

Prepared by and Return to:

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840 US Highway One, Suite 345
North Palm Beach, FL 33408
(561) 627-0009

RULES AND REGULATIONS FOR
EASTON VILLAGE HOMEOWNERS ASSOCIATION, INC.

THESE RULES AND REGULATIONS OF EASTON VILLAGE HOMEOWNERS ASSOCIATION, INC., are made by Easton Village Homeowners Association, Inc., as follows:

WHEREAS **Easton Village Homeowners Association, Inc.** (“Easton Village”), is a Florida corporation not-for-profit, as filed with the Secretary of State on October 19, 2001, under document number is N01000007454, and,

WHEREAS Easton Village is a homeowners association as set forth in the *Declaration of Covenants, Restrictions and Easements for Easton Village* as recorded under Clerk’s File Number 20020667372 and at Official Record Book 14541, Page 1535, *et seq.*, Public Records of Palm Beach County, Florida, and as amended from time to time (“Declaration”); and,

WHEREAS Easton Village is governed, *inter alia*, by its *Bylaws of Easton Village Homeowners Association, Inc.*, recorded as Exhibit E to the Declaration at Official Record Book 14541, Page 1596, Public Records of Palm Beach County, Florida (“Bylaws”);

WHEREAS the real property subject to the Declaration and Bylaws is described as:

Alexandria Circle, Alworth Terrace, Balsan Way, and Biddle Court, Tracts B-14, B-15, B-16, and B-17, Lots 1 through 231, inclusive, as all are shown on Olympia-Plat I, as recorded in Plat Book 93, Page 135 through 161, of the Public Records of Palm Beach County, Florida.


NOW THERFORE Easton Village 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 December 1, 2020, adopted its Rules and Regulations under the Declaration and By-Laws.

3. The adopted Rules and Regulations are attached hereto as Exhibit "A".

NOW THEREFORE and IN WITNESS WHEREOF, Easton Village by and through its president, has hereunto set its hand and seal below.

Signed, sealed & delivered before:



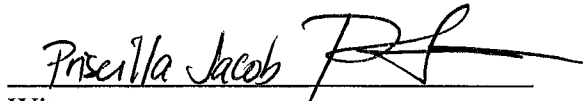
Witness

Printed Name: Jordan W. Jacob

Easton Village Homeowners Association, Inc:



By: Alex Dobin, its President



Witness

Printed Name: Priscilla Jacob

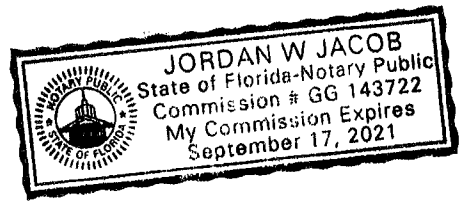
STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss:

The foregoing Certificate of Amended and Restated Rules and Regulations of Easton Village Homeowners Association, Inc., was acknowledged before me, by means of physical presence, this 8th day of December 2020, by Alex Dobin, the President of Easton Village Homeowners Association, Inc., on behalf of the corporation, who is personally known to me.



Notary Public, State of Florida

Printed Name: Jordan W. Jacob



EASTON VILLAGE HOMEOWNERS ASSOCIATION, INC.

AMENDED & RESTATED RULES AND REGULATIONS

(Effective January 1, 2021)

APPLICABILITY; ENFORCEMENT; RESIDENTIAL USE ONLY

1. 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:
 - a. Vehicles parked in violation of these Rules may be towed or booted.
 - b. Changes to the exterior of a home 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.
 - c. For unapproved architectural/exterior modifications an Owner refuses to correct, Association may enter the Lot and make such corrections at the Owner's expense.
2. Fines. Fines are levied under ch.720, Florida Statute, which provides for fines up to \$100.00 per violation and up to \$1,000.00 for each continuing violation. *For instance, an Owner failing to cure*
 - a. *a dirty roof,*
 - b. *lack of landscape maintenance contract for a tenant-occupied Lot,*
 - c. *yard debris in view outside the garbage Collection Period, and,*
 - d. *damaged garage door**would be subject to potentially four \$100.00-fines even if noticed to the Owner simultaneously; similarly, each \$100.00 may be levied daily resulting, if uncured, in four \$1,000 fines.*
3. Recovery of Enforcement Costs. Separate from fines, Association also may levy an Individual Assessment against Owners and Lots for the costs of enforcing these Rules, including fees charged and expenses charged by attorneys, accountants, engineers, contractors, and other professionals or para-professionals. Enforcing these Rules includes rejection of ARC and Lease applications.
4. Residential Use. Owners and Tenants must use Lots only 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 Easton Village residents.

