

THE MEADOWS 300 POA
100 MEADOWS WAY
BOYNTON BEACH, FL 33436
OFFICE: 561-967-6786

APPLICATION INSTRUCTIONS

- 1. Application must be filled out completely; missing information will cause a delay in processing your application. Make sure all applicants sign the Application. Application must be filled out by everyone occupying a unit that is over the age of 18. Please return completed Application to Elevated Property Management.**
- 2. Please supply references that may be reached during business hours. You may NOT use a relative as a reference.**
- 3. Attach a copy of the Sale Contract or the Lease Agreement. (Contract and/or Lease must be signed by both parties)**
- 4. Attach a copy of the Driver's License or Picture ID of all applicants over the age of 18.**
- 5. Application fee is \$100.00. Make the check or money order payable to The Meadows 300 POA. Married couples are only required to pay one Application fee. Non-married couples as well as any children over the age of 18 will have to each pay their own separate Application fee.**
- 6. Rules & Regulations remain with the applicant and applicant must sign the form stating that he/she has received the rules & regulations. Signed form must be returned with the completed Application packet. The Seller MUST provide a copy of the Association Documents to the Buyer. It is not the responsibility of the Board of Directors to furnish Association Documents. Association Documents may be purchased from Elevated Property Management upon request. It is the responsibility of the unit owner to go over the Rules & Regulations with the renter. All unit owners are responsible for the actions of their tenant/renter and the Association reserves the right to evict any tenant who does not abide by the Association Rules.**
- 7. All applicants must sign the release to do the background check located on the second page of this application.**
- 8. Please allow 30 days to process the Application.**
- 9. After the Application is processed, you will be contacted to schedule an Interview before you receive your Approval.**
- 10. Estoppels are to be requested from Victory Accounting Services at 1500 Gateway Blvd., Suite 220, Boynton Beach, FL 33426, their phone number is 561-736-8641. Please contact Victory Accounting to inquire about estoppel fee and process time.**

INSTRUCTIONS:

1. All applicants are processed as separately in regards to background checks.
2. Print legibly or type all information. Telephone numbers and complete addresses are required.
3. If any question is not answered or left blank, this application may be returned, not processed or not approved.
4. Missing information will cause delays in processing your application.
5. Any misrepresentation, falsification, or omission of information may result in your disqualification.
6. Only the applicants are authorized to sign all sections on page 2.

APPLICATION FOR OCCUPANCY/APPROVAL**PRINT OR TYPE (Use Black Ink)**

Purchase _____ or Lease _____ (How long)

Property Address _____

Date _____ 20 _____ Desired date of occupancy _____

Name (Mr./Mrs./Ms.) _____ Date of Birth _____ Soc. Sec No. _____

(mm/dd/yy) (Passport, Alien, Green Card, Social Ins No.)

Spouse (Mr./Mrs./Ms.) _____ Date of Birth _____ Soc. Sec No. _____

(mm/dd/yy) (Passport, Alien, Green Card, Social Ins No.)

[] Sngl. [] Married [] Window(er) [] Div. _____ Maiden Name _____

(How long)

Number of people who will occupy; Adults(over age 18) _____ Children(over 18) _____ Children(under 18) _____

Names & ages of children who will occupy: _____

Description of Pets (Breed, Size, Color, Weight, Etc.) _____

In case of emergency notify: _____

Name

Address

Telephone

PRINT OR TYPE (Use Black Ink)**RESIDENCE HISTORY**

A. Present Address _____ Phone (____) _____

(Street Address, Apt No., City, State, Zip)

Name of Apt./Condo _____ Phone(____) _____ Dates of Residency _____

Name of Landlord or Mortgage Co. _____ Phone (____) _____

Address _____ Mtg. No. _____

B. Previous Address _____ Your Apt. No. _____

(Street Address, Apt No., City, State, Zip)

Name of Apt./Condo _____ Phone(____) _____ Dates of Residency _____

Name of Landlord or Mortgage Co. _____ Phone (____) _____

Address _____ Mtg. No. _____

C. Prior Address _____ Your Apt. No. _____

(Street Address, Apt No., City, State, Zip)

