules; requirements on the form augment Royal Forest's Leasing Rules. Additionally,
1. Owners must submit a Residency Application for any person who may occupy the Dwelling Unit (a) for more than 14 days or (b) for any consideration or compensation of any kind.



2. All leases or occupancy agreements must include and incorporate the RoyalForest.ResidencyAddendum.2020 executed by all Owners and all adult occupants.
3. Royal Forest does not permit short-term, corporate lodging, or vacation rentals including, but not limited to such occupancies arranged through brokers or web platforms like AirBnB or VRBO.
4. Owners must be current on all monetary obligations to Royal Forest prior to the approval period beginning. Royal Forest, in its sole discretion, may enter into agreements with the Lot Owner or prospective occupants to permit leasing or occupancy before satisfying monetary obligations.
5. Owners may not lease or permit non-owner occupancy of a Dwelling Unit (a) for less than 12 mos., (b) more than once in any 6-mo. period, or (c) during the 1st 24 months after acquiring title.
6. Two consecutive early terminations of a lease or occupancy agreement without good cause permitted under the Declaration will constitute grounds for future residency approval.
7. Residents may not sub-lease any Lot. Owners must lease the entire Lot and may not rent out individual rooms. Neither Owners nor Residents may rent out rooms through or participate in any short-term vacation rental services or like arrangements.
8. Owners who intend to permit others to occupy their Dwelling must deposit \$500.00, which shall not bear interest to the Owner, with Royal Forest. The deposit may be used by Royal Forest to repair damage to the Common Properties for which the Owner or occupants are liable. Royal Forest will return any deposit balance to the Owner homeowner within 30 days after written certification by Owner that all non-Owner residents permanently vacated the Lot.
9. Lease extensions or renewals are considered new leases and must be approved in advance as provided herein; extended or new residency periods must be for at least 12 months. Post-lease month-to-month tenancy is not permitted.
10. Royal Forest will not approve any applicant who fails to meet these criteria:
 - a. Verifiable average monthly income equal to three times the gross monthly rent.
 - b. Credit score of at least 675 as reported by a vendor selected by Royal Forest.
 - c. No convictions for:
 - (1) felonies involving (i) actual or physical harm to persons or property, (ii) sex offenses or offenses against children or animals, (iii) use of a firearm or other deadly force, weapon, or instrumentality, (iv) trafficking, distributing, or manufacturing alcohol, illegal drugs, or controlled substances.
 - (2) operating a vehicle, watercraft, or aircraft under the influence of drugs or alcohol.
 - (3) misdemeanors or traffic citations for careless driving, reckless driving or for speeding more than 20 miles over the speed limit in the previous 5 years.
 - d. No history of materially violating covenants, rules, regulations, by-laws, or other governing documents of homeowners, condominium, or cooperative associations or public housing authorities.



ROYAL FOREST HOME OWNERS' ASSOCIATION, INC.

Thank you for your interest in moving to Royal Forest. Our community has reasonable but firm standards for residing here. We look forward to reviewing your fully completed application! Please contact GRS Community Management at 561-641-8554 or fax 561-641-9448 with any questions.

PLEASE READ CAREFULLY & USE BLACK INK ONLY!

Complete all questions and fill in all blanks. Print legibly or type all information. Royal Forest will not consider applications with illegible, incomplete, unanswered, or blank responses, and will return such applications as denied. All information on this application is subject to verification.

HIGHLIGHTED RESTRICTIONS (Important but not all-inclusive):

- 1. New Purchases: Dwelling Units cannot be leased for the first 24 months of ownership.**
- 2. Leases must be for a minimum of 12 months.**
- 3. Lease renewals must be submitted for approval or disapproval 30 days prior to expiration.**
- 4. No Pitbulls, Rottweilers, other dog breeds deemed to exhibit aggressive temperament (in Royal Forest sole discretion), snakes, reptiles, free-roaming cats, live-stock, or non-domesticated animals (in Royal Forest sole discretion), are permitted.**
- 5. A minimum credit score of 675 is required.**
- 6. You must provide last two pay stubs and other verifiable income.**
- 7. Most felony convictions within the past ten (10) years disqualify applicants; see Rules for details.**
- 8. This application is for a single person or a married couple only! Each applicant over the age of 18 is required to submit a separate APPLICATION; this includes children over the age of 18.**
- 9. Occupancy prior to approval is prohibited.**

