



Chanteclair Villas Condominium No.2

c/o JMA Community Management

1375 Gateway Blvd

Boynton Beach, FL 33426

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

Application Checklist

☐ Purchase ☐ Lease ☐ Occupant

All items must be submitted; incomplete applications will be delayed.

Applicant: _____ Phone: _____

Email: _____

Co-Applicant: _____ Phone: _____

Email: _____

Property Owner Name(s) _____

Property Address: _____

General submission requirements

The complete application package included the following items. Initial each section upon completion.

- _____ Copy of the signed sales contract or lease agreement
- _____ Copy of each applicant's driver's license
- _____ \$150.00 Application and Processing Fee per applicant (for married couples, a total of \$150.00)
non-refundable - *(Please make the check payable to **JMA Community Management**)*
- _____ Initial copy of the Rules and Regulations (please retain a copy for your records)
- _____ Vehicle registration documents
- _____ Pet registration application, including a colored photo, current veterinary reports, and vaccination records

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: _____

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VEHICLES

List vehicles to be parked on the premises.

Make: _____ model: _____ year: _____

Make: _____ model: _____ year: _____

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 other applicants.

Signature of applicant: _____ Date: _____

Signature of Spouse: _____ Date: _____

CHANTECLAIR VILLAS CONDOMINIUM ASSOCIATION # 2, INC.
1600 PALMLAND DRIVE, BOYNTON BEACH, FL 33436
(A 55+ adult community)

WELCOME TO OUR COMMUNITY

RULES & REGULATIONS

&

Frequently asked questions and answers, as required by Florida Condominium Law

1. Q: What are my voting rights in the Condominium Association?
A: Each unit has one vote.
2. Q: How much is my Maintenance Fee to the condominium association and when is it due?
A: At present, the monthly maintenance is **\$_548_** due on the first of each month.
Checks are made payable to **Chanteclair Villas #2**.
Mail all payments to: **Chanteclair Villas #2 c/o JMA Management, 1375 Gateway Boulevard, Boynton Beach, Florida 33426** or set up automatic payments, you get information from JMA Management.
3. Q: Am I required to pay additional fees for recreational or other commonly used facilities?
A: No.
4. Q: Is the Condominium Association involved in any court cases in which it may face liability in excess of \$100,000?
A: No.
5. Q: Is the Condominium a 55-and-over adult community?
A: Yes. At least **ONE** occupant must be at least age 55 and no one under the age of 18 is permitted to live here permanently. The Association establishes a maximum of 4 permanent occupants per villa. The Units may not be occupied by any person under the age of 18 years except as a guest, for not more than 30 consecutive days nor for more than 90 days in any calendar year.
6. Q: Are pets permitted?
A: Yes — pets **are allowed**, but with specific restrictions, and the Declaration spells them out very clearly.
"A Unit Owner may keep one pet, a dog or cat... No animal may exceed 20 pounds."
(Declaration – USE RESTRICTIONS, PETS)
 **Pet Rules (from the Declaration)**
Only one pet per unit (dog or cat).
No reptiles are permitted.
Aquarium fish and caged birds are allowed (as permitted by Board adopted Rules & Regulations).
Pet must be under 20 pounds.
Owners must **notify the Association** when a pet is brought onto the property so the Board can verify documentation and size.
The Board may require **proof of liability insurance**, naming the Association as an additional insured.
If a pet becomes a nuisance, the owner has **10 days to correct the issue**, or the pet must be removed after a second notice.
7. Q: May I plant a tree or bush or make any changes to the exterior of my unit?
A: Prior to any changes, you must obtain an ARB from JMA Management and receive approval.
8. Q: Am I permitted to operate a business from my unit?
A: No business or profession may be conducted from any unit.
9. Q: Is the outside of my villa covered by insurance?
A: Yes, the association's insurance covers walls out, however, interior is not covered by the Condominium. It is recommended that you obtain insurance to cover the interior of your home.

CHANTECLAIR VILLAS CONDOMINIUM ASSOCIATION #2, INC.
Frequently asked questions and answers, as required by Florida Condominium Law

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

A: No signs or displays are permitted. You must notify the Association in writing that you intend to sell your unit, including name and phone number of the listing agent.

