

**APPLICATION FOR SALE
FRENCHMEN'S LANDING PROPERTY OWNERS ASSOC., INC.**

IMPORTANT NOTICE: This application requires notarized signature of the buyers regarding receipt of documents for Frenchmen's Landing. Signatures are also required at the bottom of the reverse side of this application. Failure to submit a fully completed application will result in delayed processing and issuance of required documents for purchase of the property.

Date: _____

Property Address: _____

Seller(s): _____

Buyer(s): _____ Phone # _____

Cell # _____

SS# _____

Date of Birth _____

Current Address _____

IF APPLICABLE:

Listing Agent: _____ Tel: _____ FAX: _____

Selling Agent: _____ Tel: _____ FAX: _____

Closing Date: _____

Attorney/Title Co. Being Used: _____

Address: _____ Zip: _____

TEL: _____ FAX: _____ Contact: _____

APPLICATION FEE:

\$150.00 is required with this application. Payment to be made to Frenchmen's Landing POA and mailed to Bristol Management Services, Inc. at the address shown below. Need copy of PURCHASE CONTRACT

NOTE: A Certificate of Approval of Sale and transfer is required. In order for it to be issued, any outstanding fees owed to the Property Owners Association must be paid in full and the buyer(s) must complete the acknowledgement below:

_____ hereby acknowledges receipt of the Declaration of Covenants & Restrictions for Frenchmen's Landing, By-Laws, a summary of the Rules & Regulations (attached) and are fully aware of their content and (my)(our) obligation to abide by them as a property owner in the community. I understand also that as an owner, I will have a vote as a member of the Property Owners Association as long as my account is current. Each property is entitled to a single vote on business matters on the agenda at the Annual or Special Meetings of the Association.

Date

Buyer

Date

Buyer

RETURN TO:

**Frenchmen's Landing POA
c/o Bristol Management Services, Inc.
1930 Commerce Lane, Suite 1
Jupiter, Florida 33458
(561) 575-3551 (561) 575-5423 (Fax)**

**IMPORTANT INFORMATION CONCERNING OWNERSHIP OF PROPERTY
IN FRENCHMEN'S LANDING**

The information contained here is not meant to be a substitute for the prospective buyers' obligation to review all documents of record for Frenchmen's Landing **before** entering into a contract to purchase. It is recommended that all prospective buyers be aware of the recorded Covenants, By-Laws and Articles of Incorporation for their own protection. Listed here and the attached (Quick Reference) are some (not all) of the requirements of ownership. **You should not sign the notarized application unless you are in receipt of the legal documents and the "Quick Reference" information (5-pages).**

PROHIBITION ON TRUCKS & BOATS: Trucks and boats are permitted in the community, but there are restrictions that are strictly enforced. (Article X. Sections 16,22 & 25).

- 16) "No trailers, campers, motor homes, commercial vehicles of any kind, or boats of any type whatsoever shall be kept or stored on any Lot, except within a closed garage. No trucks, being defined as a vehicle containing an open bed or space, covered or not covered, of any type whatsoever shall be parked overnight on any Lot except in an enclosed garage. All motor vehicles must be maintained so as not to create an eyesore. If an Owner fails to comply with this provision, then upon receipt from the Association shall have the right to have the vehicle towed away at Owner's expense. In the event that the Owner refuses to pay such cost, the Association may, at its option, cause a lien to be charged against said Owner's Lot in the amount of the costs involved in having the vehicles towed away, or may file the appropriate legal proceedings to recover all of the funds expended by the Association, together with all fees and costs incurred in such action."

- 22) "No cars or trucks or other vehicles shall be parked overnight, being defined as the period from midnight until 6:00 a.m. on any streets or swales."

- 25) "In addition to the foregoing, all Lot Owners and Lessees of Dwelling Units shall abide by the Declaration, the Articles of Incorporation, the By-Laws and the Rules and Regulations."

Article IX. ARCHITECTURAL & LANDSCAPE REVIEW COMMITTEE:

There are requirements that must be met for all exterior improvements to any Lot, including tree removals, roof replacements, exterior painting, fences and major changes to landscape refer to Article VIII-"USE RESTRICTIONS" as well.

PETS: Article VII, Section I: "Lot Owners may keep as pets, birds, cats, tropical fish and dogs. Such pets must at all times be on a leash or carried when on Common Property. It shall be the Owner's obligation to dispose of waste material from pets. The Board of Directors of the Association shall have the right to order the removal of any pet which is considered a nuisance, in the sole discretion of the Board of Directors."

Article XVI: GENERAL PROVISIONS: Section 1 (in part):

"Where the Association incurs expenses, including attorney's fees, to enforce the governing documents without having to resort to litigation against the member in violation, these expenses shall be borne by the members in violation. All enforcement expenses to be paid by an Owner in violation shall be an individual Special Assessment". Failure to pay the Assessment will result in legal action including possible placement of a lien on the property.

PARKING ON BOTH SIDES OF STREET IS PROHIBITED SINCE IT RESTRICTS THE PASSAGE REQUIRED FOR EMERGENCY VEHICLES.

Frenchmen's Landing Quick Reference to Covenants, Rules & Regulations has been provided (attached).

Date

Prospective Buyer

Date

Prospective Buyer