Allow 30 Days to process application and receive approval prior to move-in. GRS Community Management processes and then Royal Forest reviews applications for approval/denial GRS will schedule orientation upon application approval. Approval certificates will not be issued until after orientation. With your Lease Application, you must include:

- Application-related payments must by three separate cashier's check or money order as follows (an applicant is every single adult over 18 and each married couple):**
 - Association application and transfer fee (non-refundable) per applicant \$100.00**
Payable to Royal Forest Home Owners' Association, Inc.
 - Application processing (non-refundable) per applicant (married couple = 1 applicant) \$100.00**
Payable to GRS Community Management
 - Association Security Deposit (deemed from and held for owner regardless of payor)..... \$500.00**
Payable to Royal Forest Home Owners' Association, Inc.
- Copy of signed lease and addendum.**
- For each Applicant: Valid, unexpired proof of identity like Florida Driver's License, Florida ID Card, US Passport or other U.S. Government issued photo identification and a second form of photo ID.**
- For all vehicles in household: Vehicle registrations and proof of insurance.**
- For all animals: County registration and proof of vaccination.**
- Proof of renters' insurance (including animal coverage if animals will occupy).**

PLEASE SUBMIT COMPLETED APPLICATIONS TO: Royal Forest Home Owners' Association, Inc.
% GRS Community Management
3900 Woodlake Blvd., Suite 309
Lake Worth, FL 33463



ROYAL FOREST HOME OWNERS' ASSOCIATION, INC.

LEASE/OCCUPANCY/ANIMAL APPLICATION

GENERAL

Application Date: _____ Leased Premises: _____	LEASE	Lease Begin Date: _____ Lease End Date: _____
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OWNER

Name(s): _____ Phone: _____ E-Mail: _____
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REALTORS

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center; padding: 2px;">Owner Agent</td> <td style="padding: 2px;"> Name: _____ Phone: _____ E-Mail: _____ </td> </tr> </table>	Owner Agent	Name: _____ Phone: _____ E-Mail: _____	Tenant Agent	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center; padding: 2px;">Tenant Agent</td> <td style="padding: 2px;"> Name: _____ Phone: _____ E-Mail: _____ </td> </tr> </table>	Tenant Agent	Name: _____ Phone: _____ E-Mail: _____
Owner Agent	Name: _____ Phone: _____ E-Mail: _____					
Tenant Agent	Name: _____ Phone: _____ E-Mail: _____					

APPLICANT-1

Name(s): _____ Phone: _____ Employer: _____ E-Mail: _____	DOB: _____ Married/Single? (circle 1) E-Mail: _____ Phone: _____ Address: _____
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APPLICANT-2

Name(s): _____ Phone: _____ Employer: _____ E-Mail: _____	DOB: _____ Married/Single? (circle 1) E-Mail: _____ Phone: _____ Address: _____
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APPLICANT-3

Name(s): _____ Phone: _____ Employer: _____ E-Mail: _____	DOB: _____ Married/Single? (circle 1) E-Mail: _____ Phone: _____ Address: _____
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APPLICANT-4

Name(s): _____ Phone: _____ Employer: _____ E-Mail: _____	DOB: _____ Married/Single? (circle 1) E-Mail: _____ Phone: _____ Address: _____
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OTHER OCCUPANTS

Identify all other persons who intend to occupy the Dwelling Unit:

Name:	DOB:	Relationship to Applicant(s):
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

