

Palm Avenue Villas Association, Inc.

APPLICATION FOR SALE LEASE

Must be received a minimum of 30 days prior to occupancy. Application Fee: \$100 per individual/married couple payable to 'Palm Avenue Villas Association, Inc.'. All applications MUST include a photocopy of all Driver's Licenses.

Applicant interview is required by phone or in person.

Unit # _____ Dates of Lease (if applicable) _____ to _____ OR Date of Sale (if applicable) _____
(Minimum stay of sixty days is required, and rental or lease is allowed no more than two (2) times per year per unit.)

The undersigned proposes to sell/lease Unit No. _____ to, identified below, and the undersigned does hereby apply for approval of this sale/lease by Palm Avenue Villas Association, Inc

Agent: _____ Phone Number: _____

Current Owner's Signature _____ Date _____

Purchaser/Tenant Information:

Name #1 (Print): _____

Driver's License No.: _____ State: _____ Date of Birth: _____

Present Address: _____

Email: _____ Phone: (_____) _____

Name of Employer (If Any): _____ Phone: (_____) _____

Name #2 (Print): _____

Driver's License No.: _____ State: _____ Date of Birth: _____

Present Address: _____

Email: _____ Phone: (_____) _____

Name of Employer (If Any): _____ Phone: (_____) _____

Names of Additional Persons to Occupy Premises (give ages if under 18):

_____, _____, _____

Previous Landlord or Mortgagor: _____ Phone: (_____) _____

Bank (Preferably Local): _____ Phone: (_____) _____

Pets: How Many _____ *Per the Association's Documents, two (2) dogs or two (2) cats or one (1) cat and one (1) dog allowed.*

Vehicle Information:

Make: _____ Model: _____ Year: _____ State: _____ Tag #: _____

Make: _____ Model: _____ Year: _____ State: _____ Tag #: _____

I have received and read a copy of all Association's Documents and Rules and Regulations and understand my responsibilities as an owner/renter/occupant. I hereby agree that if this application is approved that I and all persons occupying this unit will carefully comply with the Rules and Regulations, Articles of Incorporation and Declarations of Covenants of Palm Avenue Villas Association, Inc. Any violation thereof may result in termination of occupancy at the option of the Board of Directors. The use of each unit shall be limited to single family residential usage only.

I agree to hold harmless, Progressive Community Management, Inc., and all providers of information on the prospective owner(s) stated above. In the event that the information provided by me (us) is found to be misleading or false, my acceptance for this lease, whether determination is made before or after my date of ownership/occupancy, may be affected. I do hereby authorize with my (our) signature(s), the release of public records, credit report, rental or lease information and employment verification, whether by fax, verbal, photocopy or original signature, to: Progressive Community Management, Inc., and all its members now and in the future for exclusive use of Palm Avenue Villas Association, Inc.

Signature _____ Phone _____ Date (mm/dd/yyyy) _____

Signature _____ Phone _____ Date (mm/dd/yyyy) _____

Palm Avenue Villas Association, Inc. Rules and Regulations 3.2022/2023

In accordance with Article 10

, Section 10.1 of the Amended and Restated Bylaws of Palm Avenue Villas Association, Inc. and Article III, Section 3.1(6) of the Amended and Restated Articles of Incorporation of Palm Avenue Villas Association, Inc., the Board of Directors adopts these Rules and Regulations governing the appearance, occupancy and use of the Lots and Common Area within Palm Avenue Villas, a Subdivision.

The terms used herein shall be as defined in the Amended and Restated Declaration of Covenants for Palm Avenue Villas.

- 1. Garage Doors** . All garage doors within Palm Avenue Villas, a Subdivision, shall be kept closed at all times except when in use.
- 2. Noise and Nuisance:**. No television, radio or other noise emitting device or equipment shall be operated or used within or outside of a Dwelling which can be heard outside of a Dwelling and unreasonably disturbs the peace and quiet enjoyment of others within Palm Avenue Villas, a Subdivision.
- 3. Occupancy of Dwellings** :. If an Occupant resides in, occupies, uses or is physically present within a Dwelling for more than thirty (30) consecutive days, such Occupant shall register with the Association.
- 4. Parking** : No Vehicle shall be parked within or upon the Common Area except that a person furnishing services to the Association or a Lot Owner or a Tenant may temporarily park a Vehicle within the area designated as "Staging Area" on the attached satellite photograph while furnishing such services. The parking available within the area designated as "Staging Area" shall be on a first come, first serve basis. If no parking is available within the area designated as "Staging Area" then a person furnishing services shall be required to park outside of Palm Avenue Villas, a Subdivision, upon the public streets or other available spaces.
- 5. Trash and Recycling:** Trash and Recycling bins or receptacles should be put out no sooner than twelve (12) hours before a scheduled pick-up and returned no later than twelve (12) hours after a scheduled pick-up. All waste shall be placed within a trash bin or receptacle. No plastic trash or contractor bags may be placed outside of a Dwelling unless placed within the appropriate garbage bin or receptacle. Trash bins or receptacles should be placed nearest the entrance driveway for pick-up at the designated spot. Recycling bins or receptacles should be placed nearest the exit driveway for pick-up at the designated spot.
- 6. Wildlife** :. No wild animal or rodent shall be brought into, kept, or fed within Palm Avenue Villas, a Subdivision, including feeding of birds through a bird feeder, birdbath, scattering food or otherwise leaving food outside and available for birds or other wildlife.
- 7. Leasing** : No more than two (2) Lots in Palm Avenue Villas, a Subdivision, may be leased at the same time. The Board of Directors may create and maintain a waiting list on a first come, first served basis for Lot Owners interested in leasing their Lot. In the event a Lot is leased but a Lot Owner wants to make construction improvements to a Dwelling without terminating or renewing a lease, it shall be in the discretion of the Board of Directors to determine when to proceed with the waiting list.
- 8. Lawn Ornaments** : While a Lot Owner may place decorative or lawn ornaments within an enclosed courtyard or in the rear of a Dwelling, no Lot Owner may place, keep or store any decorative or lawn ornaments or personal property in the front lawn area, walkway or entryway into a Dwelling or in the Common Area without first obtaining the written approval of the Board of Directors. The Board of Directors shall have the discretion to allow holiday decorations or lights in the manner and duration as the Board of Directors determines from time to time.
- 9. Pets** : No Lot owner, Tenant, Guest or Invitee shall allow any animals other than two dogs or cats (or one of each) to be kept on a Lot or within the Subdivision. All pets shall be kept on a handheld leash when outside the boundaries of a Lot within the Subdivision. Each person responsible for a pet shall promptly clean up and properly dispose of waste.
- 10. Roof Tiles** : The replacement tiles to be used for all PAVHOA roofs are Eagle Capistrano 3664 Terracambra Range.