Name of Apt./Condo _____ Phone(____) _____ Dates of Residency _____

Name of Landlord or Mortgage Co. _____ Phone (____) _____

Address _____ Mtg. No. _____

PRINT OR TYPE (Use Black Ink)**EMPLOYMENT & BANK REFERENCES**

A. Employed By (Business Name) _____ Phone (____) _____

(or retired from)

How long _____ Dept. or Position _____ Mo. Income _____

Address _____ Zip _____

(continued on next page)

B. Spouse's Employment (Business Name) _____ Phone (____) _____
(or retired from)
How long _____ Dept. or Position _____ Mo. Income _____
Address _____ Zip _____

C. Bank Reference _____ Phone (____) _____
How long _____ Ck. Acct. No. _____ Sav. Acct. No. _____
Address _____ Zip _____

D. Bank Reference _____ Phone (____) _____
How long _____ Ck. Acct. No. _____ Sav. Acct. No. _____
Address _____ Zip _____

PRINT OR TYPE (Use Black Ink)

CHARACTER REFERENCES/VEHICLE INFORMATION

1.	Name _____	Address _____	Phone _____
2.	Name _____	Address _____	Phone _____
3.	Name _____	Address _____	Phone _____

Driver's Lic. No. #1 _____ #2 _____ State _____

Make _____ Model _____ Year _____ Plate No. _____ Color _____ State _____

Make _____ Model _____ Year _____ Plate No. _____ Color _____ State _____

If this application is NOT legible or is not completely and accurately filled out, The Association and the Property Management company will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility. By signing, the Applicant recognizes that the Association or their agent, may investigate the information supplied by the Applicant and a full disclosure of pertinent facts may be made to the Association. The investigation may be made of the Applicant's character, general reputation, credit standing, criminal background and mode of living as applicable. I may request, in writing, within a reasonable time, a complete and accurate disclosure of the nature and scope of any investigation.

Signature _____ Signature _____
Applicant Applicant's Spouse

APPLICANT(S): Most banks, financial institutions, mortgage companies and employers require your signature and name printed. Make sure Authorization Form is completed as indicated.

AUTHORIZATION TO RELEASE BANKING, CREDIT, RESIDENCE, EMPLOYMENT, AND CRIMINAL BACKGROUND

You are hereby authorized to release and give to the below mentioned party(s) or their Attorney or Representative, any and all information they request concerning my banking, credit, residence, employment, and background in reference with my/our application made for residency.

DESIGNATED PARTY: TENANT BACKGROUND SEARCH

I hereby waive any privileges I may have with respect to the said information in reference to its release to the aforesaid party(s).

Photocopies of this Authorization may be made to facilitate multiple inquiries. In the event you do receive a photocopy of this Authorization, it should be treated as an original and the requested information should be released to facilitate my/our application for residency.

(Applicant's Signature)

(Applicant's Name Printed)

(Applicant's Spouse's Signature)

(Applicant's Spouse's Name Printed)

DATE _____

300 P.O.A. HOMEOWNERS ASSOCIATION INC.

PET REGISTRATION FORM

PURCHASER LESSEE
NAME _____

ADDRESS: _____

TELEPHONE # () _____

OWNER'S NAME _____

ADDRESS: _____

TELEPHONE # () _____

BREED OF PET: _____

APPROXIMATE WEIGHT OF PET (FULL GROWN): _____

PET'S NAME: _____ AGE: _____

PET'S COLORINGS: _____

BREED OF PET: _____

APPROXIMATE WEIGHT OF PET (FULL GROWN): _____

PET'S NAME: _____ AGE: _____

PET'S COLORINGS: _____

I DO NOT OWN A PET _____
SIGNATURE PRINT NAME

PLEASE REMEMBER, ALL DOGS ARE TO BE WALKED ON A LEASH. THE DOG'S OWNER IS RESPONSIBLE FOR THE REMOVAL OF THEIR DOG'S EXCRETION.

