

Indian Trail Homeowners Association, Inc.

100 Indian Trail Drive
Royal Palm Beach, FL 33411

ITVHOARPB@gmail.com

Revision 1.4 – June 29, 2021

Application for Sale or Rent

As required by the Declaration of Restrictions, please complete this application in full and attach any contract or lease documenting the applicant(s) agreement to purchase or rent the unit listed on this application. Failure to complete each required item within this application may delay or prevent Indian Trails Homeowners Association, Inc. from accepting and/or approving this application. Any attempt to sell or rent a unit without completing the application and obtaining approval from Indian Trail Homeowners Association, Inc. will constitute an invalid sale or rental of the unit and may constitute legal action by the Association.

Full Address of the Property: _____

To ensure timely processing, please enclose the following items with your application:

____ Completed Application

____ Copy of Lease Agreement (*Rentals Only*)

____ Fees

\$150 Application Fee (per Unit)

\$75 Background Check fee (per Adult living in or associated with the unit)

____ Copy of Driver's License or State Issued Identification (*per Adult living in or associated with the unit*)

The above-mentioned fees are non-refundable and apply to all changes of ownership or residence.

I/We understand that the application process can take up to **30 days** to complete. I/We will not schedule a closing or have any rental agreement start within this timeframe. *Initials:* _____

Intention:

☐ Lease

☐ Purchase

Occupants ☐

The property listed above mentioned unit will be occupied by _____ persons, as indicated below:

1) _____ Minor _____
(Legal Name)

2) _____ Minor _____
(Legal Name)

3) _____ Minor _____
(Legal Name)

4) _____ Minor _____
(Legal Name)

5) _____ Minor _____
(Legal Name)

Pets - The following pets/animals will reside at the above mentioned unit:

1) _____ 2) _____
(Type of animal) *(Weight)* *(Type of animal)* *(Weight)*

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Vehicles - The following vehicles will be on premises (Only 2 vehicles per unit allowed):

1) _____
Year (Make) (Model) (License Plate Number)

2) _____
Year (Make) (Model) (License Plate Number)

Applicant Information

Primary Applicant

Applicant's Name: _____
(First Name) (Last Name)

Phone Number: (____) _____ - _____
(Primary) (Alternate)

E-mail Address: _____ Occupation: _____

Years in Current Occupation: _____

Current Residence _____ Years _____ Months

Current Address: _____

City: _____ State: _____ Zip Code: _____

Emergency Contact

(Name) (Relationship) (____) _____ - _____
(Phone Number)

Personal References - Please provide 3 personal references who will not be residing at the above mentioned address:

1) _____
(Name) (Relationship) (____) _____ - _____
(Phone Number)

2) _____
(Name) (Relationship) (____) _____ - _____
(Phone Number)

3) _____
(Name) (Relationship) (____) _____ - _____
(Phone Number)

Current Owner(s):

(1) _____ (2) _____

(3) _____ (4) _____

Phone Number: (____) _____ - _____
(Primary) (Alternate)

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Co-Applicant(s):

Applicant's Name: _____
(First Name) (Last Name) (E-mail)

Applicant's Name: _____
(First Name) (Last Name) (E-mail)

Applicant's Name: _____
(First Name) (Last Name) (E-mail)

Applicant's Name: _____
(First Name) (Last Name) (E-mail)

Realtor Information: (Anyone that will be in contact with the Association regarding the sales/rental of the property listed on page one of this application).

