



# OLYMPIA

**EASTON VILLAGE HOMEOWNER'S ASSOCIATION, INC.**

**CRITERIA FOR PURCHASE APPLICATIONS**  
**EFFECTIVE MAY 24, 2016**

The Easton Village Homeowner's Association, Inc., according to the Declaration of Covenants, Conditions, and Restrictions, and as recorded in the Public Records of Palm Beach County, Florida, hereby approves the following criteria for purchase applications:

- Home may not be leased for the first 24 months after purchase
- A non-refundable cashier's check or money order in the amount of \$100.00 payable to Easton Village Homeowners Association and \$100.00 payable to GRS Management Associates
- Background checks are required. No felony convictions.
- Copy of fully executed sales contract
- Copy of all driver's licenses
- No more than four vehicles
- No more than two domestic animals

**EASTON VILLAGE HOA  
APPLICATION FOR RESIDENCY (PURCHASE)**

c/o GRS Management Associates  
3900 Woodlake Blvd., Suite 309  
Lake Worth, FL 33463  
561-641-8554 ◊ 561-641-9448 (Fax)

Please Print

Date: \_\_\_\_\_ Property Address in Easton \_\_\_\_\_

APPLICANT'S INFORMATION:

App #1

Name: \_\_\_\_\_  
Phone # \_\_\_\_\_ SS # \_\_\_\_\_ DOB \_\_\_\_\_  
Email \_\_\_\_\_ Married/Single \_\_\_\_\_

App #2

Name: \_\_\_\_\_  
Phone # \_\_\_\_\_ SS # \_\_\_\_\_ DOB \_\_\_\_\_  
Email \_\_\_\_\_ Married/Single \_\_\_\_\_

App #3

Name: \_\_\_\_\_  
Phone # \_\_\_\_\_ SS # \_\_\_\_\_ DOB \_\_\_\_\_  
Email \_\_\_\_\_ Married/Single \_\_\_\_\_

App #4

Name: \_\_\_\_\_  
Phone # \_\_\_\_\_ SS # \_\_\_\_\_ DOB \_\_\_\_\_  
Email \_\_\_\_\_ Married/Single \_\_\_\_\_

Please name all occupants and relationship to Owner (provide age of children):

\_\_\_\_\_  
\_\_\_\_\_

RESIDENCE HISTORY:

Present Address \_\_\_\_\_ City: \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_

Previous Address \_\_\_\_\_ City: \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_

**VEHICLES:**

<u>Make of Vehicle</u>	<u>Model</u>	<u>Lic. Plate #</u>	<u>Color</u>	<u>State</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

**LICENSED DRIVERS:**

Name: 1.	_____	Lic. #	_____	State	_____
Name: 2.	_____	Lic. #	_____	State	_____
Name: 3.	_____	Lic. #	_____	State	_____

**PETS:** YES \_\_\_\_\_ NO \_\_\_\_\_ (If yes, please complete the attached pet registration form).

**WORK HISTORY: (Applicants 1. and 2.)**

Employer: 1.	_____	2.	_____
Phone: 1.	_____	2.	_____
Address: 1.	_____	2.	_____

**EMERGENCY CONTACT INFO:** \_\_\_\_\_

**CRIMINAL BACKGROUND:**

- Have you {or other applicant} ever been convicted of a state or federal offense? Yes ( ) No ( )  
Have you {or other applicant} ever been convicted of a felony in past 7 years? Yes ( ) No ( )  
Are you {or other applicant} presently awaiting trial on any criminal offense? Yes ( ) No ( )

*If Yes to any of the above, give Applicant's name, dates, name of court, and details of conviction on a separate sheet of paper.*

APPLICANT ACKNOWLEDGEMENT

By my/our signature(s) below, I/we hereby certify:

1. That I/we have received, read, understand and agree to abide by all the Rules & Regulations and the Governing Documents of Easton Village HOA and Olympia Master Association.
2. That all of the information contained in this application is true and complete and that I/we understand and agree that False or Misleading information given in this application constitutes grounds for rejection of this application and revocation of my right to reside on this property.
3. I/we give my/our permission for a nationwide Law Enforcement Background investigation and credit history verification; and understand that the HOA may deny the lease based on reasonable evidence that any occupant may pose a risk to the community or be unlikely to comply with the financial requirements of the lease.
4. A unit cannot be sub-leased by either the owner or the leaseholder. That no persons other than those shown on this application will reside in the unit and I/we agree that anyone moving into the unit at a later date will be registered with the Association.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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OFFICE USE ONLY:    APPROVED [    ]    DENIED [    ]    DATE: \_\_\_\_\_