BY MY SIGNATURE BELOW, I VERIFY THAT I HAVE READ AND UNDERSTAND THE ABOVE AND WILL ABIDE BY THE RULES AND REGULATIONS OF 300P.O.A. HOMEOWNERS ASSOCIATION, INC

SIGNATURE OF PURCHASER/LESSEE

SIGNATURE OF PURCHASER/LESSEE

THE MEADOWS 300 POA
100 MEADOWS WAY
BOYNTON BEACH, FL 33436
OFFICE: 561-967-6786

Unit Update

To: All Association Owners and Residents

Please include ALL residents and include work and/ or cell phone numbers

Name: _____

Unit/Lot Number: _____

Owners Name: _____

Children Names & ages that are Living on Property: 1. _____ 2. _____

Owners Address: _____ City: _____ State: _____

Zip: _____ Northern/ Billing Address: _____ City: _____

State: _____ Zip: _____ Home Phone: _____

Cell: _____ Fax: _____ Work: _____

Northern Phone: _____ Northern Work: _____

E-Mail: _____ Allowable to be contacted by E-Mail: Yes: ___ No ___

Signature of Approval to contact you by e-mail: _____

Emergency Contact with Key: _____ Phone: _____

Phone Number for the Directory: _____

Tenants Names: _____

Children Names & ages that are living on Property: 1. _____ 2. _____

Home Phone: _____ Cell: _____ Fax: _____

Work: _____ E-mail: _____

Vehicle 1: Year: _____ Make: _____ Model: _____ Color: _____

License Plate #: _____ Parking Space #: _____ Parking Decal #: _____

Vehicle 2: Year: _____ Make: _____ Model: _____ Color: _____

License Plate #: _____ Parking Space #: _____ Parking Decal #: _____

Pet on Property: Breed: _____ Weight: _____ Color: _____

THE
300 PROPERTY OWNERS
ASSOCIATION
STANDARDS

Rules & Regulations

Established May 2008

Revised March, 2019

Note: These Rules & Regulations have been set up to clarify some of the language in *The Meadows 300 Declaration of Covenants and Restrictions* – ARTICLE VII – Use of Property Sections 1-4.

Violations of these Rules & Regulations may be subject to any of the remedies set forth in the Declaration of Covenants and Restrictions

Visit our Website:

www.meadows300.com

Meadows' Office at the North Pavilion
Office Hours: M-F 9:00 to 12:00 P.M.
561-967-6786

ELEVATED PROPERTY MANAGEMENT

Patti Servidio

elevatedpropmgmt@outlook.com

MEMBERSHIP

Anytime an owner sells their property:

- ☐ A copy of Declaration of Covenants & Restrictions and a copy of **The Standards** is to be provided to buyer. Copies are available through *The Meadows 300* Management office.
- ☐ A copy of the recorded Deed is to be given to the Association.

LAND USE

- ☐ Yard/garage sales are permitted, City permit is no longer required.
- ☐ NO lot shall be used except for residential purposes.

CHANGE IN BUILDINGS/
ARCHITECTURAL CONTROL

- ☐ No external change to house or addition to lot is permitted without prior approval by the Architectural Control Committee (ACC).
- ☐ Paint colors must be selected from *The Meadows Home Color Palette Book* located at the North Pavilion Office.

MAILBOXES

Mailboxes must be approved by the ACC and complement the home's exterior. Please see the palette book for options. If your mailbox is not in the book, you must submit your choice along with a photo, to the ACC for approval.

NUISANCES

Nuisances are described as:

Ladders, wood, metal, plastic products, gardening tools, wheelbarrows, equipment, etc.

Toys, bikes, sports goals left in the front yard, on sidewalks, on streets unattended, or items that restrict passage of sidewalks or streets must be stored out of sight from the street and adjoining properties.

- ☐ Children playing on other properties without permission.
- ☐ Parking in front of any neighbor's property without permission.

SIGNS

For Sale/For Rent/Realtor signs are NOT permitted on common ground at any time.

- ☐ Garage/Yard Sale and Open House signs are permitted on Saturday/Sunday from 8 A.M. – 6 P.M. ONLY.

PETS

- ☐ Owners must clean up after pets on their lot, other owner's lots and common ground.
- ☐ Owners must comply with County/City leash laws.
- ☐ Pets should not be left unattended for long periods of time and should be brought in if there is excessive barking.

DISTURBANCES

Unreasonably loud noises, disturbing to other residents from 10 P.M. to 7:00 A.M. are not permitted by City Code.

EXTERIOR APPEARANCE & LANDSCAPING:

Lawns must be mowed, edged, trimmed and clippings must be cleaned up from the street and sidewalk.

SOUTH & NORTH PAVILION GATE:

For a code to open the South & North Pavilions Gates, call the N. Pavilion Office.

Holiday yard and house decorations may be installed 30 days prior and must be removed within 21 days after observed Holiday.

