

GOVERNOR'S POINTE

LEASE/LESSEE PACKAGE

CONTENTS:

- 1. Application to Lease (2 pages)**
- 2. Request for Approval to Lease (1 page)**
- 3. Copies of Rules & Regulations (3 pages)**
- 4. Rules & Regulations Certification (1 page)**
- 5. Swimming Pool Rules & Regulations (1 page)**

GOVERNOR'S POINTE CONDOMINIUM ASSOCIATION

APPLICATION TO LEASE

TO BE COMPLETED BY APPLICANTS (PROPOSED LESSEES) AND SIGNED BY THE OWNERS AND APPLICANTS

TO: THE BOARD OF DIRECTORS
GOVERNOR'S POINTE CONDOMINIUM ASSOCIATION, INC.

I/We _____
Lessees Name

Street Address

City State Zip Home Telephone

Occupation S/S #

wish to lease Unit # _____ at Governor's Pointe of North Palm Beach, FL.

MAXIMUM NUMBER OF PERSONS TO OCCUPY THIS CONDO _____

LIST OF NAMES OF PERSONS WHO WILL OCCUPY THIS CONDO:

Name Age How Related

GIVE THREE PERSONAL REFERENCES (NO RELATIVES OR REAL ESTATE AGENTS)

Name Address Telephone #

LIST 3 RECENT CREDIT REFERENCES

Bank/Company Address/Phone # Account #

(Continued on Page 2)

AT PRESENT, DO YOU OWN OR LEASE YOUR MAIN RESIDENCE? OWN_____ LEASE_____

HOW LONG DO YOU INTEND TO LEASE THIS PROPERTY? FROM_____ TO _____

PLEASE LIST YOUR PREVIOUS 2 ADDRESSES (OWNED OR LEASED) AND LENGTH OF STAY. IF YOU PRESENTLY OWN YOUR HOME, PLEASE SPECIFY FOR HOW LONG. IF MORE THAN 5 YEARS, THERE IS NO NEED TO GIVE A SECOND ADDRESS.

Address #1:_____

Address #2:_____

LIST AUTOMOBILES WHICH WILL BE PARKED IN THE PARKING LOT, NOTE: NO COMMERCIAL VEHICLES ARE ALLOWED, i.e., CAMPERS, MOTORCYCLES, BOATS, TRAVEL TRAILERS, ETC.

<u>Make & Year</u>	<u>Color</u>	<u>License Number/ State</u>

PETS: LESSEES OR THEIR VISITORS MAY NOT HAVE PETS ON THE PREMISES.

WATERBEDS:, A \$100,000.00 **PAID IN FULL** INSURANCE POLICY FOR THE PERIOD OF THE LEASE, WITH A LOSS PAYABLE CLAUSE MADE OUT TO GOVERNOR’S POINTE CONDOMINIUM ASSOCIATION, INC MUST BE PRESENTED TO THE MANAGEMENT COMPANY PRIOR TO OCCUPANCY.

AN EXECUTED COPY OF THE PROPOSED LEASE MUST ACCOMPANY THIS APPLICATION. THE LEASE WILL NOT BE EFFECTIVE UNLESS OR UNTIL APPROVED IN WRITING BY THE GOVERNOR’S POINTE CONDOMINIUM ASSOCIATION, INC.

THE REVIEW COMMITTEE WILL MEET WITH APPLICANTS ON THE FIRST AND THIRD MONDAY OF EACH MONTH. A PERIOD OF UP TO 30 DAYS FROM RECEIPT OF COMPLETED PAPERWORK IS REQUIRED FOR THE APPROVAL OR DISAPPROVAL OF THE APPLICATION BY THE REVIEW COMMITTEE. THE PROSPECTIVE OCCUPANT AGREES TO ABIDE BY ALL RULES AND REGULATIONS ESTABLISHED BY THE CONDOMINIUM ASSOCIATION.

RULES: THE APPLICANTS ACKNOWLEDGE RECEIPT OF A COPY OF THE CURRENT RULES OF GOVERNOR’S POINTE CONDOMINIUM ASSOCIATION AND AGREE TO ABIDE BY ALL THE RULES ESTABLISHED FROM TIME TO TIME BY THE ASSOCIATION.

SIGNED _____ SIGNED _____
Owner Applicant

SIGNED _____ SIGNED _____
Owner Applicant

NOTE: A CHECK FOR \$100.00 (NON-REFUNDABLE) MUST ACCOMPANY ALL APPLICATIONS. CHECK TO BE MADE PAYABLE TO “GOVERNOR’S POINTE CONDOMINIUM ASSOCIATION.”

