



Chanteclair Villas Condominium No.1

c/o JMA Community Management

1375 Gateway Blvd

Boynton Beach FL 33426

Office: 561-440-7854 * info@JMAmanagement.net

Application Check List

☐ Purchase ☐ Lease ☐ Occupant

**All items must be submitted; incomplete applications will be delayed.
Unmarried and co-applicants required a separate application.**

Applicant: _____ **Phone:** _____

Email: _____

Co-Applicant: _____ **Phone:** _____

Email: _____

Property Owner Name(s) _____

Property Address: _____

General submission requirements

____ Fully executed application

____ Fully executed agreement

____ Copy of driver's license

____ **\$150.00 Application Fee and Processing Fee** non-refundable - *(Please make check payable to JMA Community Management)*

REALTOR INFORMATION

Name: _____

Company: _____

Address: _____

Phone: _____

Email: _____

Please Note: Board approval is required before occupancy. Essentially, every effort will be made to expedite your application; however, processing and approval may take up to 30 days.

Once the applicant completes the application, a CERTIFICATE OF APPROVAL will be provided.

Today's Date: _____ Date of anticipated move in: _____
Property address: _____

APPLICANT

Full name of applicant: _____
Present Address: _____
Telephone number: (home) _____ (work) _____
D.O.B.: _____ social security #: _____ Driver's license: _____

APPLICANT'S EMPLOYMENT

Name of present employer: _____
Address: _____
Position: _____ Date started: _____ Monthly income: _____
Supervisor's name: _____ phone: _____
Name of previous employer: _____
Address: _____
Position: _____ Date started: _____ Monthly income: _____
Supervisor's name: _____ phone: _____
Other sources of income: _____

SPOUSE

Full name of spouse: _____
Present Address: _____
Telephone number: (home) _____ (work) _____
D.O.B.: _____ social security #: _____ Driver's license: _____

SPOUSE'S EMPLOYMENT

Name of present employer: _____
Address: _____
Position: _____ Date started: _____ Monthly income: _____
Supervisor's name: _____ phone: _____
Name of previous employer: _____
Address: _____
Position: _____ Date started: _____ Monthly income: _____
Supervisor's name: _____ phone: _____
Other sources of income: _____

PRESENT LANDLORD /MORTGAGE COMPANY

Present Landlord or mortgage company: _____
Telephone number: (home) _____ (work) _____
Monthly rent or mortgage payment: _____ Date of move-in: _____ Date of move-out: _____

PREVIOUS LANDLORD / MORTGAGE COMPANY

Previous Landlord or mortgage company: _____
Telephone number: (home) _____ (work) _____
Monthly rent or mortgage payment: _____ Date of move-in: _____ Date of move-out: _____

EMERGENCY

In case of emergency contact: _____

Relationship: _____ phone: _____

OCCUPANTS

List all occupants.

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

PETS

List all pets: type: _____ breed: _____ weight: _____ age: _____

List all pets: type: _____ breed: _____ weight: _____ age: _____

VEHICLES

List vehicles to be parked on the premises.

Make: _____ Model / Year _____ Tag / State _____

Make: _____ Model / Year _____ Tag / State _____

The above-listed applicant declares that all statements in this application are accurate and complete. Applicant hereby authorizes the National Association of Independent Landlords to verify all the information in this application and obtain credit reports on the above-listed applicants and/or applicants.

Signature of applicant: _____ Date: _____

Signature of Spouse: _____ Date: _____

WELCOME TO OUR COMMUNITY ~~ FREQUENTLY ASKED QUESTIONS

CHANTECLAIR ONE RESIDENTS

Q. Is the Condominium an adult community?

A. Yes. One person living in the unit must be 55 or older. No children under 18 are allowed permanently.

Q. What are my voting rights in the Condo Association?

A. Each unit has one vote.

Q. What restrictions exist in the Condo Docs on the leasing of my unit?

A. The owner must occupy unit for at least 2 years before leasing (see page 11 of Docs). One-year leases only.

Q. Am I required to pay rent or land fees for recreational or community facilities?

A. No, just the HOA fee.

Q. How much are my assessments to the HOA Condo Association and when are they due?

A. At present, the monthly assessment fee is \$470 and may change after annual budget, due on the first of every month. Automatic payments can be set up through your bank or by contacting JMA Community Management at 561-440-7854.

Q. What restrictions exist in the Condo Docs on my right to use my Unit?

A. Exterior surface changes are not allowed and no planting hard wood or fruit trees.

Q. What external changes can I make?

A. The following have been approved for our community by the City of Boynton Beach. Refer to the Maintenance Responsibility sheet.