HURRICANE SHUTTERS:

- Permanent shutters (accordian, Bahama, aluminum, steel, or plastic panels) must be approved by the ACC. If house is unoccupied they may be left in place from June 1st to Nov. 30th. If house is occupied window coverings must comply with current safety code.
- Temporary shutters (plywood or other) may not be installed until 72 hours prior to a **Watch** being issued and must be removed within 72 hours after termination of the **Warning**.

- ☐ Window treatments- Foil, bed sheets, flags and/or temporary mosquito nettings/screens covering window or door (including garage) opening are not permitted.
- ☐ Home must be clean of rust and mildew and painted when paint is faded or peeling.
- ☐ Driveway and sidewalks are to be kept free of grease, oil, rust and mildew.
- ☐ Repair broken windows, torn screens.
- ☐ Roofs should have no broken/missing shingles/tiles, and should be kept clean of dirt and mildew.
- ☐ Trees should be kept trimmed and dead palm fronds removed; shrubs should be trimmed and not encroach walkways or streets.

VEHICLES

- ☐ No parking that restricts the passage of sidewalks and streets.
 - ☐ No boats, trailers and/or RV's/campers are permitted to be parked anywhere at anytime in *The Meadows* unless inside a garage with the door closed.
 - ☐ Commercial vehicles are only permitted if conducting service or if they are stored inside a garage with the door closed.
 - ☐ No car maintenance is permitted unless done inside a garage, including oil changes.
 - ☐ City Code Enforcement will ticket those vehicles in violation of 300 Rules and Regulations.
- Vehicles in violation that fail to adhere to Code Enforcement will be subject to towing, at the Owner's expense.

- **NO vehicles are allowed to park on the grass at anytime.**
- All vehicles must have street legal exhaust systems.
- **All vehicles must be registered and licensed and have a valid license plate.**

NOTE: Sports goals, basketball hoops, skate ramp rails, and similar devices must be stored out of sight of the street and neighbors when not in use.

FENCES

- ☐ Must be of commercial quality (board on board, shadowbox, chain-link. Aluminum, plastic polymer) and if over four feet, must be of decorative character.
 - ☐ Must be kept clean of mildew, rust and rot.
 - ☐ Missing or broken panels or pickets must be replaced, keep gates closed when not in use.
- Wire fencing is not permitted.**

GARBAGE & TRASH DISPOSAL

MONDAY - regular trash, vegetation and large (bulk) items.

THURSDAY - regular trash and recycling;

- Store trash and recycling containers out of sight from the street and adjoining neighbors.
 - Put out after 6p.m. the day before and put away before 8p.m. the day of pickup.
 - Clean up debris left behind after pickup.
- Trash and/or vegetation is not to be left on common ground.

COMMON AREA

- ☐ Pavilion use may be reserved on a 1st come 1st serve basis for a refundable fee as follows:
 - o North Pavilion- \$100.00
 - o South Pavilion- \$250.00

NO MUSIC OF ANY KIND IS PERMITTED AT THE SOUTH PAVILION.

- ☐ If management receives a noise complaint, your event will be stopped and the deposit will be kept by *The Meadows 300*
- ☐ **Pavilion areas close at dusk.**
 - ☐ Playground-
 - o Pets are NOT permitted.
 - o For children ages 2-12.
 - ☐ Tennis & Pickleball Courts:
 - o Skateboarding, and/or rollerblading is not permitted.

TEMPORARY STRUCTURES

No tents, sheds, temporary and/or accessory building or structure shall be erected on any of the lots.

THE MEADOWS 300 POA
100 MEADOWS WAY
BOYNTON BEACH, FL 33436
OFFICE: 561-967-6786

Property Address _____

I/we hereby declare that we have read and understand the Association Rules and Regulations and agree to abide by same. I further acknowledge that I am aware that the Board of Directors can negate my lease/purchase if I/we do not abide by them.

If leasing a unit I/we understand that the disregarding of these Rules and Regulations can result in the revocation of our lease.

If I/we become an owner, I/we understand that it can result in the levying of fines as contained in the Association Documents.

I/we have read the above and do hereby Affix my/our signature(s)

(Applicant's Signature)

(Applicant's Name Printed)

(Applicant's Signature)

(Applicant's Name Printed)

DATED: _____