Reason denied/comments: \_\_\_\_\_

Agent for the Board Signature: \_\_\_\_\_ DATE: \_\_\_\_\_

**PET REGISTRATION FORM**

Owner or Resident: \_\_\_\_\_

Property Address: \_\_\_\_\_

Pet Owner Phone Number: \_\_\_\_\_

Type of Pet (please circle one): DOG    CAT    BIRD    OTHER \_\_\_\_\_

Pet's Name: \_\_\_\_\_ Pet's Age: \_\_\_\_\_

Pet's Weight: \_\_\_\_\_ Pet's License/Tag Number: \_\_\_\_\_

Breed (*Be specific – give complete description, color, etc.*):

\_\_\_\_\_  
\_\_\_\_\_

**PLEASE ATTACH PHOTO HERE:**

I am aware of Easton Village's rules, regulations and restrictions regarding pets on the property and agree to abide by them.

Owner's Signature \_\_\_\_\_ Date: \_\_\_\_\_

## EASTON VILLAGE PET RULES

**Per the Declaration of Covenants, Restrictions and Easements for Olympia – Article 4.1.K(7), the Board of Directors have adopted additional rules to pets and animals to those already in place by the Declaration and the Palm Beach County Animal Care and Control Ordinance of 1998.**

**Pets and Animals – Only pets belonging to Owners (or those occupying lots through the authority of the Owners) will be allowed within the Village, subject to the following restrictions:**

1. Commonly accepted household pets such as dogs and cats may be kept in reasonable numbers all as determined by the Master Association at its sole discretion;
2. All pets shall be registered with the Easton Village Association (form enclosed);
3. All animals shall be contained at the Dwelling Unit and shall not be permitted to roam free, or to otherwise disturb the peace of other Owners;
4. No pet shall be permitted outside a Dwelling Unit except on a leash or in an enclosed rear yard or electronic (invisible) fence;
5. No dog shall be permitted off the owner's property (which property is exclusive to the owner and does not include common areas) unless the dog is under the restraint or control of a person by means of a chain, leash or other device;
6. Dogs shall be on a leash or chain no longer than 6 ft. – Retractable leashes are not permitted;
7. Dogs shall have collar and leash that is compatible with dogs' weight and size;
8. The person handling/walking the dog shall be able to maintain control of the dog at all times;
9. Cats must be confined to the Owner's property;
10. No pets shall be allowed to constitute a nuisance;
11. Each Owner shall promptly remove and properly dispose of any solid waste deposited by his pet;
12. No animal breeding or sales as a business shall be permitted at the Village;
13. Goats, horses, cattle, sheep, chickens, and the like, are hereby specifically prohibited. Obnoxious animals are prohibited. The determination of what is obnoxious animal shall be determined by the Master Association at its sole discretion.

**Please abide by the rules in consideration of neighbors.**

**Offenses will NOT be tolerated and will be sent to the Violation's Committee for review and fining.**

**Offenders shall be reported to Leslie DiStefano (561) 641-8554 or [ldistefano@grsmgt.com](mailto:ldistefano@grsmgt.com)**

# EASTON VILLAGE SUMMARY OF RULES & GUIDELINES

**GRASS** – Whether you maintain your own property or you have a service taking care of it, try not to allow grass to grow more than 6-8 inches. Trim grass every 7-10 days in the summer (May-October) and every 10-12 days in winter (November-April). Grass should be free of any dead areas and weeds and should be fertilized at least 4 times per year.

**MULCH** – PLEASE Mulch ALL Plant Beds and SWALE TREES in front of your home. Two to three times a year is a must and please keep these areas free from weeds.

**SHRUBBERY** - It is so important to keep your shrubbery NEAT and TRIMMED. DEAD SHRUBS & TREES should be REMOVED and replaced.

**FLOWER BEDS** - Homeowners please take notice of these areas.... Keeping WEEDS under control, MULCHING regularly and FERTILIZING are a must to nice looking landscaping. There should be a layer of MULCH and/or stone to a minimum depth of approximately 3 inches. When you notice your grass beginning to look a bit yellow...this is the time to fertilize.

**HOUSES** - Every homeowner needs to walk around their property and check for signs of mold and clean it as soon as it becomes visible. An easy way to do this is to mix 50% water with 50% bleach – spray on mold – let the solution sit for approx. 10 minutes - then rinse with your garden hose.

**HOA MEETINGS**– Every third Thursday of each month we have a meeting at the clubhouse to discuss village matters. We encourage all homeowners to attend.

