

***Juno By The Sea North
Condominium Association (The Tower) Inc.
Juno Beach, FL 33408
(561) 626-0043 Fax (561) 624-5595***

APPROVAL PROCEDURE

Tenants- Rental

A common element fee of \$1000.00 will be required from the owner upon application to rent. \$100.00 application fee will also be required upon application. If more than one person not of the same family (roommates) are requesting application each individual person will be required to pay a \$100.00 application fee. The common element fee will be refunded within Thirty (30) days of the lease expiration date.

A background check is required on all rentals.

LEASING RESTRICTIONS:

- 1. No Leasing of a Unit may be made more often than once during any consecutive 365 day period.**
- 2. No Dogs are allowed. Pets shall be restricted to one permitted pet: one cat; to two birds in cages kept within the unit; and fish in tanks.**

All Applicants

Application forms will be verified. Personal and credit references will be contacted by Management.

Applications will be acted upon with Thirty (30) days. However, procedures are expedited to minimize waiting time when possible.

A personal interview is required of prospective owners/tenants by the Screening Committee and Management will be scheduled to review and insure prospective owners/tenants are willing to comply with Board, State, County and Town Rules and Regulations (Screening checklist and Certificate of Approval).

Applications not approved will be referred to the Board for action.

Management will notify those concerned that owners/tenants can take possession of the unit.

Sales

Submit the following to the Management office located by the swimming pool area.

Application for re-sale must be signed by both the seller and buyer and hand delivered or mailed to the Association Management Office.

Applications and Screening fee in the amount of \$100.00 is required payable to the Juno Beach The Tower Condo Assoc. upon application.

Vehicle permit and owner/tenant information sheet to be prepared in full.
Including emergency contacts and phone numbers.

Copy of Sales Contract Agreement.

Signed statement of the applicant stating that they have received and read the current Rules and Regulations of the Association and will abide by these rules.

NO DOGS allowed by Owners, Tenants or guests.

**Juno By The Sea North (The Tower)
Condominium Association, Inc.
840 Ocean Dr.
Juno Beach, FL 33408**

**LEASE OR RESALE APPLICATION
APPLICATION FOR BOARD APPROVAL**

Date: _____ Unit _____

Information Concerning Applicant

Name _____ SS# _____

Present

Address _____

Do you intend to occupy the home? Yes ___ No ___ Telephone# _____

Spouse's Name _____ SS# _____

No. of Children _____ Names and Ages _____

Occupants other than Immediate Family:

Name _____ Relation _____

Name _____ Relation _____

Are you an Active Service Member of the US Armed Forces, National Guard or Reserves Yes ___ No ___

Applicants Employer _____ No. Years _____ Title _____

Address _____

Telephone# _____ Supervisors's Name _____

NEAREST RELATIVE IN CASE OF EMERGENCY _____

Telephone # _____ Relationship _____

Personal References: Address: Telephone#

I/We fully authorize investigation of all answers and references given.

I/We fully acknowledge and agree that Lessee/Purchaser may not park a trailer, boat, camper, truck or commercial vehicle at the Juno by the Sea North (The Tower).

I/We hereby agree to abide by all Documents and Rules and Regulations of Juno By The Sea North (The Tower) Condominium Association, Inc. a copy of which was received from the Lessor/Seller.

If seller fails to provide a set of Documents to Buyer, a copy may be obtained by Association Management at a cost of \$75.00.

Owner and /or Lessee may not occupy the unit prior to written approval of the Contract or lease and this application by the Board of Directors or its Committee. A condition to such approval is the personal appearance of Owner and/or Lessee and all proposed occupants before the Board or its committee. Failure to obtain such approval will subject all occupants to eviction.

Pets are NOT Permitted.

Owner and/or Lessee agree that the terms of the attached Lease/Contract are within the requirements of Juno By The Sea North (The Tower) Condominium Association, Inc. Rule and Regulations.

I/We agree that I/We will not Rent or Sell to any person who has not been approved by the Association.

Renters are Not permitted to Sub-Lease their premises.

