



TIERRA VERDE

AT DELRAY BEACH

RENTAL/RESALE PACKAGE

IMPORTANT NOTICE PLEASE READ CAREFULLY

- The enclosed application must be completed legibly, accurately, and thoroughly in order for it to be processed in a timely manner. The Board of Directors (BOD) has the right to return the application for any reason which will delay approval.
- The entire package will be returned if any information or pages are missing. Incomplete applications will delay or decline approval by the BOD.
- Submit this application to the Tierra Verde Clubhouse office at the address below.
- Association fees and water bills must be paid in full before Board approval. There will be no exceptions.
- The BOD has thirty (30) days to review and approve any thoroughly completed applications.

TIERRA VERDE AT DELRAY BEACH CONDOMINIUM ASSOCIATION, INC.
2000 ALTA MEADOWS LANE
DELRAY BEACH, FLORIDA 33444

TELEPHONE: 561-265-1766
FAX: 561-272-9912

THE BOARD OF DIRECTORS IS RESPONSIBLE FOR APPROVING OR DECLINING AN APPLICATION.



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ITEMS TO INCLUDE IN YOUR APPLICATION PACKAGE FOR RENTAL or SALE

- (1) A THOROUGHLY AND ACCURATELY COMPLETED APPLICATION.
- (2) COPY OF SIGNED SALES CONTRACT OR LEASE AGREEMENT.
- (3) PHOTOCOPIES OF DRIVER'S LICENSE OR PHOTO IDENTIFICATION CARD.
- (4) PHOTOGRAPHS OF ANY PETS THAT WILL RESIDE WITHIN A UNIT.
- (5) PHOTOCOPY OF VEHICLE REGISTRATION.
- (6) A CHECK IN THE AMOUNT OF \$100.00 FOR APPLICATION PROCESSING.
- (7) A CHECK IN THE AMOUNT OF \$50.00 FOR EACH ADULT FOR CREDIT AND CRIMINAL BACKGROUND PROCESSING.
- (8) MOVING INTO OR OUT OF THE COMMUNITY WILL ONLY BE ALLOWED MONDAY THROUGH SATURDAY BETWEEN THE HOURS OF 8:00 AM and 5:00 PM EST.
- (9) RENTERS ARE REQUIRED TO OBTAIN AND MAINTAIN A RENTER'S INSURANCE POLICY. A COPY OF THE POLICY MUST BE SUBMITTED WITHIN THIRTY (30) DAYS FOLLOWING THE BEGINNING OF THE LEASE. UNIT OWNERS ARE REQUIRED TO ENSURE COMPLIANCE.
- (10) **A COPY OF A LANDLORD'S PERMIT MUST BE SUBMITTED WITH A RENTAL APPLICATION. LANDLORD PERMITS ARE OBTAINED FROM THE CITY OF DELRAY BEACH.**
- (11) AN APPOINTMENT FOR AN IN-PERSON INTERVIEW WILL BE SCHEDULED ONCE THE BOARD OF DIRECTORS RECEIVES AND REVIEWS YOUR FULLY COMPLETED APPLICATION.

ALL CHECKS SHOULD BE MADE SEPARATELY AND PAYABLE TO:

TIERRA VERDE AT DELRAY BEACH CONDOMINIUM ASSOCIATION, INC.

THE BOD HAS THIRTY (30) DAYS TO REVIEW AND APPROVE ANY THOROUGHLY COMPLETED APPLICATIONS.

PLEASE RETURN COMPLETED APPLICATION TO:

TIERRA VERDE AT DELRAY BEACH
2000 ALTA MEADOWS LANE
DELRAY BEACH, FL 33444
561-265-1766 FAX: 561-272-9912



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TIERRA VERDE AT DELRAY BEACH CONDOMINIUM ASSOCIATION

Applicant(s) hereby authorizes Tierra Verde at Delray Beach to obtain a consumer report, and any other information it deems necessary for the purpose of evaluating the application. Applicant(s) understands that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. Applicant(s) understands that subsequent consumer reports may be obtained and utilized under this authorization in connection with an update, renewal, extension or collection with respect or in connection with the rental or lease of a residence for which this application was made. Applicant(s) hereby expressly releases Tierra Verde at Delray Beach Condominium Association, Inc., and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state, and/or federal government agencies including without limitation, various law enforcement agencies.

