

Hammocks Trail at River Bridge Homeowners' Association Inc.

c/o Tallfield Management

12765 West Forest Hill Blvd, Suite 1320; Wellington, FL 33414

Tel. (561) 983-6000 Email: wellington@tallfield.com

Purchase/Lease Application Checklist

Below is a list of items needed to process association approval to Purchase/Lease a home. All payments must be certified/cashier's check or money order ONLY (no personal checks or credit/debit cards accepted.) Please indicate with a check mark that the needed items are enclosed. Applications can be mailed or dropped off to our office address above. Failure to provide all information and payment will result in application being returned. Incomplete applications will not be accepted.

NEEDED ITEMS:

- ☐ Executed Purchase/Lease Application
- ☐ Copy of the purchase/lease contract
- ☐ Business License/Permit to lease from City of Greenacres (Lease Only)
- ☐ Legible copy of driver license(s) for all adults that will be living in the home
- ☐ \$250 Non-refundable fee made payable to "Tallfield Associates"*
- ☐ Two-page screening and authorization forms per adult (required to run national criminal check)
- ☐ Pet registration form for each pet
- ☐ Acknowledgement page
- ☐ If your move will require: use of PODs or other portable storage devices, please obtain approval from the HOA prior to their delivery. HOA will need Certificate of Insurance, Delivery and Removal Dates.

Please Note: There is an 24 Month Rental Restriction for New Owners.

***NOTE: The \$250 fee covers background screening for up to two adult applicants. Any additional residents 18+ years of age are subject to background screening, and an additional \$50 fee per adult is required. If an International screening is needed there will be an additional fee required.**

Application must be submitted a MINIMUM of 30 days prior to intended occupancy. Occupancy prior to approval is strictly prohibited. Processing can take up to 10 days from when a complete application is received.

**Hammocks Trail at River Bridge Homeowners' Association Inc.
Purchase/Lease Application**

Property Address: _____

Current Homeowner Name: _____

Homeowners Mailing Address: _____

Lease Start Date: _____ Lease End Date: _____

Are you a service member? _____ (Service member is defined to include any person serving as a member of the United States Armed Forces on active duty or state active duty and all members of the Florida National Guard & United States Reserve Forces).

A copy of the approved/signed application approval will be forwarded to buyer, realtor, and/or agent where applicable. Please include realtor/agent information below as applicable.

Agent for Homeowner: Name _____ E-mail _____

Agent for Tenant: Name _____ E-mail _____

Applicant / Adult Occupant Information

Occupants Name	Home Phone #	Cell Phone #	E-mail address
Employer Name	Employer Phone #		

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Occupants Name	Home Phone #	Cell Phone #	E-mail address
Employer Name	Employer Phone #		

How many children 17 years and younger will be living in the home? _____

Please list their names and ages:

Personal Reference (Name & Phone Number): _____

Personal Reference (Name & Phone Number): _____

Personal Reference (Name & Phone Number): _____

Automobiles

Year	Make	Model	Tag #	State

Proposed Applicants(s) hereby understand and agree to the following terms.

- 1) That all information in this application is true and correct.
- 2) A non-refundable processing fee of \$250 for up to two adult applicants (each adult \$50 thereafter) made payable to “Tallfield Associates” must accompany the application.
- 3) A copy of a valid driver’s license for all adults who will reside in the residence.
- 4). Each adult applicant will have a national background check run by Tallfield Associates. Each adult must fill out the two-page screening/authorization forms.
- 5) Applicant(s) agrees to comply with all By-Laws and Rules & Regulations of Hammocks Trail at River Bridge Homeowners’ Association Inc.
- 6) All pets must be in compliance with the pet rules and regulations.
- 9) Please Note: There is a 24 Month Rental Restriction for New Owners.

Proposed Applicant(s) understand, agree, and authorize Tallfield Associates, Hammocks Trail at River Bridge Homeowners’ Association Inc., the Board of Directors and/or their committee, and their agents to investigate and verify all information submitted on the application for all occupants.

Signature of Buyer/Tenant_____ Date_____

Signature of Buyer/Tenant_____ Date_____

Hammocks Trail at River Bridge Homeowners' Association Inc.
PET REGISTRATION

(If no pets, write "N/A" and include buyer signature(s))

***YOU MUST SUBMIT A COPY OF THE PET LICENSE FROM PALM BEACH COUNTY, PET VACCINATION
CERTIFICATE AND PHOTO OF PET**

Buyer(s) Name: _____ Property Address: _____

Type of Pet: (i.e.; dog, cat, etc.) _____ Breed: _____

Color: _____ Current Weight: _____

Age of Pet: _____ Name of Pet: _____

Vaccine License#: _____

Veterinarian Name: _____ Contact# _____

Type of Pet: (i.e.; dog, cat, etc.) _____ Breed: _____

Color: _____ Current Weight: _____

Age of Pet: _____ Name of Pet: _____

Vaccine License #: _____

Veterinarian Name: _____ Contact# _____

Buyer(s)/ Tenant (s) Signature: _____

All pets must be on a leash and under the control of a responsible person anytime the pet is outside of the dwelling.