RESIDENCE HISTORY

Present Address	Prior Address
Street: _____	Street: _____
City, St. Zip: _____	City, St. Zip: _____
Landlord/HOA: _____	Landlord/HOA: _____
Prop. Mgr. E-mail: _____	Prop. Mgr. E-mail: _____
Prop. Mgr. Phone: _____	Prop. Mgr. Phone: _____
Street: _____	Street: _____
City, St. Zip: _____	City, St. Zip: _____
Landlord/HOA: _____	Landlord/HOA: _____
Prop. Mgr. E-mail: _____	Prop. Mgr. E-mail: _____
Prop. Mgr. Phone: _____	Prop. Mgr. Phone: _____

VEHICLES

Make:	Model	Color	State	License Plate No.
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DRIVERS

Name:	Drivers License No.	State
_____	_____	_____
_____	_____	_____
_____	_____	_____

EMERG. CONTACT

Name: _____	Phone: _____
E-Mail: _____	Address: _____



	<p>Do you have Animals you intend to bring with you to occupy the Dwelling Unit? Yes () No ()</p> <p><i>If yes, complete the blanks below. No animals may occupy the Dwelling Unit without prior Association approval.</i></p>
ANIMAL-1	<p>Name: _____ Breed: _____ Age: _____ Weight: _____ lbs</p> <p>Gender: M / F (circle) Physical Characteristics (incl. color): _____</p> <p>Palm Beach County Reg. No.: _____ Renters Insurance Covers Animals? Yes () No ()</p>
ANIMAL-2	<p>Name: _____ Breed: _____ Age: _____ Weight: _____ lbs</p> <p>Gender: M / F (circle) Physical Characteristics (incl. color): _____</p> <p>Palm Beach County Reg. No.: _____ Renters Insurance Covers Animals? Yes () No ()</p>

BACKGROUND	In any jurisdiction or place in the world, have you (or other applicant) ever	
	Been convicted of a crime?	Yes () No ()
	Been convicted of a felony in the past 10 years?	Yes () No ()
	Been convicted of a traffic offense involving death, serious injury, alcohol, or drugs in the past 10 years?	Yes () No ()
	Been evicted from any home or business in the past 10 years?	Yes () No ()
	Been fined or caused a landlord to be fined by a homeowners, condominium, or cooperative association in the past 10 years?	Yes () No ()
	Received a notice of violation or termination of tenancy from any homeowners, condominium, or cooperative association in the past 10 years?	Yes () No ()
	Are you (or other applicant) presently awaiting trial on any criminal or traffic offense?	Yes () No ()
If Yes to any of the above, give Applicant's name, dates, name of court/association and details of conviction/violation on a separate paper.		

We certify that:

We have received, read, understand and agree to abide by all of Royal Forest Rules & Regulations and other Governing Documents.

All of the information submitted on and with this Lease/Occupancy Application is true and complete and that we understand and agree that false or misleading information given in this Lease/Occupancy Application constitutes grounds for denial and may result in my/our eviction from Royal Forest.

Regarding Occupancy:

We agree the Dwelling Unit cannot be sub-leased by anyone, no persons other than those shown on this Lease/Occupancy Application will reside in the Dwelling Unit, that anyone moving into the Dwelling Unit at a later date must be approved by Royal Forest prior to occupancy.

We agree that no Applicant or Occupant may move into the Dwelling Unit until and unless approved by Royal Forest in writing.

Regarding Animals:

Applicants represent and warrant that the above animals ("Animals") are properly licensed and inoculated as required by local law and agree to maintain such licensing and inoculation of the pet(s) and to evidence

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thereof prior to occupancy. Applicants must keep this Animal Application and Certification current at all times and submit revisions prior to acquiring new Animals.

Applicants must keep Animals on leashes at all times when outside the Dwelling Unit. Animals may be exercised inside the community in designated areas. Applicants must promptly collect and remove all animal defecation from the grounds by placing it in sealed plastic bag and discarding properly. Applicants must prevent the Animals from disturbing other residents or damaging any property in Royal Forest. No Pitbulls, Rottweilers, other dog breeds deemed to exhibit aggressive temperament (in Royal Forest sole discretion), snakes, reptiles, free-roaming cats, live-stock, or non-domesticated animals (in Royal Forest sole discretion), are permitted.