(Applicant's Signature)

Date

(Applicant's Signature)

Date

(Applicant's Signature)

Date



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Filled out by Tierra Verde at Delray Beach
_____ Date Received Application _____ Date Delivered to Board

ASSOCIATION NAME: _____

UNIT ADDRESS: _____

NAME OF CURRENT OWNER: _____

PERMANENT ADDRESS OF OWNER: _____ PH: _____

CITY, STATE, ZIP#: _____

NAME OF APPLICANT: _____ SS#: _____ AGE: _____

CO-APPLICANT: _____ SS#: _____ AGE: _____

APPLICANT'S CURRENT ADDRESS: _____ PHONE: _____

CITY, STATE, ZIP #: _____

PLEASE RENEWAL
CHECK RENTAL APPLICATION-RENTAL PERIOD FROM _____ TO _____
ONE ONLY SALE APPLICATION-DESIRED CLOSING DATE: _____

PLEASE LIST ALL OCCUPANT(S) WHO WILL RESIDE AT THE RESIDENCE IF APPROVED; ANY OCCUPANT 18 YEARS OF AGE OR OLDER MUST COMPLETE A SEPARATE APPLICATION.

NAME	RELATIONSHIP TO APPLICANT	DATE OF BIRTH
_____	_____	_____
_____	_____	_____
_____	_____	_____

AGE OF OLDEST OCCUPANT _____ AGE OF YOUNGEST OCCUPANT _____

HOW MANY PETS DO YOU HAVE? _____ TYPE: _____ WEIGHT: _____

HOW MANY CARS DO YOU HAVE? _____

YEAR, MAKE, MODEL AND COLOR OF VEHICLE(S) _____

YEAR, MAKE, MODEL AND COLOR OF VEHICLE(S) _____

LICENSE PLATE NUMBER _____ VEHICLE REGISTRATION NUMBER _____

LICENSE PLATE NUMBER _____ VEHICLE REGISTRATION NUMBER _____



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NAME OF ATTORNEY, REALTOR OR TITLE COMPANY: (PLEASE CIRCLE ONE)

ADDRESS: _____ LOCAL PHONE #: (____) _____

IF APPROVED, PROVIDE ADDRESS WHERE APPROVAL CERTIFICATE SHOULD BE SENT:

I. IN CASE OF EMERGENCY, PLEASE NOTIFY: PHONE NUMBER (____) _____

NAME: _____ RELATIONSHIP: _____

ADDRESS: _____

STREET CITY STATE ZIP

II. IN CASE OF EMERGENCY, PLEASE NOTIFY: PHONE NUMBER (____) _____

NAME: _____ RELATIONSHIP: _____

ADDRESS: _____

STREET CITY STATE ZIP

THIS SECTION FOR TIERRA VERDE AT DELRAY BEACH USE ONLY

OUTSTANDING ASSOCIATION FEES: AMOUNT: \$ _____ AS OF _____

OUTSTANDING WATER BALANCE: AMOUNT: \$ _____ AS OF _____

COMPLETED BY: _____

* TIERRA VERDE AT DELRAY BEACH WILL CONTACT UNIT OWNER OF ANY BALANCES AND INFORM HIM/HER THAT APPLICATION WILL BE REVIEWED BY BODS UNTIL THEY ARE PAID COMPLETELY.



TIERRA VERDE AT DELRAY BEACH

AGREEMENT BY UNIT OWNERS WHO RENT THEIR UNITS

Per Section 15.9 of the Declaration of Condominium of Tierra Verde at Delray Beach, A Condominium, it states:

Leases. No portion of a Unit (other than an entire Unit) may be rented. All leases of Units shall be in writing and shall be deemed to provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association, Rules and Regulations, or other applicable provisions of any agreement, document or instrument governing the Condominium of administered by the Association. Further, leases shall provide that the Association shall have the right to collect all rental or lease payments due to the Owner and apply same against unpaid Assessments, if, and to the extent that, the Unit Owner is in default in the of Assessments. Every lease of a Unit shall specifically provide (or, if it does not, shall be automatically deemed to provide) that a material condition of the lease shall be the tenant's full compliance with the covenants, terms, conditions and restrictions of this Declaration (and all exhibits hereto) and with any and all Rules and Regulations adopted by the Association from time to time and that any failure by the lessee to comply with the terms under the lease shall empower the Association with the right and authority on behalf of the Owner to commence legal proceedings to cause the lessee to be evicted. All Unit Owners shall be jointly and severally liable with their tenants to the Association for any amount which is required by the Association to repair any damage to the Common Elements resulting from acts or omissions of tenants (as determined in the sole discretion of the Association) and to pay any claim for injury of damage to the property cause by the negligence of the tenant of for the actions and omissions of the tenant(s) which constitute a violation of, or non-compliance with, the provisions of this Declaration and of any and all Rules and Regulations of the Association. Leases for all Units shall comply with and be subject to the provisions of the Declaration of Condominium, Articles of Incorporation, Rules and Regulations, By-Laws, and the Act, and the provisions of same shall be deemed expressly incorporated into any lease of a Unit. This subsection shall also apply to subleases and assignments and renewals of leases. All leases of Units are hereby made subordinate to any lien filed by the Association, whether prior or subsequent to such lease. No lease of the Unit shall be for a period of less than seven (7) months and no Unit may be leased in excess of two (2) times a calendar year except for renewals. Notwithstanding the aforesaid, the Association reserves the right to grant an exception to the requirement that no Unit may be leased in excess of two (2) times a calendar year. The Association shall have the right to review and approve all leases and lessees prior to execution of any lease and charge a reasonable administrative fee for the same and require that each lease contain certain uniform provisions, including provisions reflecting the foregoing terms and conditions.

Unit Owner's Signature

Date

Print Unit Owner's Name



TIERRA VERDE

AT DELRAY BEACH

Satellite Installation Acknowledgement

Satellite dishes may only be installed in accordance with the Telecommunications Act of 1996 which was adopted by the Federal Communications Commission (FCC).

Satellites are **NOT** to be installed in a common area. A common area is considered to be any area other than the inside of your unit and patio /balcony area. This would include the roof, exterior portions of the building, plant beds, medians etc. Satellites must be placed on your patio or balcony. If you have a balcony, the inside portion of the balcony which can be used for installation is the concrete flooring contained on the inside of the railing. Satellites cannot be bolted to the concrete floor or the outside of the railing nor hanging over the railing in any way.

Wires are **NOT** to be run along the exterior portion of buildings. This also includes gutters, downspouts and roof area. Drilling of the outside of the building is prohibited. Wires are not to be run through any portion of the exterior walls of the building.

Prior to the installation of a satellite dish the homeowner and/or renter must receive a satellite installation approval from management. A sample of the approval is attached. Any improper installation will result in the levying of a \$100.00 fine against the unit. Fines may be levied on a per day basis up to \$1000.00.

By signing below you acknowledge receipt of this document and agree to enforce/adhere to the guidelines outlined above.

Applicant Signature: _____

Applicant Signature: _____

Unit Owner Signature: _____



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AT DELRAY BEACH

Satellite Installation Approval

Satellite dishes may only be installed in accordance with the Telecommunications Act of 1996 which was adopted by the Federal Communications Commission (FCC).

Satellites are **NOT** to be installed in a common area. A common area is considered to be any area other than the inside of your unit and patio /balcony area. This would include the roof, exterior portions of the building, plant beds, medians etc. Satellites must be placed on your patio or balcony. If you have a balcony, the inside portion of the balcony which can be used for installation is the concrete flooring contained on the inside of the railing. Satellites cannot be bolted to the concrete floor or the outside of the railing nor hanging over the railing in any way.

Wires are **NOT** to be run along the exterior portion of buildings. This also includes gutters, downspouts and roof area. Drilling of the outside of the building is prohibited. Wires are not to be run through any portion of the exterior walls of the building.

By signing below you agree to adhere to the guidelines outlined in the satellite installation approval and acknowledge that a violation of the guidelines will result in the levying of a \$100 fine against the unit. Fines may be levied on a per day basis up to \$1000.00.

Owner/Tenant Signature: _____ Date: _____

Permission is granted to unit # _____, to install a satellite dish within the guide lines outlined above:

Board of Director and/or Tierra Verde Representative Signature:

_____ Date: _____



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Prospective residents agree and acknowledge the following community rules and regulations by reviewing and acknowledging by signature all of the items below. Condominium documents supersede any information discussed below:

Topics for Acknowledgement	
1)	Unit owners or renters are not allowed to sublease at any time. Leasing agreements shall be no less than seven (7) months in duration and no more than two (2) times in a calendar year.
2)	New unit owners become responsible for any and all outstanding balances after a closing. Association is not responsible for any miscommunication provided by agents or any businesses associated with the Association.
3)	New residents (owner/renter) are responsible for contacting public utilities (FPL, Commercial Water) to register their accounts with them. Contact our Administrative Assistant at 561-265-1766 for assistance.
4)	Unit owners are fully responsible for the activities of their tenants or guests.
5)	Residents are allowed only 5 guests at the pool at anytime. Additional guests require permission and approval by the Board. Forms can be obtained at the Clubhouses and the Board has the right to remove anyone not following the pool rules. Pets and glass containers are not allowed within the pool area. Children under 18 years of age must be supervised. Residents are required to clean up after themselves.
6)	In accordance with the Association, the City of Delray Beach, and Palm Beach County, pets must be kept on a leash at all times. No aggressive breed pets are allowed at Tierra Verde. Pet owners are responsible for cleaning up after their pets. Fines will be made for non-compliance.
7)	No commercial vehicles, large work trucks or any type of water craft or unregistered vehicles are to be parked within the community at any time. The community has the right to remove vehicles that appear to be abandoned.
8)	Satellite dishes are allowed, but cannot be drilled into railings, balconies, patios, or anywhere on the outside walls of buildings. (See Satellite Installation Acknowledgement.)
9)	Public parking is only allowed in clearly marked spaces. Parking is not allowed in any commonly trafficked thoroughfares within the community. Only one (1) car is allowed to be parked in front of a garage space. The Association has the right to tow any vehicles not following these rules.
10)	Fines and repair costs will be charged to unit owners who damage any of the community amenities including, but not limited to, security gates, courts, car wash, pool area, club house etc. Security monitors are located within the community and record activities 24 hours per day, 7 days per week.
11)	Residents are not allowed to drill or hang anything on the balcony railings, outside walls of units or into patio areas. In addition, no resident is to paint or tile the balcony or patio.
12)	No trash or garbage is to be left outside of units at any time. Unit owners are responsible for properly disposing furniture or fixtures. Unit owner agrees to make appropriate accommodations for removal. Association is not responsible for costs of removal.
13)	Guests of a Tierra Verde resident must be accompanied by the by the resident or owner for access to any common areas including, but not limited to the pool, fitness areas, activity courts.
14)	New Owners have obtained a copy of the Condominium Declarations from previous owner or purchased by the association. New renters have been given a copy of the Condominium Declarations by the owner.

Signature: _____

Date: _____

Signature: _____

Date: _____

Witness/Board Member: _____

Date: _____



TIERRA VERDE AT DELRAY BEACH

PET IDENTIFICATION AGREEMENT - ONE FORM PER PET

As unit owner or tenant at **Tierra Verde at Delray Beach**, located within the community at 2000 Alta Meadows Lane, Delray Beach, Florida 33444, I/We request permission to bring upon the property and, to keep within the property, a pet which is described as:

GENERIC SPECIES (dog,cat,etc.) _____ NAME OF PET _____

IF DOG, BREED: _____ COLOR: _____

SEX: _____ WEIGHT: _____

Residents are allowed to have no more than two (2) pets, each weighing no more than fifty (50) pounds.

1. If granted this permission, I/We will consistently and diligently discipline and supervise said pet in such a manner as to prevent its becoming, in any way whatever, objectionable to or a nuisance, including excessive barking.
2. Said pet shall never be allowed to freely roam any common area of the Association premises on or off a leash.
3. The pet must be in the company of an individual willing and able to fully control it; and that in matters of its exercise and relief, it shall at all times be under prudent control, considerate of the interests and sensibilities of fellow condominium residents, their guests and all others.
4. The pet described is not aggressive, vicious or dangerous to other animals or persons.
5. Unit owners will be the responsible person(s) for pets. Pet owners are required to pick up after their dog.
6. A color photograph of each pet is required for approval by the Board of Directors.
7. I have supplied a current photo of each pet that will be residing in said unit.

Should legal action become necessary for the Association to enforce the above provisions, Rules and Regulations and Covenants, the owner of the unit shall be held responsible for any attorney's fees and or Fines assessed by the Association.

_____ Check here if you do not have any pcts that will reside in your unit.

NEW RESIDENT'S SIGNATURE: _____

ADDRESS: _____ UNIT: _____

BOARD APPROVAL: _____ DATE: _____