Hammocks Trail at River Bridge Homeowners' Association Inc.

RULES & REGULATIONS RECIEVER FORM

(I) (WE) _____
Please Print Name

Have read the Rules and Regulations and fully understand each of the Rules and will abide by them so long as I reside at:

(Hammocks Trail Address)

And further understand that a violation of the Rules and Regulations could result in a violation letter and/or a fine.

SIGNED THIS _____ DAY OF _____, 2_____

X _____
Buyer/Tenant

X _____
Buyer/Tenant

THE REALTOR NEEDS TO SIGN THAT HE/SHE HAS PROVIDED THE NEW OWNER / TENANT WITH THE BY LAWS

x _____
(Realtor – Signature)

(Realtor – Signature)

RESIDENTIAL SCREENING REQUEST

**NOTE: EACH ADULT MUST FILL OUT THE FOLLOWING TWO-PAGE FORM FOR SCREENING*

FOR MANAGEMENT USE ONLY

Tallfield Associates Ref #/Unit #:

PERSONAL DETAILS

Please check one:

- ☐ Individual *(Individual or one of multiple roommates that appear on the sale contract and are responsible for the property.)*
- ☐ Spouse *(Couples that jointly occupy the unit and assume joint responsibility for the property.)*
- ☐ Occupant *(Occupants are adults who will live in the unit, but are not financially responsible for the property.)*

Name: First: _____ MI: _____ Last: _____

SSN#: _____ **DOB** (MM/DD/YYYY): _____

CURRENT ADDRESS

Street Address:

Number: _____

Name: _____

City: _____

State: _____ ZIP: _____

Print Name

Signature

Date

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DISCLOSURE AND AUTHORIZATION AGREEMENT **REGARDING CONSUMER REPORTS**

DISCLOSURE

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish any third party company used by Tallfield Associates, LLC on behalf of the Association for which you are applying with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED:

Print Name

Signature

Date

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Name: First: _____

MI: _____ Last: _____

SSN#: _____

DOB (MM/DD/YYYY): _____

CURRENT ADDRESS

Street Address:

Number: _____

Name: _____

City: _____

State: _____ ZIP: _____

Print Name

Signature

Date

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AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish any third party company used by Tallfield Associates, LLC on behalf of the Association for which you are applying with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED:

Print Name

Signature

Date

HAMMOCKS TRAIL HOMEOWNERS ASSOCIATION

Rules, Standards and Guidelines

Adopted 10/5/04

Abbreviations utilized: HOA = Hammocks Trail Homeowners Association
POA = River Bridge Property Owners Association
ARB = Architectural Review Board

1. Annoying activities such as playing loud music, and other activities that infringe on the tranquility of the neighborhood is prohibited.
2. Commercial use of the residence is prohibited.
3. Motor Boats are prohibited from use in the waterways.
4. Fishing is prohibited in our waterways.
5. Swimming is prohibited in our waterways.
6. Clotheslines for drying laundry must be camouflaged from public view.
7. Any changes in the landscaping which will alter the flow or drainage of surface water must first gain approval of the Hammocks Trail Architectural Review Board and the River Bridge ARB and the South Florida Water Management District.
8. No artificial vegetation is permitted.
9. Satellite dishes are permitted in accordance with FCC Regulations. However, it is requested that installation be kept towards the rear of the property, hidden from public view, however possible.
10. Garbage cans and recycle bins must not be placed on the street longer than 12 hours before scheduled collection. Plastic bags should not be place at the curb until the morning of pick-up. Garbage cans must be stored out of public view.
11. No sheds, trailers, shacks or other temporary buildings or structures are permitted.