(Name) (Agency) (_____) - _____
(Phone Number)

(Name) (Agency) (_____) - _____
(Phone Number)

(Name) (Agency) (_____) - _____
(Phone Number)

(Name) (Agency) (_____) - _____
(Phone Number)

I/We agree that this is a complete list of the people associated with the sale/rental of the property listed on page one of this application. I/We understand that the Association will not discuss this sale/rental with anyone who is not on this list. I/We understand that this application will be denied without this information. *Initials:* _____

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Summary of Rules & Regulations

1. Application – Each Owner or renter must complete the application and submit it along with all required fees and documentation to Indian Trail Homeowners Association, Inc.
2. Rules & Regulations – Before an individual can be approved, he/she must read through and familiarize themselves with the Rules & Regulations of the community.
3. Fees & Assessments – Each homeowner must demonstrate responsibility for all Maintenance Fees and Assessments incurred during their ownership.
4. Pets – All pets are required at all times to be kept on a leash when outdoors. Pet owners are required to pick-up and dispose of all animal feces and will be fined for not doing so.
5. Nuisances – Owners, Leasees, their Guests/Visitors are not permitted to make, engage or encourage disturbances (including but not limited to a dog barking, loud music, etc.) which interferes with the peaceful possession of the other residents within the community. No offensive or unlawful acts shall be made by any owner or their guests and all zoning ordinances and regulations of all governing bodies have jurisdiction shall be strictly enforced.
6. Personal Items – The following personal items shall not be left visible from the outside of the unit:
 - a. Garbage Cans
 - b. Trash Containers
 - c. Bicycles
 - d. Children's toys
 - e. Clothesline
 - f. Recycle Bins
7. Temporary Shelters – The following temporary shelters are not permitted at any time:
 - a. Storage Sheds
 - b. Buildings
 - c. Tent
8. Vehicles – The following vehicles are not permitted to be parked within the community.
 - a. Business Vehicles
 - b. Trailers
 - c. Boats
 - d. Motor Bikes
 - e. Motorcycles / Dirt Bikes
 - f. Motor Scooters / Mopeds
 - g. ATV
9. Parking:
 - a. Each unit comes with 2 assigned parking spaces.
 - b. All vehicles parked within the community must be in working order and with current registration.
 - c. Vehicles are not permitted to park in other units parking spaces, they must either use the designated parking for their unit or guest parking.
 - d. Designated Guest Parking is available on a first come, first serve basis.
 - e. Vehicles are NOT allowed to be parked on the street
 - f. Vehicle maintenance is limited to basic maintenance and is ONLY permitted to be performed in the assigned parking space for your unit.
10. Traffic Signs – All homeowners and their guests must obey all traffic signs within the community.
 - a. Speed Limit – 15mph
 - b. Stop Signs.
11. Garbage – Each homeowner is responsible for ensuring proper disposal of his/her garbage:
 - a. Household garbage must be placed in plastic bags that are securely tied and placed in a dumpster.
 - b. Recycling items must be placed in the appropriate bin.
 - c. Bulk & Vegetation Items (i.e. Branches, appliances, furniture, etc.) must be placed on the outside of the railing next to the designated fenced in dumpster area.
 - d. It is the Owners responsible to haul away items when remodeling. DO NOT DUMP in trash area
12. Storm Preparedness – Indian Trail Homeowners Association encourages each owner to maintain safety during storms; however, once a storm has passed, shutters must be removed and stored accordingly or if permanent shutters have been installed, they must be opened and stored accordingly.

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Summary of Rules & Regulations *(Continued)*

13. Signage – There shall be no signage erected or displayed within the Indian Trail Villa community with the exception of informational or regulatory signage posted by Indian Trail Homeowners Association, Inc.
14. Exterior Maintenance – While Indian Trail Homeowners Association, Inc. provides basic lawn maintenance, it is the responsibility of each homeowner to ensure that their lot is kept in a clean and sanitary manner.
15. Personal Businesses or Trades – There shall be no personal trade, business or commercial use conducted within any unit on the property.
16. Utilities – Each homeowner/resident is responsible for all electricity and water usage incurred by their unit. The Indian Trail Homeowners Association is responsible for trash removal as well as electricity and water usage for the guardhouse and pool area.
17. Community Pool – Each homeowner, resident, and their guests must abide by all rules posted in the pool area and listed below:
 - a. Only two (2) guests allowed per household.
 - b. Guests are not allowed in the pool area without their host/hostess
 - c. Pool hours – Dawn to Dusk. There is to be no one in the pool after dark.
 - d. No diving or jumping in the pool.
 - e. No Running on the pool deck
 - f. No food or alcohol is permitted within the pool area.
 - g. Only plastic containers are allowed – No Glass
 - h. Children are not permitted without adult supervision.
 - i. Proper swimwear is required – cut-offs and standard clothing are not permitted.
 - j. Children in diapers must wear proper swimming attire.
 - k. No roller skates, inline skates or skateboards are allowed in the pool area.
 - l. No Pets in the pool area
 - m. Music must be kept at a volume that does not disturb others.
 - n. The use of inflatable toys is only permitted if the pool is not crowded.
 - o. Towels are NOT to be hung on the fence.
 - p. Pool furniture and accessories must be left in an orderly fashion.
 - q. Place all trash in the designated receptacles.