PURCHASER/LESSEE _____ DATE _____

PUFCHASER/LESSEE _____ DATE _____

SELLER/LESSOR _____ DATE _____

SELLER/LESSOR _____ DATE _____

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APPLICATION FOR VEHICLE PERMIT

Name(s) _____ Telephone# _____
Address _____

DESCRIPTION OF VEHICLE

VEHICLE#1

Year _____ Make _____ Model _____
Color _____ Gross Vehicle Weight _____ Vehicle ID# _____
Vehicle Tag# _____ State _____

VEHICLE#2

Year _____ Make _____ Model _____
Color _____ Gross Vehicle Weight _____ Vehicle ID# _____
Vehicle Tag# _____ State _____

OWNERSHIP OF VEHICLE(S)

Vehicle Registered to: _____
Street Address _____
City _____ State _____ Zip Code _____
Signature _____ Date _____ Signature _____ Date _____

ALL INFORMATION ON THIS FORM MUST BE COMPLETED

ANY CHANGES IN USE OR APPEARANCE OF THE ABOVE DESCRIBED VEHICLE(S) MUST BE SUBMITTED TO THE BOARD OF DIRECTORS WITH A NEW APPLICATION.

Dirt bikes, mopeds, propeds or other self-powered bicycles; trucks, with or without a camper top or cover, agricultural vehicles; dune buggies, swamp buggies and all terrain and off-road vehicles; any trailer or other device transportable by vehicular towing; semis, tractors or tractor trailer, buses, limousines, travel trailers and commercial vehicles shall not be permitted on any portion of the common elements or the recreational areas as outlined in the Condominium Documents Section 12.4 Para A.

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(For Association Use Only)

THE ABOVE APPLICATION IS APPROVED _____ NOT APPROVED _____
DATE: _____

REASON FOR NON-APPROVAL _____

SIGNED _____ POSITION _____

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The foregoing information is required as a condition to consideration by the Association of Applicant's (s') application for membership in the Association and based upon such information Applicant(s) request (s) approval of the purchase of apartment _____. I (or we) acknowledge receipt, from the Seller, a copy of the Association's Declaration of Condominium, Articles of Incorporation By-laws, and Rules and Regulations. I (or we) have read these documents and agree to abide by them.

I (or we) acknowledge and agree to the following:

- (1.) Prospective members are required to appear for a personal interview by the Board of Directors. They will be contacted as to the date of such meeting
- (2.) Purchaser must present the Board of Directors a certified copy of the Deed before occupancy of the apartment.
- (3.) Application must be signed by all who will have ownership of the unit.
- (4.) An outdoor space, if the Unit being purchased does not include an indoor parking space, will be assigned to you by the Board of Directors.

DATE: _____

SIGNED: _____

Mail application to : Board of Directors Membership Committee
The Tower
840 Ocean Drive
Juno Beach, FL 33408

\$100.00 Application Fee Payable to: The Tower Condominium Association

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FINES AND PENALTIES

Fines not exceeding \$100.00 per incident may be levied upon an owner(s) for violation of The Tower procedures or prohibitions set forth in the Declaration of Condominium, The Articles of Incorporation, The By-Laws, or the Rules and Regulations. Any occurrence or omission in one calendar day may be considered a separate incident subject to a separate fine. Any occurrence or omission by an **owner, a tenant, or a quest** is the responsibility of the owner.

Fines may be levied only by a majority vote of those present at a regular or special Directors meeting. The owner involved shall be given not less than Seven days notice of the proposed action and may appear and be heard at the meeting prior to the vote. After being heard the owner shall be excused.

(Owner/Lessee)

Interviewed By:_____

**JUNO BY THE SEA NORTH (TOWER)
CONDOMINIUM ASSOCIATION, INC.**

**APPLICANT'S VERIFICATION OF RULES
AND REGULATIONS**

I/WE _____

DO HEREBY CERTIFY TO THE BOARD OF DIRECTORS OF THE ASSOCIATION THAT I/WE HAVE COMPLETE KNOWLEDGE OF THE ASSOCIATION'S DOCUMENT "RULES AND REGULATIONS". I/WE ALSO CERTIFY TO THE BOARD OF DIRECTORS OF THE ASSOCIATION THAT I/WE WILL COMPLY WITH THE RULES AND REGULATIONS OF THE ASSOCIATION.

ACKNOWLEDGED THE _____ DAY OF _____, _____

Signature

Signature

Witness

Witness

NO UNAUTHORIZED VEHICLES _____ (Initials)