

LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION

10551 LAKES AT BOCA RATON DRIVE

BOCA RATON, FLORIDA 33498

PHONE 561-477-3199

FAX 561-483-2878

OWNER INFORMATION PACKET

- () Property Information
- () New Homeowner Information
- () **Include Copy of Warranty Deed**

For additional information please contact Jay Serin, Property Manager (561) 477-3199
jserin@grsmgt.com

If you are purchasing in the Woodstream subdivision of The Lakes at Boca Raton and need additional information you may contact GRS Community Management at 561-477-3199 or 561-641-8554.

If you are purchasing in the Pelican Cay subdivision of The Lakes at Boca Raton and need additional information please E Mail PelicanCay.Board@gmail.com

HOMEOWNER ASSOCIATION DUES 2025

Lakes at Boca Raton \$799.13 quarterly/ Symphony subdivision is \$811.65

Woodstream \$114.00 per month, plus \$799.13 quarterly to the Lakes at Boca Raton

Mail payments for the Lakes At Boca Raton & Woodstream to:

Valley National Bank

C/O GRS Community Management/Lakes at Boca Raton

P.O. Box 165109

Miami, Florida 33116-5109

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Please complete this application for each person 18 years of age or older who will live at the Property described below.

Property Information

Address of Property: _____

Name of Owner: _____

Name of Owner: _____

Closing Date: _____ Acct: _____

Applicant Information

Applicant Name: _____ Cell Phone: _____
(First, Middle, Last)

Email Address: _____ Work Phone: _____

Emergency Contact

Name of Contact: _____ Cell Phone: _____

Address of Contact: _____

Additional Information

In addition to yourself, list below everyone else who will live in this property:

| Name | Birth Date | Relationship to Applicant |
|------|------------|---------------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

Will there be any pets at the residence: Yes No
(The HOA has a 2 dog limit)

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- Comcast is offered through a bulk package that the Lakes at Boca Raton Master Association provides to all residents. This package offers Digital Starter with over 140 channels, HD programming, HBO, and access to Xfinity On Demand. 1 X1 DVR and 2 X1 HD TV Boxes. Internet with download speeds of up to 200Mbps and WiFi coverage for your entire home. 1 Wireless Gateway. Call 1-800-xfinity (1-800-934-6489) to schedule your installation appointment.
- Pool/Fitness/Playground/Basketball/Tennis/Pickleball/Soccer: These amenities require security access. A Key Fob can be purchased at the onsite office at a cost of \$35.00. Form of payment must be in a check or money order made payable to the Lakes at Boca Raton Homeowners Association.
- Trash is collected twice a week. Pickup for trash and recycle are Tuesdays and pickup for trash and vegetation are Fridays. Trash, recycles and vegetation may only be placed out the evening before pickup. All Garbage cans and recycling bins must be stored in your garage between pickups.
- If you are choosing to make any improvement or repairs on the outside of your home, you must request approval by the Architectural Control Committee (ACC). You can do this by logging into the grsmgt.com website and selecting an architectural application. The committee meets on the second Tuesday of each month to review all applications. It is requested you submit your application no later than the Friday before.
- The Lakes at Boca Raton Homeowners Association Board Meeting is held quarterly. Please check the Bulletin Board by the Community Center for Meeting Notices.

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ATTENTION ALL NEW HOMEOWNERS

Please be advised, as a new owner at the Lakes at Boca Raton you are now a member of the Homeowners Association. This memorandum is to advise you of your responsibilities as a member of the Association.

As a member of the Association you are agreeing to abide by the Association Documents as recorded in the Palm Beach County Official Records. You are asked to abide by the Rules and Regulations as set forth by the Associations Board of Directors. If you have not received a copy of these Documents from the Seller, they are available to you on the grsmgt.com website. You can download them at no charge or you can request a printed copy from GRS Community Management for a fee of \$75.00.

Please be sure that your Title Company has verified that the Homeowner Fees on your new home have been paid. These fees are a lien against your home, and you could be responsible if they are outstanding.

Please be sure to submit a copy of your Warranty Deed to the onsite office upon closing. You will find this document in your closing packet. This must be done so that the home can be transferred to your name in the official records of the Association. GRS will not change the name on the official records without receiving this information, which in turn could hold up any correspondence concerning Association matters from reaching you.

You will need a Key Fob to access the Fitness Center, Pool, Tennis, Soccer & Basketball Courts. They can be purchased at the onsite office for a fee of \$35.00 per Fob. A Check or Money Order would be required to make the purchase, payable to The Lakes At Boca raton HOA.

It is your obligation to make sure that mailing addresses, telephone numbers and E Mail addresses are kept up to date with the Management Company as well as the onsite office. The Community is Managed by GRS Community Management. Their address is 3900 Woodlake Blvd, Suite 309, Lake Worth, Florida 33463. Telephone # is 561-641-8554.

Homeowner Fees are due in advance on the first day of each quarter. (January, April, July & October) A statement will be mailed to you as a courtesy prior to the due date. If you do not receive the statement, please call GRS Community Management at 561-641-8554.

Should you have any further questions concerning the Homeowners Association, please feel free to contact Jay Serin, Property Manager @ 561-477-3199.