

RIVERWALK HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane

Jupiter, FL 33458

Phone: 561-747-6209

Email: office@riverwalkhoa.biz Website: www.riverwalkhoa.biz

PURCHASE APPLICATION CHECKLIST

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

- ☐ Check or money order made payable to Riverwalk Homeowners Association for the Application fee of \$250.00 per adult OR per married couple (need to provide copy of marriage certificate if last names are different) **(THIS FEE IS NON-REFUNDABLE)**
- ☐ Check or money order for the Background Check Fee \$25.00 for each background check
(THIS FEE IS NON-REFUNDABLE)
(Each applicant or resident over the age of 18 years of age must complete a background check)
Note anyone with a criminal conviction within the last 10 years cannot be approved for ownership or residency in accordance with Riverwalk's Governing documents.
- ☐ Copy of Driver's License and Valid Vehicle Registration
- ☐ Copy of the survey for the unit that is being purchased
- ☐ A copy of the executed contract
- ☐ Dog Registration Form must include a color photo and a health certificate.

APPLICANT ACKNOWLEDGEMENT: By my/our signature below, I/we hereby certify:

1. I/we have read, understand, and agree to abide by all Riverwalk HOA Rules & Regulations and Governing Documents, which are available on the website at www.riverwalkhoa.biz
2. That all information in this application is true and I/we understand that false or misleading information constitutes grounds for rejection and revocation of my right to reside on this property.
3. I/we give permission to conduct a nationwide law enforcement background investigation and credit check, so that the HOA may deny the lease based on evidence that any occupant may pose a risk to the community or be unlikely to comply with the financial requirements of the lease. The board reserves the right to waive this restriction on a case-by-case basis.
4. No person(s) other than those on this application will reside in the unit. Anyone moving into the unit at a later date will be subject to association approval. **No visitors may stay longer than 45 days without prior approval of the Board of Directors.**
5. I/we understand that the Association has the right to deny any application until any delinquent assessment is paid and/or until any violation of the governing documents is corrected.
6. During the term of the lease, if the owner becomes delinquent in the payment of any regular or special assessments due, the association shall notify the lessee, and the lessee shall make the rental payment to the Association to cover unpaid maintenance fees. Said payments shall be delivered to the Riverwalk HOA at the above address.

APPLICANT SIGNATURE: _____ Date: _____

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APPLICATION FOR PURCHASE

PLEASE PRINT CLEARLY

DATE: _____ Address: _____

☐ CLOSING DATE: _____

☐ CHECK THIS BOX IF MEMBER OF THE UNITED STATES ARMED FORCES

Name: _____ DOB: _____ Email: _____

Telephone #: _____ Work Phone #: _____ Cell Phone #: _____

Name: _____ DOB: _____ Email: _____

Telephone #: _____ Work Phone #: _____ Cell Phone #: _____

Please name all occupants and their relationship to the Purchaser (provide the age of children and DOB for anyone over 18)

Name	Age	Relationship	Date of Birth
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

VEHICLES:

Make	Model	License Plate #	Color	State	Year
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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The undersigned hereby acknowledges that he/she has read the RIVERWALK HOMEOWNERS' ASSOCIATION, INC. governing documents comprising of the Declaration of Covenants and Restrictions, Bylaws, Articles of Incorporation, as well as the RIVERWALK Rules & Regulations located on the Riverwalk website at riverwalkhoa.biz. Copies of these documents can be obtained upon written request.

As a member of a deeded mandatory membership community, you must abide by certain predetermined covenants and rules, and regulations outlined in the association's governing documents. By signing, I hereby state that I will comply with Riverwalk's Governing Documents and Rules & Regulations for Riverwalk. I further acknowledge that per page 14 of Riverwalk's Rules & Regulations: "Violations of the rules and regulations by a unit owner, tenant, or guest may result in a fine against the Unit Owner."

RECEIVED BY: _____

RECEIVED BY: _____

DATE: _____

BUILDING-UNIT NUMBER: _____

RIVERWALK HOMEOWNERS ASSOCIATION, INC.

ASSOCIATION MEMBER CONSENT TO RECEIVE NOTICES OF MEETINGS AND RELATED INFORMATION BY ELECTRONIC TRANSMISSION

This form ("Consent") authorizes Riverwalk Homeowners Association, Inc. ("Association") to communicate with the undersigned via Electronic Transmission in lieu of first-class mail or hand delivery. The phrase "Electronic Transmission" includes communication by electronic mail (e-mail), and any other similar means of electronic transmission.

The undersigned member(s) of Association consents to receiving notice by electronic transmission for meetings of the Board of Directors, Committees, Budget meetings, and Annual and Special Meetings of the Members of Riverwalk Homeowners Association, Inc.

I/We designate the following email address for electronic notice purposes:

(PRINT ONE EMAIL NEATLY) _____.

The undersigned understands that mailed/paper notice may not be provided to the Owner(s) unless the Owner(s) have rescinded their consent to receive electronic notice of meetings specified above. The undersigned is solely responsible for removing or bypassing filters that block receipt of mass e-mails sent to members on behalf of the Association in the course of giving electronic notices.

Please be aware that if you consent to receive electronic notice of meetings, your e-mail address designated for that purpose will be an official record of the Association.