11. Q: If my neighbor is gone and I hear water running, what should I do?

A: Turn off the main shutoff located at the left or right of the garage door and notify a member of the Board of Directors and/or management company.

12. Q: Are clotheslines permitted outdoors?

A: The use of clotheslines is restricted to temporary, freestanding, retractable models, which must be removed when not in operation. Clotheslines should not be visible from the street or from neighboring properties.

13. Q: Is parking on the street allowed? What types of vehicles are allowed?

A: Yes, you can park on the street, but NO Parking on the Street Overnight. Be alert to other cars that are parked. Park on the same side as other vehicles. Be sure to keep streets clear so emergency vehicles can get through.
NO PARKING ON GRASS.

PARKING IS AVAILABLE AT THE CLUBHOUSE OR POOLS overnight from 7:00PM to 10:00AM.

A pickup truck may be parked in the driveway provided it is used as a personal passenger vehicle; has no signs; the bed is covered; no ladders; racks; toolboxes etc.; cannot exceed the height of the garage door and must be contained within the driveway or garage. See Declaration Article IX, Para B10. No parking is allowed on Tuesdays and Fridays until garbage/recycle bins are picked up.

14. Q: How should I prepare my unit when I am absent? What type of window or door coverings are permitted?

A: If you are away during hurricane season (June - November), you must remove all objects from the outside of your unit as well as from the screened patio. If you are away for any length of time you must designate a responsible person who has access to your unit who will handle any emergencies. Unit Owners may opt to put up Hurricane Shutters over their windows and porch door. Only accordion shutters, roll down and clam shells are permitted. Any homeowner electing to have the shutters installed must complete an ARB form prior to their intent. All shutters must be Miami Dade County approved. Stainless steel hardware must be used for the installation, and a waterproof urethane sealant must be used in all of the openings.

15. Q: Where do I place my garbage for pick-up and when?

A: Trash is picked up on Tuesday and Friday (Friday is recycling day and bulk pick up). All trash must be contained in the green trash container or placed in the recycling bins provided by the Solid Waste Authority (SWA). Do not place trash out earlier than 6:00 PM on Monday or Thursday.

All empty trash containers (green container, and yellow and blue recycle bins) must be stored in the garage.

16. Q: Is a dish antenna or any other external antenna permitted?

A: Yes, however, cable TV is provided through the Condominium Association and an ARB form must be completed prior to any work being completed. Installation cannot be installed onto roof surface or roof structure.

17. Q: Who is responsible for keeping the walks and driveways neat and clean?

A: It is the owner's responsibility.

18. Q: What are the rules regarding the pools? Pools are heated and cooled.

A: Rules are posted at each pool for the safety and welfare of residents and their guests.

19. Q: Can I have Gutters Installed or a Security Camera?

A: Yes, an ARB form must be completed prior to any work being completed.

20. Q: Does the Condominium provide pest control services for the interior of my unit?

A: No. The Condominium is responsible for the common grounds only.

CHANTECLAIR VILLAS CONDOMINIUM ASSOCIATION #2, INC.
Frequently asked questions and answers, as required by Florida Condominium Law