Patio enclosures, replacement windows and doors and garage doors, awnings, accordion shutters, Bahama shutters, hurricane resistant patio doors. *You MUST get approval from the Board of Directors first.* Any work affecting the exterior such as laying a patio (only pavers allowed), replacing awnings, shutters, windows, planting of any kind, patio enclosures, etc., requires prior written approval of the Board. In addition, any of the above shall not interfere with existing underground pipes or utilities. **Work completed without prior approval may be subject to having the same removed. Some may require permits** before any changes are made.

Q. Are Buildings covered by insurance?

A. Yes. But you must obtain Homeowners insurance for the interior if you have a mortgage.

Q. Are we in a flood zone?

A. The current (2024) flood map indicates we are NOT in a flood zone.

Q. Are pets permitted?

A. Yes, but must register with the Board (See Docs pages 7 and 8 for specifics). Pick up after your pet and keep them on a leash when walking.

Q. Are clothes lines permitted outside?

A. No. Laundry or clothing must not be hung outside on a clothes line.

Q. Is a Dish antenna or other external antennas permitted?

A. Yes, at your own expense. Cable TV is provided through the Condo Association.

Q. Who is responsible for keeping the walks and driveway area neat and clean?

A. It is the owners or renters' responsibility to keep them swept clean. Paint & staining is HOA responsibility, see Maintenance Responsibility sheet.

Q. May I park a camper or boat in the driveway?

A. No, park at canal only.

Q. Does the Condo Association provide pest control services for the interior of the unit.

A. No. The Condo Association is responsible for the common ground only. Refer to Maintenance Responsibility sheet.

Q. How should I prepare when being away during hurricane season? (June 1st – November 30th)

A. You must place all objects outside your unit inside that can become a flying projectiles. Includes potted plants, decorations, lawn furniture and barbeque grills. Same applies to a screened porch. **Awnings and/or shutters must be closed and secured before you leave. Please designate a responsible person to have access if needed.**

Q. Where do I place my garbage can for pick up and when?

A. Trash pickup days are Tuesday and Friday. Friday is also bulk pickup and recycling day. All trash must be contained in the green trash container. Recyclables placed in the bins provided by the Solid Waste Authority (SWA) 3 feet from the garbage can. **Do not place trash cans or bulk pick-up outside before 5:00 P.M. the evening prior to your pick-up day, this is a City Code Enforcement rule. You will be fined if they catch you.** Empty recycling bins must be stored inside. If the trash can doesn't fit in your garage, store under the front bedroom window outside. If you need replacement can, or recycle bins call SWA at 742-6200.

Q. Are the pools heated?

A. Yes. Please DO NOT try to regulate them! Pool Rules are posted at each pool. For everyone's safety and welfare, residents and their guests must obey them. Children under 18 must be accompanied by an adult. If parking at the pool, please do not back into the parking space.

Q. Can the Clubhouse be used for private parties?

A. Yes. Contact a Recreation Board member. A refundable deposit may be required.

Q. Where do I get the keys for the Clubhouse, pool restrooms and my mail box.

A. All keys should be given to you by the previous owner at your closing. The Clubhouse and pool restroom key (one key for both) can be obtained by contacting a Chanteclair 1 Board Member. If you do not receive a mailbox key, ask your Condo Board member to check for a spare key. If there is none, you will have to get one through the local post office at your expense.

Q. Are external security cameras allowed?

A. Yes, any damage resulting to wood or stucco is the sole responsibility of the resident.

Q. What are the Parking Rules? What type vehicles are allowed?

A. Commercial Vans, RVs or boats can only be parked at the canal. Only passenger vehicles, pick-up trucks with bed covers (no toolbox), passenger vans or SUVs may be parked in the driveway.

The Water District has allowed us to park on the canal side of Palmland Drive. You must stay 20 feet away from said canal. Otherwise, you may be ticketed. Street parking is permitted according to the following:

Vehicles may park on the street but never be on the grass. Only during daylight hours, never overnight. Always allow Emergency Vehicles plenty of room to pass! There is overnight parking for CV1 residents only in designated spaces. Guests can park at the canal and may park at the pool, place a note on dash to indicate which residents they are visiting.

Q. If I want to sell or lease my unit, may I put a sign on the lawn or in the window.

A. No. Signs or displays are not permitted on Chanteclair property. A Realtor can advertise on MLS.

Q. What are the restrictions for selling or leasing my unit.

A. Perspective buyers or renters must complete an application and submit to JMA Community Management, for a background and credit check. A check for \$150 must also be submitted at that time.

After the above has been completed and approved, the buyer/leaser must arrange for an orientation meeting with representatives of the Board of Directors.

For more information a prospective purchaser or leaser should refer to Condo Docs, rules and regulations.

I have received a copy of the above FAQs.