UNDERSTANDING THESE RULES

5. Capitalized terms have the same definition as defined or used in the Declaration. "Including or "such as" mean "including but not limited to." Singular nouns are intended to include plurals and vice versa.
6. These Rules provide detail to certain provisions in the Declaration. Declaration provisions remain in force and no waiver is caused by not repeating or detailing a provision in these Rules.

7. These Rules are self-operating, and Owners, Members, Tenants, and Residents must comply with them without prompting the Easton Village. For instance, often the first ‘notice’ of violation is the violation itself – dirty roofs and overgrown grass are just as visible to the Lot as it is to Easton Village or its community association manager. Submitting ARC application, Lease applications, or other requests containing false information or when not qualified to make such application (such when delinquent in any monetary obligation or submitting applications missing clearly required information) violate these Rules. Likewise committing a violation such as damaging the Common Areas and failing to report such damage, potential or real, to Easton Village violates these Rules.

ARCHITECTURAL REVIEW AND APPROVAL

8. No Person may erect, plant, place, install, hang, replace, or remove any Improvements including:
- | | | |
|----------------|---------------------------|--------------------------------|
| a. buildings | j. swimming pools | s. water areas |
| b. walls | k. tennis courts | t. outside lightings |
| c. fences | l. basketball structures | u. antennae |
| d. ornaments | m. outdoor play equipment | v. discs |
| e. sculptures | n. screen enclosures | w. aerials |
| f. signs | o. driveways | x. satellite dishes |
| g. mailboxes | p. sidewalks | y. poles (incl. flagpoles), or |
| h. landscaping | q. sewers | z. electronic devices, |
| i. plantings | r. drains | |

on any Lot without prior approval of the Easton Village and Master Association Architectural Review Committees (ARCs); (aa) except Owners and Tenants may (i) display ornaments and lights commemorating a holiday for a reasonable time before, during, and after the holiday, and (ii) replace a mailbox with an identical model without prior ARC approval, but subject to ARC review.

9. 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.
10. 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.
11. 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.
12. No Person may modify or convert a garage to a bedroom, office, or other interior room.
13. Owners and Tenants may use an ARC-approved clothesline airing or drying laundry only if screened from view from other Lots and Common Properties.
14. Easton Village may approve ARC applications with conditions precedent or supplement such as payment of all monetary obligations to Easton Village, on reimbursement for enforcement costs, including reasonable attorney’s fees and costs, or obtaining other Lot Owner approval.

DWELLING OWNER LANDSCAPING AND OTHER MAINTENANCE

15. Generally. Owners must “maintain in a neat, sanitary and attractive condition, and to repair, replace and restore” the Lot *and adjacent areas*¹, which Easton Village deems to include,
- a. Preventing weeds, underbrush, refuse, or unsightly objects on the Lot,
 - b. Keeping all Improvements including the home, landscaping, sprinkler systems, in good, safe, clean, and attractive condition,
 - c. Regularly and properly treating, fertilizing, trimming, weeding, cleaning, mulching, irrigating, and replacing (as necessary) 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,
 - f. Inspecting for wood-rot, and repairing or replacing door frames, fascia, fences, and other wood surfaces, and,
 - g. Cleaning and ensuring pools, spas, and hot tubs circulate and are operable.
16. Landscaping. When not occupying the Lot as the Owner’s primary Home, 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 15 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.
17. 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.
18. “Yard Waste” includes all cuttings, leaves, limbs, stumps, debris, and other vegetation or landscape by-product.
- a. Yard Waste generated by Lot Owners directly must be either removed from Easton Village the same day or removed to a place out of view in the backyard, side yard, or garage until the garbage Collection Period.
 - b. Yard Waste generated by landscape and lawn maintenance contractors must be removed from Easton Village by the end of each day such work is performed.

¹ 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.