All Owners of the Home Please Print Name, Affix Date and Sign Below:

By: _____

By: _____

Print Name: _____

Print Name: _____

Date: _____

Date: _____

RIVERWALK HOMEOWNERS ASSOCIATION – Background Check

CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER

Riverwalk Building and Unit No: _____ - _____

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4th floor, Independence, OH 44131, telephone 800-853-3228. I understand that you may be requesting information from various federal, state and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Associations' Board Members and Employees of Riverwalk and may be reviewed by a unit owner if it's a rental.

For conformation of identity, a copy of your current driver's license must include with your request.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the above mentioned information:

_____	_____/_____/_____ /	_____
Applicant Name (Last, First and Middle)	*Date of Birth	Social Security Number
*Date of Birth is requested in order to obtain accurate retrieval of records.		If International, please provide Passport Number

Alias/Previous Name(s) (if Applicable)

_____	_____	_____
Current Physical Address	City & State	Zip code

_____	_____
Telephone Number:	Email:

_____	_____
Signature of Applicant	Date

Riverwalk Pet Rules & Regulations

Pets

No more than two (2) pets may be maintained in any Unit, and only one of the two pets may exceed 50 pounds at maturity. Such pets shall be permitted to occupy any Unit or be permitted on any Common Area or Recreation Area after the effective date of this amendment. (Pets being maintained on the property before the effective date of this amendment that exceed such weight limitations shall be grandfathered.)

Effective July 22, 2016, Riverwalk Rules and Regulations no longer allow the following potentially dangerous pets being registered by new owners or tenants to reside in Riverwalk: Pit Bulls, Rottweilers, Doberman Pinschers, Chow Chows, Great Danes, Boxers, German Shepherds, or Alaskan Malamutes. This Rule applies to mixed-breed dogs containing any breeding from any of the above prohibited dog breeds. If a dog's breed is in question, DNA testing will be requested when applying for residency. If the DNA testing results show no dangerous breed exists, the HOA will incur the cost of said testing.

All pets permitted on the premises shall be under leash when walked or exercised outside of the Unit on the Common Areas or Recreation Areas, or the adjoining land and docks leased from the South Florida Water Management District.

Each unit owner shall be responsible for removal of any pet waste and shall be personally liable for any costs incurred in the repair of damage caused by the pet or a pet owned by a tenant. A photograph or video recording of any unleashed pet or failure to immediately cleanup a pet's waste shall be deemed sufficient grounds to pursue a fine on the offending unit owner.

Pets shall not be permitted to create a nuisance, including but not limited to persistent barking or whining or physically attacking other people or animals. Upon consideration by the Board of Directors, any pet deemed a nuisance shall be permanently removed by its owner from the property within fifteen (15) days after receipt (or the date of refusal to accept receipt) of written notification sent via Certified Mail, Return Receipt Requested.

Upon the death or disappearance of any grandfathered pet weighing more than 50 pounds, maintained in a Unit prior to the effective date of this amendment, no replacement pet may exceed the 50-pound (at maturity) weight limitation.

DOG REGISTRATION FORM

Owner or Resident: _____

Address: _____

Dogs Name _____ Dogs Age: _____

Dog's Weight: _____ Dog's License/Tag Number: _____

Dog Breed: _____

Dogs Name _____ Dogs Age: _____

Dog's Weight: _____ Dog's License/Tag Number: _____

Dog Breed: _____

Attach a copy of the dog's "Proof of Vaccinations," and a photo must be included with the Dog Registration Form.

NOTICE OF LEASING RESTRICTIONS

Be advised that the below are additions to the “Declaration of Covenants and Restrictions for Riverwalk”

Individual One-year Leasing Moratorium. Establish a one-year waiting period before a unit can be leased to or occupied by persons who are not the fee simple unit owner or an immediate family member of the fee simple unit owner.

A new section is added to the Declaration:

No Owner may lease a Unit, and no Lease will be approved during the first 12 months of ownership of the Unit measured from the date the Unit was transferred to the Owner, regardless of how title vested.

After the first 12 months of ownership, an Owner may lease the Owner’s Unit subject to the Association’s approval.

Violations of this provision may be enforced as provided in ch. 83, Part II, Florida Statutes, as amended from time to time, and this Declaration, cumulatively.

Rental Cap. Establish a cap of 115 total units, which may be leased or occupied by non-unit owners at any given time.

A new section to the Declaration is added: “No more than 115 Units in Riverwalk may be rented at any one time. Violations of this provision may be enforced as provided in ch. 83, Part II, Florida Statutes, as amended from time to time, and this Declaration, cumulatively. Specific Rules and Regulations shall be adopted by the Board to define which owner is next in line to rent their unit in the event the 115 unit limit is reached but subsequently falls below said 115 unit limit because one or more units are no longer rented.”

APPLICANT ACKNOWLEDGEMENT:

**By my/our signature below, I/we hereby certify that
I/we have read and understand the above Riverwalk Leasing Restrictions**

1. APPLICANT SIGNATURE: _____ **Date:** _____

PRINT APPLICANT NAME: _____

2. APPLICANT SIGNATURE: _____ **Date:** _____

PRINT APPLICANT NAME: _____