21. Q: May I cook outdoors?
A: Yes, only on a barbecue grill or other device designed for that purpose. Never cook in the garage or the enclosed patio. DO NOT cook under the soffit roof area. This is a fire hazard.
22. Q: Can the clubhouse be used for private parties?
A: Yes. Contact the Chanteclair Recreation Association Board of Directors for details.
23. Q: Where do I get keys for the pools and clubhouse?
A: If you have not obtained one from the Seller, contact the Recreation Board for keys.
24. Q: How do I obtain a copy of the Condominium Document?
A: The Seller is responsible for supplying buyer with a copy of the Documents. A hard copy is available from JMA Management at a cost of \$35.00. A digital copy is available for viewing or download on our JMA resident website at no cost.
25. Q: How do I get information for activities and meetings?
A: Meetings and activities are posted on the bulletin boards and/or sent via email.
26. Q: Where do I pick up mail?
A: Mail is delivered to the Section 2 U.S. mailboxes, Monday-Saturday. Keys must be received from seller.
27. Q: Do any water restrictions apply?
A: Any water restriction imposed by a municipal authority will be posted on the bulletin board.
28. Q: Is cable television provided?
A: Yes; Chanteclair Villas Recreation Association provides cable and Internet through Xfinity/Comcast. It is the new homeowner's responsibility to obtain a new box from the Xfinity store. Any additional services or questions that you may have can be obtained by contacting Comcast directly at 561 266-2278.
29. Q: Where do I obtain insurance information for my mortgage company?
A: To obtain master insurance information for Chanteclair Villas Condominium Association #2, you, your bank or mortgage company can contact JMA Management. Homeowners are responsible for purchasing interior insurance to cover appliances, all personal belongings, and personal liability.
30. Q: Do I pay separate water, sewer & garbage bill?
A: No, city water, sewer & garbage are included in your monthly Association dues.
31. Q: Is there a list of important telephone numbers somewhere?
A: Yes, they are on the front of the Chanteclair Community Telephone Directory.
32. Q: Can I rent my unit?
A: Yes, you can rent it after you own the Unit for Two Years. A lease may be written once every 12-month period for no less than 1 month or more than 12 months. Prospective Tenants must be interviewed and are subject to the approval of the Board of Directors.
33. Q: Can I run an emergency generator if there is an extended power failure?
A: Yes, but it must be turned off between the hours of 12 AM and 6 AM.
34. Q: Are there screening requirements for prospective tenants?
A: Yes. All prospective tenants must meet the Association's uniform screening criteria.
These criteria include:

CHANTECLAIR VILLAS CONDOMINIUM ASSOCIATION #2, INC.
Frequently asked questions and answers, as required by Florida Condominium Law

- A minimum credit score of 675 or higher
- A satisfactory background check
- Verification of financial responsibility
- Completion of the Association's interview process
- Approval by the Board of Directors prior to occupancy

These standards apply equally to all applicants in accordance with federal, state, and local fair housing laws.

35. Q: Who is responsible for paying the costs for hurricane protection devices?

A: Unit owners are responsible for paying the costs of removing and reinstalling hurricane protection devices (such as shutters, panels, impact glass, garage doors, front doors, etc.) during maintenance, repair, or replacement projects.

Text revised March 2026



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c/o JMA Community Management

1375 Gateway Blvd

Boynton Beach FL 33426

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

This is to certify that _____ and _____
have received and reviewed the Documents and Rules & Regulations of
Chanteclair Villas Condominium No.2.

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

Date: _____

Signature _____

Name _____

Chanteclair Villas Condominium No. 2

PET REGISTRATION AGREEMENT

OWNER/RESIDENT: _____

UNIT ADDRESS: _____ DATE: _____

CONTACT INFORMATION: _____

DESCRIPTION OF PET: The following pet shall be the only pet allowed to be housed in the resident's unit. No other pet shall be permitted and no replacements are allowed without amending this agreement. Guests and family members shall not be allowed to bring their pet onto Chanteclair Villas Condominium No. 2 without the completion of this agreement.

Type: _____ **Breed:** _____ **Color:** _____

Age: _____ **Weight:** _____ **Name:** _____

CONDITIONAL AUTHORIZATION FOR PET: The resident cited above is hereby authorized to keep _____ [Name of pet described above, weighing _____ lbs. or less at maturity with picture attached) on the premises of the above unit. Authorization may be terminated if resident or resident's family or a guest violates any pet rule cited in this document (Chanteclair Villas Condominium No.2) in any manner.

ADDITIONAL RULES: Association shall from time to time have the right to make reasonable changes to the pet rules herein, if in writing and distributed to all registered pet owners.

VIOLATION OF RULES: If pet owner violates any rule or provision of this pet agreement, owner shall at Association's option, immediately and permanently remove the pet from the premises upon written notice from the Association. If owner refuses to remove the pet, the Association will request appropriate legal action.

My signature below indicates that I am aware that I am totally responsible and liable for the actions of my pet and any damages will be assessed to me. **THIS IS A BINDING DOCUMENT – PLEASE READ CAREFULLY BEFORE SIGNING.**

DATE: _____
Pet Owner's Signature

Authenticate by: Director, Chanteclair Villas Condominium No. 2 / Property Manager