Date \_\_\_\_\_ Initials \_\_\_\_\_

**TRASH** – Regular Trash pickup is every Tuesday & Friday.

**\*\*RECYCLES** go out with the Trash on **TUESDAY**.

**\*\*TREE & SHRUB TRIMMINGS** are picked up **very early on Friday morning**. Please do not place this vegetation out in front of your home until Thursday for Friday's pick up. Let your landscaper know this.

**SIGNS** – No sign, advertisement notice or other lettering shall be exhibited on any part of the outside or inside of any home.

**DOG OWNERS** - When walking your dog/dogs, please be considerate to your neighbors and carry a bag to "**Scoop the Poop**". There have been numerous complaints by Easton Residents that dog droppings are on sidewalks and on homeowners' properties. This is the responsibility of each and every dog owner. Also, it is mandatory to have all dogs on a leash.

**CAT OWNERS** - Cats are not allowed to wander the neighborhood. If your cat needs to go out we ask that a proper cat leash be used. As much as we love our own animals, some folks do not. Please be respectful to your Easton neighbors.

## **ARC: Architectural Review Committee**

When making exterior changes to your home, such as landscaping, driveways, screen enclosures, fencing etc. you will need the approval of the Village ARC as well as the Master Association ARC. You must fill out a form before any work begins:

You can find these forms on the Olympia Website:

<http://www.olympiapb.org/>

Click on Club Forms then ARC Request Package

Date \_\_\_\_\_ Initials \_\_\_\_\_



## **Village of Wellington Parking Guidelines...**

Please be advised that Easton roads are public and therefore it falls under the jurisdiction of the Village of Wellington. **The Village of Wellington does not permit vehicles parked on the street, the swales or blocking the sidewalks at any time! They will no longer issue warnings but parking tickets only!**

Also be aware that **if someone parks on the street in front of your house, you are responsible!** If they receive a parking ticket and do not pay for it, the Village of Wellington will place a lien against your house.

For more information visit: *Village of Wellington "Vehicle Parking Guide"*

## **Village of Wellington Residential Property Standards Guidelines...**

The Village of Wellington has adopted many property maintenance standards that, if followed, will contribute to good neighborhoods and higher property values.

For more information visit: *Village of Wellington "Residential Property Standards Guide"*

*Signature* \_\_\_\_\_ *Date* \_\_\_\_\_

# EASTON VILLAGE HOMEOWNERS ASSOCIATION, INC.

## AMENDED & RESTATED RULES AND REGULATIONS

(Effective August 17, 2018)

1. Owners and Tenants must only use Lots for residential purposes only. No Person shall conduct any trade, business, profession, or other commercial activity, except homes on Lots may contain a home office as long as the office is not used for visits by clients or customers and has no adverse effect upon neighbors.
2. No Person may erect, plant, place, install, hang, replace, or remove any Improvements including any:
  - a. building
  - b. wall
  - c. fence
  - d. ornaments
  - e. sculpture
  - f. sign
  - g. mailbox
  - h. landscaping
  - i. planting
  - j. swimming pool
  - k. tennis court
  - l. basketball structure
  - m. outdoor play equipment
  - n. screen enclosure
  - o. driveway
  - p. sidewalk
  - q. sewer
  - r. drain
  - s. water area
  - t. outside lighting
  - u. antennas
  - v. discs
  - w. aerials
  - x. satellite dishes
  - y. poles (incl. flagpoles),  
or
  - z. electronic devices,on any Lot without prior approval of the Easton Village and Master Association Architectural Review Committees (ARCs); except that Owners and Tenants may display ornaments and lights commemorating a holiday for a reasonable time before, during, and after the holiday.
3. The ARCs may approve signs, advertisements, notices or other letterings not exceeding one square foot indicating the Lot's address and Owner's name(s), or the those provided by security service contractors.
4. No Person may install or operate any radio, television, or other noise or signal transmitting device which interferes another Lot's noise or signal reception or peaceful, nuisance-free residential use.
5. Owners and Tenants must store personal property within the Lot's home or appropriate ARC-approved enclosures except for outdoor furniture or play equipment in good condition.
6. No Person may modify or convert a garage to a bedroom, office, or other interior room.
7. Owners and Tenants may use an ARC-approved clothesline airing or drying laundry only if screened from view from other Lots and Common Properties
8. Owners must "maintain in a neat, sanitary and attractive condition, and to repair, replace and restore" the Lot *and adjacent areas*<sup>1</sup>, which Easton Village deems to include,
  - a. Preventing weeds, underbrush, refuse, or unsightly objects on the Lot;

<sup>1</sup> Under the Declaration, Lot Owners are responsible for maintenance of their Lot and, any property (i) between the rear or side Lot line and any adjacent lake or canal or (ii) between the rear or side Lot line and any Common Properties or Master Common Areas (as defined in the Master Covenants) through to and including the interior side of the rear or side hedge or (iii) any property between the front or side Lot line and any adjacent street or road, including all Improvements located thereon as may be subject to the Owner's control.