Signature_____ Date_____

Signature_____ Date_____



CHANTECLAIR VILLAS CONDOMINIUM ASSOCIATION NO.1

c/o JMA COMMUNITY MANAGEMENT, INC
1375 Gateway Blvd, Boynton Beach, FL 33426
561-440-7854 * jma@jma.com * info@jma.com

DATE:

To: Chantclair Villas, Board of Directors

I understand that any person that should reside with me on a semi to permanent basis, must complete a rental application which includes a security check by the Board of Directors of Chantclair Villas. I also understand that the charge for such security check will be my responsibility and that the Association will be enforcing all rules and regulations, including fining if necessary.

I agree to the above:

Print Name

Signature

Address

Board Member/Witnesses



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This is to certify that _____ and _____
have received and reviewed the Documents and Rules & Regulations of
Chanteclair Villas Condominium NO.1

I/We are aware of the importance of abiding by these documents. Any
violations may result in fines and legal action.

Date: _____

Owner(s) / Renter (s) Signature _____

Owner (s) / Renter (s) Printed Name _____

**CHANTECLAIR VILLAS CONDOMINIUM ASSOCIATION NUMBER ONE,
INC.**

RULES AND REGULATIONS ON PETS

1. A Unit Owner may keep one pet, a dog or cat. Aquarium fish and caged birds are also permitted, without limit as to number; fish and birds are not subject to the registration requirement described below. No animal may exceed 20 pounds at maturity and no dangerous breed of dog is permitted.
2. Each Owner who determines to keep a pet agrees to indemnify the Association and hold the Association harmless against any loss or liability of any kind whatsoever arising from or growing out of having any animal on the Condominium Property. If any pet becomes a cause of disturbance or is otherwise obnoxious, the pet owner shall correct the situation. If the problem is not corrected, the pet owner shall remove the animal from the Condominium Property, upon written notice from the Association.
3. All rights and prohibitions regarding pets are subject to the control of the Association. All pets currently in any Unit or on the Condominium Property will need to be registered with the Association on a form to be provided by the Association and which shall include a picture of the pet and a description of the pet with its age and weight. Such registration must be completed within 30 days after the recording in the Official Records of the County of the Amendment to the Declaration of Condominium permitting pets. Any pet subsequently brought onto the Condominium Property must be registered within 48 hours of its arrival. Any pet not timely registered will be considered to be in violation and will be required to be removed from the Condominium Property permanently. Pets which have been registered and which subsequently die or are otherwise removed from the Condominium Property may be replaced, but only with a pet which complies with the Declaration and with the Rules and Regulations.
4. No dog which has been classified as a dangerous dog or vicious dog under Florida law, Palm Beach County or applicable municipal ordinance, if any, is allowed in the Unit or on the Condominium Property, or any of the following breeds: (a) Akitas; (b) Alaskan malamutes; (c) Chow chows; (d) Doberman Pinschers; (e) German Shepherds; (f) Great Danes; (g) Huskies; (h) Pit bulls; (i) Rottweilers; (j) St. Bernards.

5. In addition, no dog displaying a majority of the physical traits of any one or more of the above breeds, or any dog exhibiting those distinguishing characteristics which substantially conform to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds is allowed. A "dangerous dog" is also defined as a dog which meets any one of the following criteria: (a) has aggressively bitten, attacked, endangered or has inflicted severe injury on a human being at any time whether on or off the Condominium Property, (b) has severely injured or killed a domestic animal at any time whether on or off the Condominium Property, or (c) has, when unprovoked, chased or approached any person upon the Condominium Property in a menacing fashion or apparent attitude of attack; provided, however, a dog shall not be a "dangerous dog" if the threat, injury, death or damage was sustained by a person who, at the time was unlawfully on the Condominium Property or, while lawfully on the Condominium Property, was tormenting, abusing or assaulting the dog or its owner or a family member; provided further, that no dog may be a "dangerous dog" if the dog was protecting or defending a human being within the immediate vicinity of the dog from an unjustified attack or assault.
6. Notwithstanding the foregoing, breeding of any animals or pets, including ordinary house pets, or any other keeping of pets for any commercial purpose whatsoever within the Condominium Property is prohibited.
7. Pet owners are responsible for any property damage, personal injury or disturbance which their pet may cause or inflict.
8. Pets must be permanently housed in the air-conditioned living space of the Unit, and unsanitary conditions shall be prevented. Pets shall not be left unattended outside the Unit. No pet shall be kept tied up outside of a Unit or kept in any covered or screened porch or patio, unless someone is present in the Unit.
9. All dogs and cats shall be walked on a leash and in full control by their owners at all times. Any pet shall be carried or kept on a leash when outside of a Unit or outside of a fenced-in area.
10. Any solid animal waste shall be immediately picked up and disposed of in a sanitary manner.
11. All pets shall have and display, as appropriate, evidence of all required registrations and inoculations and the name and address of its Owners.
12. Every female animal, while in heat, shall be kept confined in the Unit by its Owner in such a manner that she shall not be in contact with another animal nor create a nuisance by attracting other animals.
13. No Owner shall inflict or cause cruelty upon or in connection with any pet.