Regarding Operating Vehicles:

Applicants agree to operate all vehicle safely within posted speed limits while observing and heeding all traffic control devices including speed humps/bumps and permanent/temporary signs, cones, or signals.

Applicants agree that no vehicles may be parked on streets, grass, landscaped areas, or areas intended for grass or landscaping.

Failure to comply with the above terms or violation of the above representations constitute a default in the Rules and Regulations resulting in fines assessed against Applicants and the Dwelling Unit Owners, lease termination, and other legal action.

SIGNATURES	<u>Applicant-1</u>	Sign: _____ Date: _____ Print Name: _____	<u>Applicant-2</u>	Sign: _____ Date: _____ Print Name: _____
	<u>Applicant-3</u>	Sign: _____ Date: _____ Print Name: _____	<u>Applicant-4</u>	Sign: _____ Date: _____ Print Name: _____
	<u>Owner-1</u>	Sign: _____ Date: _____ Print Name: _____	<u>Owner-2</u>	Sign: _____ Date: _____ Print Name: _____

OFFICE USE ONLY	DATE: _____ APPROVED (____) DENIED (____) Association Agent Signature: _____	Reason denied / comments:
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ROYAL FOREST HOME OWNERS' ASSOCIATION, INC.

AUTHORIZATION FILE DISCLOSURE

& APPLICANT/TENANT CONSENT

I/We hereby consent to allow Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow Verify Screening Solution, Inc., and it's designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete.

False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction.

<u>SIGNATURES</u>	<u>Applicant-1</u>	Sign: _____ Date: _____ Print Name: _____ SSN: _____ DOB: _____ DL #: _____ State: _____	<u>Applicant-2</u>	Sign: _____ Date: _____ Print Name: _____ SSN: _____ DOB: _____ DL #: _____ State: _____
	<u>Applicant-3</u>	Sign: _____ Date: _____ Print Name: _____ SSN: _____ DOB: _____ DL #: _____ State: _____	<u>Applicant-4</u>	Sign: _____ Date: _____ Print Name: _____ SSN: _____ DOB: _____ DL #: _____ State: _____



ROYAL FOREST HOME OWNERS' ASSOCIATION, INC.

APPLICANT/TENANT RELEASE & CONSENT

I/We authorize all persons or companies in the categories listed below to release without liability, information regarding employment, income, criminal, homeowners/condominium/cooperative association covenant violation history, for purposes of verifying information in our Lease/Occupancy Application.

The groups or individuals that may be asked to release the above information include, but are not limited to: Past, Present & Future Employers; Landlords; Public Housing Agencies; and Community Association Managers, Officers, or Directors,

I/We agree that a photocopy and or fax of this authorization may be used for the purposes stated above. The original of this authorization is on file and will stay in effect for fifteen months from the date signed. I/We understand I/We have a right to review this file and correct any information that is incorrect.

SIGNATURES	Applicant-1	Sign: _____ Date: _____ Print Name: _____	Applicant-2	Sign: _____ Date: _____ Print Name: _____
	Applicant-3	Sign: _____ Date: _____ Print Name: _____	Applicant-4	Sign: _____ Date: _____ Print Name: _____





RoyalForest.Rules.Certificate.09302020.pdf

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E-Signature Summary

E-Signature 1: Leslie DiStefano (LD)

September 30, 2020 16:22:22 -5:00 [EFA6CA930074] [104.14.121.74]
ldistefano@grsmgt.com (Principal) (Personally Known)

E-Signature 2: Lynda K. Davis (lkd)

September 30, 2020 16:22:22 -5:00 [A4F9B0434B10] [50.250.127.153]
larry@wyantcortez.com (Witness) (Personally Known)

E-Signature Notary: Larry T. Cortez (ltc)

September 30, 2020 16:22:22 -5:00 [585046D8D129] [50.250.127.153]
larry@wcc.law
I, Larry T. Cortez, did witness the participants named above electronically sign this document.