- b. Keeping all Improvements including the home, landscaping, sprinkler systems, in good, safe, clean, attractive condition in accordance;
  - c. Regularly and properly treating, fertilizing, trimming, weeding, cleaning, mulching, irrigating, and replacing (as necessary) your lawn, trees, hedges, and beds;
  - d. Inspecting for mold and cleaning it as soon as its visible;
  - e. Cleaning (under pressure or with proper cleaning products) and painting (as appropriate) the roof, walls, fences, windows, doors, garage doors, mailboxes, driveways, sidewalks, footpaths, screen enclosures, wall-hangings, street numbering, and all other exterior surfaces; and,
  - f. Inspecting for wood-rot, and repairing or replacing door frames, fascia, fences, and other wood surfaces.
9. When not occupying the Lot as the Owner's primary Dwelling Unit, Owners must contract with a fully qualified, adequately insured, and fully licensed landscape service contractor to perform all of Owners' obligations, for which examples are provided in paragraph 8 above, including:
- a. regularly and properly treating, fertilizing, trimming, weeding, cleaning, mulching, irrigating, and replacing (as necessary) the Lot's lawn, trees, hedges, and beds;
  - b. cleaning exterior surfaces including the roof, walls, fences, windows, doors, garage doors, mailboxes, driveways, sidewalks, footpaths, wall-hangings, street numbering, and screen enclosures; and,
  - c. repairing and replacing landscape and exterior surfaces on the Lot and adjacent areas.
10. Owners (a) may not delegate or contract, under a lease or otherwise, this duty to Tenants, other Lot occupants, or owners of other Lots, and (b) must provide evidence of a landscape service contract before any Lease approval or renewal approval.
11. Owners and Tenants must (a) place all garbage in plastic bags and then place such bags inside Wellington-approved trash containers, and (b) keep such garbage, bags, and containers out of view from other Lots, except immediately neighboring Lots, and Common Properties, except on days of collection.
12. Owners are responsible for the Lot's mailbox and may repair or replace a mailbox with an identical model without prior ARC approval, but such repair or replacement remains subject to ARC review.
13. Owners and Tenants absent from Lot for more than seven days must:
- a. Prepare for hurricane or other windstorms by removing all furniture, plants, and other movable objects from porches, terraces, patios, or elsewhere on the Lot;
  - b. Designate and identify to Association a qualified Person, subject to Association approval, to care for the Lot should it suffer windstorm damage ("Caretaker"); and,
  - c. Obtain ARC approval, directly or through Caretaker, before installing or removing hurricane shutters.
14. 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 including unreasonable playing or operating of musical instruments, stereo, televisions, radios, or sound amplifiers.

15. Owners and Tenants may only keep household pets such as dogs and cats, but must:
  - a. Not allow any animals to roam free outside the Lot's home or disturb other Owners', Tenants', or Persons' peace, comfort or safety;
  - b. Keep all animals on a leash or in an enclosed rear yard;
  - c. Not allow any animal to be a nuisance to other Owners, Tenants, or Persons;
  - d. Promptly remove and properly dispose of animal waste; and,
  - e. Not breed or sell animals within Easton Village.
16. Owners, Tenants, and other Persons:
  - a. Must keep any commercial or recreational vehicles totally enclosed in a garage and not visible from the outside, except that Owners and Tenants may keep or allow
    - i. commercial vehicles temporarily from 7 am to 7 pm as necessary for services to the Lot;
    - ii. vehicles permitted as a reasonable accommodation/modification under fair housing law;
    - iii. commercial vans and pickup trucks whose outside lettering is concealed to the satisfaction of Master Association and Village Association;
    - iv. boats which are permitted, utilized, and stored on the Lot in accordance with the Master Declaration.
  - b. Must not park, place, or allow any vehicle or object (i) on the Lot, driveway, or sidewalk which interfere with pedestrian travel on the sidewalk, or (ii) or on landscaped Lot or Common Property areas.
  - c. Must not construct, reconstruct, or repaired any vehicle or other objection unless totally enclosed in a garage and not visible from the outside.
  - d. Must not keep, operate, or allow any vehicles, including motorcycles and mopeds, without installed and employed effective sound muffling devices; and,
  - e. Must not interfere with the Association towing any vehicle in violation of the Declaration or these Rules.