The Indian Trail Homeowners Association, Inc. shall in no way be held liable with respect to any matter concerning this application, the obtaining, furnishing, and/or use of any information disclosed therein or related to or concerning any act of the present owner of the above-mentioned villa.

The Indian Trail Homeowners Association, Inc. is authorized to utilize and release the information contained in this application to undertake an investigation as part of the transfer approval process. I hereby certify that any and all information submitted within this application and any additional documents are true and correct as per the terms of the proposed transfer.

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This page MUST be signed by ALL adults living in or associated with the sale/rental of the property listed on page one of this application.

By signing this application below, I/We state the following:

- I/We hereby certify that the information contained within this application is true and is a correct copy of the terms of the proposed sale/rental of the property listed on page one of this application.
- I/We understand that an adult is anyone who is age 18 and older that will be living at the property listed on page one of this application at any time while the applicant owns or rents the property. I/We understand that a background check must be run for all adults living at or associated with this application.
- I/We understand that the 30-day clock does not start until Indian Trail Villas HOA has received a complete application from me/us.
- I/We understand that any delays on my/our part will cause delays in the application process.
- I/We agree that I/We will set a closing date or rental start date that does not conflict with the 30-day application timeline.
- I/We understand that in accordance with the Rules & Regulations of Indian Trail Homeowners Association, Inc., each villa is to be used strictly as a Single Family Residence ONLY. I/We will not be running a business out of my/our unit that generates foot traffic of any kind.
- I/We understand that in order to comply with the provisions of Section 606(a) of the Federal Fair Credit Reporting Act, I/We authorize Indian Trail Homeowners Association, Inc. to retain a Criminal Background Check, Sexual Offender Background Check, and Terrorist Watchlist Background Check and use information on my/our character, general reputation, personal characteristics, or mode of living through correspondence or personal interview with neighbors, friends, associates, or others whom I/We am/are acquainted or who may have knowledge concerning employers and schools. I/We also authorize Indian Trail Villas HOA, Inc. and its agents to obtain, furnish and use such information for the determination of residential approval within the Indian Trail Villas community.
- I/We also understand that there may be additional background check fees associated with my application if I am moving to Indian Trail Villas from another state.
- I/We confirm that I/We have read the Summary of Rules & Regulations and agree to comply with ALL of the provisions contained within the aforementioned documents.
- I/We understand that there are no trucks of ANY kind allowed at Indian Trail Villas.
- I/We understand that each unit in Indian Trail Villas has only two parking spaces.
- I/We understand Indian Trail Homeowners Association, Inc. assumes no liability for any damages or injuries caused by the applicant, their guests, or their tenants.

1)	_____	_____	_____
	(Signature)	(Print)	(Date)
2)	_____	_____	_____
	(Signature)	(Print)	(Date)
3)	_____	_____	_____
	(Signature)	(Print)	(Date)
4)	_____	_____	_____
	(Signature)	(Print)	(Date)

To be completed by Indian Trail Homeowners Association, Inc. Board Member

Application Intake Date: _____ **Application Status:** Approved _____ Denied _____

Representative: _____
Signature Printed Name