GOVERNOR'S POINTE CONDOMINIUM ASSOCIATION

“REQUEST FOR APPROVAL OF PROPOSED LEASE”

TO BE COMPLETED BY THE UNIT OWNERS OR “REAL ESTATE COMPANY”

THE BOARD OF DIRECTORS
GOVERNOR'S POINTE CONDOMINIUM ASSOCIATION, INC.
c/o Bristol Management Services, Inc.
1930 Commerce Lane, Ste. #1
Jupiter, FL. 33458

PRESENT UNIT OWNER'S NAME(S) _____

UNIT NUMBER _____

PROPOSED LESSEE'S NAME(S) _____

PROPOSED LESSEE'S HOME PHONE # _____

LENGTH OF LEASE IN MONTHS _____ FROM _____ TO _____

REALTOR'S NAME, ADDRESS & TELEPHONE NUMBER:

FOR ORIENTATION COMMITTEE'S USE ONLY

APPROVED BY (1) _____ (2) _____

DATE _____ DATE _____

SIGNATURES (1) _____ (2) _____

Representative

Representative

GOVERNOR'S POINTE CONDOMINIUM ASSOCIATION, INC.

RULES & REGULATIONS

1. The sidewalks, entrances, passages, vestibules, lobbies, elevators, corridors and halls must not be obstructed, encumbered or used for any purpose other than egress and ingress to and from the premises.
2. No signs, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any resident on any part of the outside or side of the condominium.
3. No awnings or other projections shall be attached to the outside walls of the building, and no blinds, shades or screens shall be attached to or hung in, or used in connection with any window or door of any condominium parcel or any portion of the common elements without the prior written consent of the Association. All draperies and other interior window coverings shall be white or off-white so that a uniform appearance from the outside of the building shall be given.
4. No baby carriages or bicycles shall be allowed to stand in the halls or common areas of the condominium. Further, personal items are not to be left out in any common area hallway or staircase.
5. Children under the age of twelve (12) shall be accompanied at all times by an adult when in the common or recreation areas.
6. Servants and domestic help of the condominium unit residents may not gather in the public areas of the building or grounds.
7. The Association shall retain a passkey to each unit. No condominium unit resident shall alter any lock or install a new lock on any door of any unit without the written consent of the Association. In case such consent is given, the unit resident shall provide the Association with a new key for the use of the Association pursuant to its right of access to the unit.
8. No employee of the Association shall be sent off the premises by any unit resident at any time for any purpose. Employees may not be called on to do work for residents during working hours.
9. No resident shall allow anything whatsoever to fall from the balconies, walkway, windows or doors of the premises, nor shall sweep or throw from the premises any dirt or other substance into any of the corridors or halls, ventilators or elsewhere in the building or upon the grounds.
10. No garbage cans, supplies, milk bottles or other articles shall be placed in the halls or landing, nor shall anything be hung from the windows, balconies or placed upon the windows or mops be shaken or hung from any of the windows or doors or any other area inside or outside of the view of any other unit, street or beach. No fire exits shall be obstructed in any manner.

11. Wet garbage, such as fruits, vegetables, etc. are to be placed in the kitchen garbage disposal and flushed down with *cold* water. All other refuse, including cans, bottles, jars are to be wrapped, double-bagged securely and put down the trash chute. Large, double strength shopping bags or plastic rubbish bags *must* preferably be used for bagging trash. Unwrapped items such as loose papers or small objects may not be thrown down the chute. Large cartons, newspapers (tied or wrapped) etc., should be brought to the designated trash area. Trash chute is to be used only between the hours of 9:00 am. to 9:00 pm. Dust cloths, mops, vacuum cleaner bags, etc. shall not be shaken or emptied down the trash chute. Cigar butts and cigarette butts must be extinguished and bagged. Any volatile waste or rags must be thoroughly wet down before bagging. Garbage should not be left outside trash room door. Trash room door must be kept closed at all times.
12. No unit resident shall make or permit any disturbing noises in the building by self, family, servants, employees, agents, visitors and licensees, which may affect the rights, comforts or conveniences of other residents. No resident shall play, or allow to be played, any musical instrument, radio or television in their premises between the hours of 11:00 pm. and the following 8:00 am, if the same shall disturb or annoy other occupants of the building. No residents shall conduct, or permit to be conducted vocal or instrumental practices, nor give, or permit to be given, vocal or instrumental instructions at any time.
13. Vendors or construction work of any kind, or moving in or out of the condominium will not be allowed any time on Saturday or Sunday nor Monday through Friday between the hours of 5:00 pm and the following 8:00 am, except in the event of extreme emergency such as leaking water or electrical hazard, etc. All commercial vehicles will be asked to vacate the premises by 5:00 pm Monday through Friday.
14. No external radio or television antenna installation shall be made except a hook-up to a cable television or master antenna system used throughout the condominium. Any aerial erected on a roof or exterior wall of the building without the prior written consent of the Association shall be liable to removal without notice.
15. Residents, their families, and guests shall not appear in or use the lobby or common areas in any clothing other than acceptable attire. Persons in dry bathing attire should have proper over-garments when using elevators. Residents and their guests must not appear barefoot in lobby, recreation rooms, elevators or halls.
16. All Governor's Pointe personnel and members of the Board of Directors are authorized to enforce the rules and regulations in the area and have the full authority to ask anyone to leave who does not comply with the rules and regulations.
17. Parking space is allotted to each unit owner for passenger vehicles only. Cars must be parked in assigned, numbered spaces. Cars not so parked are subject to being towed away. **Guests'** vehicles are to use unassigned guest parking spaces only. Maximum speed on all driveways and the parking lots is *10 miles per hour*. Oil and water leakage from cars must be held to an absolute minimum. The racing of engines is prohibited. Skating, bicycle riding or playing games in the parking lot is not permitted.
18. No trucks (except service vehicles on a service call to the condominium), boats on trailers, trailers, motor homes, or campers are permitted to park on premises. Violating vehicles will be towed away at the vehicle owner's expense.
19. Bicycles shall be registered and stored in the unit or the unit owner's assigned storage area. Each owner shall promptly register with the manager's office the license tag number and make of bicycle. Maximum speed on all driveways and the parking lots is *10 miles per hour*.