12. Boats, boat trailers, house trailers, motor homes, motorcycles, motor scooters, go-carts, and motorbikes must be parked inside the residential garage large trucks or pick-up trucks with commercial signs are prohibited to park on driveways overnight.
13. Overnight street parking is prohibited. However, the Board of Directors has acknowledged that special circumstances do occur from time to time and this overnight street parking ban must be enforced with compassion for special situations. Please notify a Director if you need street parking security clearance, the parking permit **MUST BE SIGNED BY A DIRECTOR**. Part 1 will be filed with Security, Part 2 will be displayed on the dash board of the vehicle. Failure to do so will result in the vehicle being towed. This will occur between 2:00 and 6:00 AM if the vehicle is parked on a roadway without proper approval. No vehicle should be parked directly across from any driveway. Your Director will instruct you where to park.
14. No signs are permitted on the property, including window signs.
15. Animals and pets: Only common household pets may be kept in the residential unit. A limit of three (3) pets, such as dogs, cats or birds exists. There are no weight or size limitations.
16. No automobile garage shall be enclosed or converted for any other use.
17. Barbeques are permitted, but must be located out of public view.
18. Fencing is prohibited, except for the purpose of enclosing a pool, and must conform to governmental requirements and must be approved by the HOA-ARB and the POA-ARB.
19. No member shall engage in any action which may be expected to result in an increase in the rate of any insurance policy, and/or vendors rate, concerning any portion of the property.
20. Hurricane shutters and associated framing must be white, or match the main color of the house (except aluminum panels installed for temporary use during a storm watch or warning, not to remain installed for more than 14 days).
- ✓ 21. Landscaping around the house within garden areas as originally established by the builder, may be replaced with similar plants without modification application process. All new plantings must conform to the City of Greenacres Landscape Code. Any plantings which change the area of the original garden beds must receive HOA-ARB and POA-ARB approval.

22. Roof repairs and replacement of roofing tiles must be the same color as the original roof, and the tiles must be the same texture and material as the original roof.
23. Sealing drive and walkways with a clear sealant is permitted as routine maintenance, no modification approval is necessary. Painting or staining must be done in a color or colors to match the outside of the home, HOA-ARB and POA-ARB approval is necessary.
24. Lighting fixtures on house or garage (exterior lighting and/or coach lights) must be similar to the original as installed by the builder, brass or white colors need no approval. Any other colors must be approved by the HOA-ARB. Path lighting is permitted but must be installed according to electrical code.
25. Mailboxes and posts must be "Postmaster Approved" and white in color. No novelty mailboxes are permitted.
- ✓ 26. Repainting of the exterior of a home with the same color is considered routine maintenance and does not require approval. Any change in color to the exterior of the premises must gain approval of the HOA-ARB and POA-ARB, prior to proceeding with work.
27. Pumps are permitted to draw water from the lake for irrigation purposes only. All modification applications for installation of pumps to draw lake water must be submitted with a signed "Lake Water Use Agreement".
28. All residents may install a well for irrigation purposes. An HOA-ARB & POA-ARB modification must be submitted for approval AND proper permits must be obtained from the City of Greenacres.
29. Flagpoles are permitted, but not more than fifteen (15) feet in height. The flagpole must be at least six (6) feet from the property line. The flying of the American Flag must conform to Federal Regulations concerning the proper display of the flag. Flagpoles attached to the home are permitted, for the American Flag and one (1) novelty flag.
30. Children's play sets are permitted, but must be kept from public view.
31. According to POA regulations, basketball hoops are only permitted during daytime hours, and MUST be put inside the residence from dusk to dawn.
32. House numbers located over the garage door may be metal, plastic, tile or ceramic, and should be easily seen from the roadway at all hours.
33. Roof gutters, leaders and downspouts must be white or the same color as the main color of the house.

34. Garage doors should be the same color as the main house color.
35. Screens and screen doors are permitted for the front entrance and rear lanai areas. The framing for screens and screen doors must be white, unless the home's window framing is another color, which may be matched but must gain HOA-ARB and POA-ARB approval.
36. All residences are to be kept in clean condition. It is expected that each resident will maintain their unit by regular cleaning of the roof, drive and walkway, and regular repainting of the exterior at reasonable intervals. The following is the expected standard: When a roof is fifty percent (50%) discolored it should be cleaned. Driveways must be kept free from any mold, algae and tire tracks. Homes should be power washed if there is discoloration from mold or algae or webs and/or bugs nests viewable from the street. Homes must be painted when they become faded, the walls become chalk like, peeling of paint begins, and/or the stucco is seen through the paint in any area.
37. All maintenance fees are to be paid in a timely manner. Our vendors and suppliers must be paid and your cooperation is expected and appreciated. Late fees will be applied to all late payments to a maximum of \$100.00 per quarter.
38. All vendor fees are expected to be paid upon receipt of charges or as soon as possible. We wish to maintain our reputation for prompt payments to ensure timely attention when services are needed.

HAMMOCKS TRAIL BOARD OF DIRECTORS