19. Garbage, recyclables, and bulk.
- a. Owners and Tenants must (1) place all garbage in plastic bags and then place such bags and recyclables inside Wellington-approved containers, and (2) keep all garbage, bags, recyclables, bulk items, and containers out of view from the street, Common Properties, and other Lots, except immediately neighboring Lots, except during the Collection Period.
 - b. Collection Days are for (a) regular garbage are Tuesdays and Fridays; (b) recyclables are Tuesdays; and (c) bulk (e.g., appliances, small furniture, palm fronds) are on Fridays.
 - c. The Collection Period is from 6 pm the day before a collection day (Tuesday or Friday) until 8 pm on the Collection Day. Garbage, recyclables, and bulk, including yard waste, must not be placed near the street, in the front yard, or, for corner Lots, the side yard before the Collection Period and must be removed by the end of the Collection Period.
 - d. 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>)).
 - e. No garbage, recyclables, bulk, or yard waste may be placed or stored on the Common Areas.
20. Mailboxes and House Numbers. Owners must maintain, repair, and replace their Lot's mailbox and may repair or replace a mailbox with an identical model without prior ARC approval, but subject to ARC review. House numbers must be above the garage door, clean, and visible from the street.
21. Storm Preparation. 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 Easton Village.
22. 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.
23. 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.
24. 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.

NUISANCE, DAMAGES, AND INTERFERENCE

25. Nuisance. 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.

26. False Information. No Owner, Tenant, or other Person shall submit ARC application, Lease applications, or other requests containing false information or when not qualified to make such application (such when delinquent in any monetary obligation or submitting applications missing clearly required information).
27. Damages. No Owner, Tenant, or other Person shall damage Common Areas, Association Property, or other Lots. Nor shall any Owner, Tenant, or other Person fail to promptly report such damage to Easton Village, whether such damage was intentional, accidental, or otherwise.
28. Interference. No Owner, Tenant, or other Person shall interfere with Easton Village's community association manager/company, landscapers, vendors, contractors, or other contractual or business relationships. Interference includes impeding work, attempting to give directions or instructions, falsely representing oneself as having authority to act or speak on Easton Village's behalf, or threatening or otherwise meddling with work or services contacted by Easton Village.

ANIMALS

29. Owners and Tenants may only keep up to 2 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.

WATERCRAFT, VEHICLES, OTHER MOVABLE OBJECTS, AND PARKING

30. Owners, Tenants, and other Persons:
 - a. Must keep no more than 4 automobiles and motorcycles on each Lot.
 - b. 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. commercial vans and pickup trucks whose outside lettering is concealed to the satisfaction of Master Association and Village Association,
 - iii. boats which are permitted, utilized, and stored on the Lot in accordance with the Master Declaration.
 - c. 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,
 - ii. on landscaped portions of Lots or Common Property areas,
 - iii. on the street,
 - iv. in any place which, alone or combined with other vehicles or objects, would obstruct emergency vehicles, or

- v. that is inoperable; has missing, flat, or visibly under-inflated tires; not currently registered or missing a valid registration sticker and license plate; missing exterior parts; is damaged; or otherwise is an eyesore.
- d. Must not construct, reconstruct, or repair any vehicle or other object unless totally enclosed in a garage, not visible from the outside, and not causing unreasonably loud noise or any noise after 9 pm.
- e. Must not keep, operate, or allow any vehicles, including motorcycles and mopeds, without installed and employed effective sound muffling devices; and,
- f. Must not interfere with the Association towing any vehicle in violation of the Declaration or these Rules.
- g. Must (i) not operate any vehicle in excess of 15 miles per hour, (ii) not drive around speed humps, and (iii) must comply with all traffic control devices.

ADMINISTRATION

31. Official Records Inspections.

- a. All requests to inspect the Official Records (“Inspection Requests”) must be in writing and mailed to Easton Village Homeowners Association, Inc., Attn: Official Record Inspection Requests, % GRS Community Management, 3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463.
- b. The Owners of each Lot, collectively, may inspect the Official Records no more frequently than every 14 days.
- c. Inspection Requests must include three proposed dates on business, non-holiday weekdays no earlier than 5 days after the Owner sends the Inspection Request.
- d. Inspections will occur either at GRS Community Management or the law offices of Association counsel, Wyant-Cortez & Cortez, Chartered, 840 US Highway One, Suite 345, North Palm Beach, FL 33408.
- e. Easton Village may make some Official Records available on the Internet or, from time to time, may respond to Inspection Requests by E-mail, and may respond to Inspection Requests communicated by means other than US Mail, but does not waive the right to require the procedures outlined in paragraphs 31.a through d above.

32. Meetings.

- a. Participation. Each Member may speak for 3 minutes at each Members’ Meeting or Board Meeting. The Board, in its sole discretion, may agree to hear from one or more Members for longer than 3 minutes.
- b. Location. Easton Village generally will hold Meetings at the Villa Olympia Clubhouse. However, in the Board’s sole discretion, Meetings may be held via remote conferencing software or services widely and freely available to the Members in lieu of or in addition to Meetings held physically at the Villa Olympia Clubhouse. Absent a Board decision, the president may call such remote meetings of the Board and Members. Easton Village may limit the number of physically present Meeting participants.
- c. Recording. Members may make video and audio recordings of Meetings if written notice of the intent to record is received by US Mail at Easton Village Homeowners Association, Inc., % GRS Community Management, 3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463, at least 5 days before the time Easton Village must post or mail notice of the Meeting the Members intends to

record. Member intending to record must also announce such intention at the beginning of the Meeting. Such recording shall not be an Official Record, but the recording Member must make an unedited copy of such recording available to any other Member so requesting up to one year after the recorded Meeting. No Member shall post or distribute such recordings, or any portion thereof, in any form on any social media platform. The Board may suspend the right to record Meetings for one year for any Owners of Lot any of which Lot Owners violate this rule.

d. Order. Meeting chairpersons, directly or through management or counsel, may maintain polite, professional, business-like meetings, discussion, and debate by, after reasonable warning, asking a Person to leave the meeting, removing a Person, or muting a Person on remote conferencing. No warning shall be necessary for a Person using profanity, physical intimidation, abusive language, or language which unreasonably increases the possibility of claims against Easton Village including unlawful discrimination.

33. Fair Housing. Requests for Reasonable Accommodation from these Rules or Reasonable Modifications must be submitted to Easton Village Homeowners Association, Inc., % GRS Community Management, 3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463, with a copy or notification to Association counsel, Wyant-Cortez & Cortez, Chartered, 840 US Highway One, Suite 345, North Palm Beach, FL 33408, (561.627.0009). Such requests must identify the Lot Owner and Lot address and must be reasonably calculated and reasonably communicated or drafted to place Easton Village on notice of the need for an accommodation or modification.

34. Collection Policy.

a. Late Charges. If any installment of an Assessment is not paid within thirty (30) days after it is due, a late charge of \$25.00 shall apply to each such installment and charged against the Lot and Lot Owners.

b. Applications. No ARC, Lease, or other Applications (except Requests for Reasonable Accommodation) shall be considered complete or received by Easton Village until, along with any other requirements, all amounts owed to Easton Village concerning all of the Applicant's Lots are paid in full.

c. Settlement. Easton Village, in its sole discretion, may enter into installment arrangements to assist Owners in satisfying monetary obligations. Such agreements may nor may not permit processing of ARC, Lease or other Applications prior to payment in full.

LEASING

35. Easton Village's Residency Application Form (EastonVillage.LeaseApplication.2021) is attached and incorporated into these Rules; requirements on the form augment Easton Village's Leasing Rules. Additionally,

a. Residency Applications must be submitted at least 30 days before the 'move-in' date or Lease commencement date.

b. Owners must submit a Residency Application for any person who may occupy the Lot (a) for more than 14 days or (b) for any consideration or compensation of any kind.

c. All leases or occupancy agreements must include and incorporate the EastonVillage.ResidencyAddendum.2020 executed by all Owners and all adult occupants.

d. Easton Village does not permit short-term, corporate lodging, or vacation rentals including such occupancies arranged through brokers or web platforms like AirBnB or VRBO.

- e. Owners must be current on all monetary obligations to Easton Village prior to the approval period beginning. Easton Village, in its sole discretion, may enter into agreements with the Lot Owner or prospective occupants to permit leasing or occupancy before satisfying monetary obligations.
- f. Owners may not lease or permit non-owner occupancy of a Lot (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.
- g. Two consecutive early terminations of a lease or occupancy agreement without good cause permitted under the Declaration will constitute grounds for future residency approval.
- h. 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.
- i. Owners who intend to permit others to occupy their Dwelling must deposit the greater of \$1,500.00 or one month's rent under any proposed Lease, which shall not bear interest to the Owner, with Easton Village. The deposit may be used by Easton Village to repair damage to the Common Properties for which the Owner or occupants are liable. Easton Village 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.
- j. 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.
- k. Easton Village will not approve any applicant who fails to meet these criteria:
 - i. Verifiable average monthly income equal to three times the gross monthly rent.
 - ii. Credit score of at least 700 as reported on the report ordered by Easton Village from its selected vendor; no other report will be considered.
 - iii. 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.
 - iv. No history of materially violating covenants, rules, regulations, by-laws, or other governing documents of homeowners, condominium, or cooperative associations or public housing authorities.
 - v. No evictions, writs of possession, or court-ordered removal from a residence.
 - vi. No person required by law or court order in any jurisdiction to register as a sex offender.

EASTON VILLAGE HOMEOWNERS ASSOCIATION, INC.

Thank you for your interest in moving to Easton Village. 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. Easton Village 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: Lots 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. **A minimum credit score of 700 is required.**
5. **You must provide last two pay stubs and other verifiable income.**
6. **Most felony convictions within the past ten (10) years disqualify applicants; see Rules for details.**
7. **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.**
8. **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 Easton Village 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 Easton Village Homeowners Association, Inc.
- **Application processing (non-refundable) per applicant \$100.00**
Payable to GRS Community Management
- **Association Security Deposit (deemed from and held for Owner regardless of payor)..... \$1,500.00**
Payable to Easton Village Homeowners 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: Easton Village Homeowners Association, Inc.
% GRS Community Management
3900 Woodlake Blvd., Suite 309
Lake Worth, FL 33463

EASTON VILLAGE HOMEOWNERS ASSOCIATION, INC.

LEASE/OCCUPANCY/ANIMAL APPLICATION

GENERAL

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

OWNER

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

REALTORS

<u>Owner Agent</u> Name: _____ Phone: _____ E-Mail: _____	<u>Tenant Agent</u> Name: _____ Phone: _____ E-Mail: _____
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APPLICANT-1

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

APPLICANT-2

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

APPLICANT-3

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

APPLICANT-4

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

OTHER OCCUPANTS

Identify all other persons who intend to occupy the Lot:

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

RESIDENCE HISTORY

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

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

BACKGROUND	In any jurisdiction or place in the world, have you (or other applicant) ever Been convicted of a crime? Yes (<input type="checkbox"/>) No (<input type="checkbox"/>) Been convicted of a felony in the past 10 years? Yes (<input type="checkbox"/>) No (<input type="checkbox"/>) Been convicted of a traffic offense involving death, serious injury, alcohol, or drugs in the past 10 years? Yes (<input type="checkbox"/>) No (<input type="checkbox"/>) Been evicted from any home or business in the past 10 years? Yes (<input type="checkbox"/>) No (<input type="checkbox"/>) Been fined or caused a landlord to be fined by a homeowners, condominium, or cooperative association in the past 10 years? Yes (<input type="checkbox"/>) No (<input type="checkbox"/>) Received a notice of violation or termination of tenancy from any homeowners, condominium, or cooperative association in the past 10 years? Yes (<input type="checkbox"/>) No (<input type="checkbox"/>) Are you (or other applicant) presently awaiting trial on any criminal or traffic offense? Yes (<input type="checkbox"/>) No (<input type="checkbox"/>) 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.
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We certify that:

We have received, read, understand and agree to abide by all of Easton Village 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 Easton Village.

Regarding Occupancy:

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

We agree that no Applicant or Occupant may move into the Lot until and unless approved by Easton Village 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

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 Lot. 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 Easton Village. No Pitbulls, Rottweilers, other dog breeds deemed to exhibit aggressive temperament (in Easton Village sole discretion), snakes, reptiles, free-roaming cats, live-stock, or non-domesticated animals (in Easton Village 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 Lot 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: _____	Reason denied / comments:
	APPROVED (<input type="checkbox"/>) DENIED (<input type="checkbox"/>) Association Agent Signature: _____	

EASTON VILLAGE HOMEOWNERS 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.

SIGNATURES

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

EASTON VILLAGE HOMEOWNERS 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.

<u>SIGNATURES</u>	<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: _____