20. A conditional license to keep a pet is granted to an owner in residence. Lessees and/or guests of residents are not permitted to have pets on the premises. The following rules apply:
- a). Pets must not be curbed near buildings, or near walks, gardens, lawns, driveways or pool area.
 - b). Pets must be carried in arms whenever they appear in elevators or lobbies. Pets taken through parking areas or grounds must be on a leash.
 - c). No pet shall be allowed on the pool deck or recreational area.
 - d). All pets must be registered in the Manager's office.
 - e). Residents with pets must comply with all laws and ordinances of the Village of North Palm Beach, the County of Palm Beach and the State of Florida relating to such pets. Violations, infractions or failure to comply therewith will necessitate elimination of the violator's pet from the condominium.
21. There will be positively no solicitation of any type at any time.
22. Units shall be used for **RESIDENTIAL** purposes exclusively. No building or other structure, or part hereof, at any time situated on said land shall be used as a hospital, professional office, sanitarium, church, or for charitable, religious or manufacturing purposes, or for any use whatsoever other than single family dwelling purposes as stated.

BY: THE BOARD OF DIRECTORS
GOVERNOR'S POINTE CONDOMINIUM ASSOCIATION, INC.

I/WE AGREE TO THE ABOVE STIPULATIONS:

GOVERNOR'S POINTE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS CERTIFICATION

TO: GOVERNOR'S POINTE CONDOMINIUM ASSOCIATION, INC.
c/o BRISTOL MANAGEMENT SERVICES, INC.
1930 COMMERCE LANE, SUITE 1, JUPITER, FL. 33458

This is to certify that I/we have read and fully understand the Rules and Regulations relation to residing at GOVERNOR'S POINTE CONDOMINIUM.

I/we promise to comply with all the Rules and Regulations as stated in these documents.

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

GOVERNOR'S POINTE CONDOMINIUM ASSOCIATION, INC.

SWIMMING POOL RULES AND REGULATIONS

- A. The pool will be open for use daily between the hours of 8:00 AM and 10:00 PM.
- B. Residents and their guests using the swimming pool do so at their own risk. Lifeguards are not on duty.
- C. An adult must accompany children under the age of 12.
- D. Children who are not *toilet trained* are not allowed in the pool.
- E. A **SHOWER** must be taken immediately before entering the pool and all *oils removed*.
- F. All persons with long hair (below chin) must wear bathing caps in the pool.
- G. No *glass* articles are to be taken into the **POOL AREA**.
- H. DIVING, SHOUTING, RUNNING AND PLAYING GAMES around the pool is prohibited.
- I. Floats, rafts, underwater gear, toys or similar items are not permitted in the pool except float aids that are attached to the bather's body.
- J. Responsible attire must be worn in the pool area to reflect consideration for unit residents, guests, and family.
- K. All lounge chairs must be covered with a towel before using.
- L. No pets are allowed in pool or pool deck area.
- M. No pool furniture will be removed from the pool area.
- N. All personal possessions must be removed from the pool area when not being used. Towels or other items are not to be used for reserving chaise lounges for extended periods of time.

PLEASE HELP US MAINTAIN AND ENJOY A CLEAN AND SAFE POOL. THE ABOVE RULES AND REGULATIONS ARE FOR THE SAFETY AND GOOD HEALTH OF EVERYONE. LET US AVOID HEALTH HAZARDS BY FOLLOWING THESE SIMPLE RULES. *ANYONE VIOLATING THE POOL RULES WILL BE ASKED TO LEAVE.*

I/WE AGREE TO THE ABOVE STIPULATIONS:
