

COVENTRY IN THE GROVE HOMEOWNERS ASSOCIATION, INC.

c/o Mahogany Services, Inc.
21 S.E. 5th Street, Suite 200
Boca Raton, FL 33432

APPLICATION FOR PROSPECTIVE OWNERS OR RENTERS

APPLICATIONS MAY TAKE UP TO 21 BUSINESS DAYS FOR PROCESSING UPON RECEIPT OF A COMPLETE APPLICATION

1. This application must be completed in detail by the proposed purchaser(s) or renter(s). If any question is not answered or left blank, this application may be returned nor processed and not approved. It can take up to 21 business days to process a complete application. Occupancy prior to approval is prohibited.
2. Please scan the complete application, including copies of all required check(s) to donna@mahoganyservices.com for processing. Original check(s) can be mailed or dropped off at the Mahogany Services office.
3. Please attach a copy of the Purchase Contract/Lease Agreement to this application.
4. Non-refundable \$100.00 check payable to Coventry in the Grove HOA must be included with the application.
5. Non-refundable \$175.00 application fee payable to Mahogany Services, Inc. must be included with the application.
6. PDF copy of driver's license for each applicant
7. Requests are not considered if maintenance payments are in arrears.
8. All applicants must be interviewed prior to closing or leasing. All leases are for one year only.
9. According to the Association documents, each property has to be properly landscaped, not in need of painting and/or roof cleaning. It should also have properly fitted windows and clean driveways and landscaped yards on the zero lot line houses.
10. Appearance Committee must approve that the property to be sold or leased meets Island in the Grove HOA, Inc. standards and that no violations exists. If any exist, they must be corrected before closing or leasing.

Applicant's email address: _____

Rev. 2.14.2024

COVENTRY IN THE GROVE HOA INC

APPLICATION FOR APPROVAL

Unit Owner's Name _____

Unit Address _____

Owner Mailing Address _____

Email & Phone _____

Closing/Lease Date(s) _____

Name of Applicant(s) _____

Married () Divorced () Single ()

Date of Birth _____ SSN _____

Number of occupants Adults (18+) _____ Children _____

Number of Cars _____ Drivers License # _____ State _____

Vehicle Make _____ Year _____ Tag # _____

Vehicle Make _____ Year _____ Tag # _____

In case of emergency, notify _____

COVENTRY IN THE GROVE HOA
RESIDENCE HISTORY

Present Address _____ How long _____

Landlord/Mortgagee _____ Phone _____

Previous Address _____ How long _____

Landlord/Mortgagee _____ Phone _____

EMPLOYMENT REFERENCES

Employed by _____ How long _____

Address _____ Dept _____

Employed by _____ How long _____

Address _____ Dept _____

CHARACTER REFERENCES

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Will this be your first experience living in a Homeowners Association? _____

I/We have received and read the Documents of the Association

I/We state that if the sale or lease is approved, I/we will be bound by and abide by the Covenants, By-Laws and Rules and Regulations of Coventry in the Grove HOA.

The Purchaser/Lessees hereby understand and agree that the Association may perform a background investigation, furthermore, the Purchaser/Lessee shall hold the Association and management Company harmless from any action or claim arising out of or in connection with said background check.

Signature _____ Date _____

Signature _____ Date _____

READ FIRST: Complete all questions and fill in all blanks. All information supplied is subject to verification. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, order can be cancelled but your fee will not be refunded. Rev. 06/2014

**** THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! ****

APPLICATION FOR OCCUPANCY

Association Name: _____

Circle one: Purchase - Lease - Occupant - Unit.# _____ Bldg.# _____ Address applied for: _____

Applicant _____ Date of Birth _____ Social Security # _____

Circle One: Single - Married - Separated - Divorced - How Long? _____ Other legal or maiden name _____

Have you ever been convicted of a crime? _____ Date (s) _____ County/State Convicted in _____

Charge (s) _____

Applicant's Cell Number(s) _____ Applicant's Email Address _____

Spouse _____ Date of Birth _____ Social Security # _____

Other legal or maiden name _____ Have you ever been convicted of a crime? _____ Date (s) _____

County/State Convicted in _____ Charge (s) _____

Spouse's Cell Number(s) _____ Spouse's Email Address _____

No. of people who will occupy unit – Adults (over age 18) _____ Description of Pets _____

Names and ages of others who will occupy unit _____

In case of emergency notify _____ Address _____ Phone _____

RESIDENCE HISTORY (Seven Years History Required)

A. Present address _____ Phone _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Dates of Residency: From _____ to _____

B. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Dates of Residency: From _____ to _____

C. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Dates of Residency: From _____ to _____

Are you using a realtor? Yes _____ No _____ If yes: Realtor's name _____

Email Address _____ Cellular Phone _____

Driver's License Number (Primary Applicant). _____ State Issued _____

Driver's License Number (Secondary Applicant) _____ State Issued _____

Make _____ Type _____ Year _____ License Plate No. _____

Make _____ Type _____ Year _____ License Plate No. _____

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) 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 and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____

ASSOCIATED CREDIT REPORTING, INC.

Established 1985

4690 NW 103rd Avenue, Sunrise, Florida 33351

www.associatedcreditreporting.com

*****AUTHORIZATION FORM*****

I/We hereby authorize **Associated Credit Reporting, Inc.** to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my credit history and criminal record history.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY. If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

(Applicant's Signature)

(Spouse's Signature)

(Applicant's Name Printed)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)

BOCA GROVE

EFFECTIVE JANUARY 1, 2026

Membership Initiation Assessment used solely for capital improvement
One time non-refundable, due at closing, mandatory for all homeowners

\$200,000

Annual Assessments

Transitional (Formerly called dues)	\$ 27,267
Improvement	\$ 4,788
Capital	\$ 2,500
Common	\$ 9,230
Special Common	<u>\$ 2,000</u>
	\$ 45,785

Activities & Amenities

GOLF	<i>Winter</i>	<i>Summer</i>
Unaccompanied Family	\$100	\$100
Unaccompanied Guest	\$200	\$200
Guests	\$80/\$50	\$40/\$30
House & Immediate Family	\$50/\$30	\$30/\$20
Junior Rate (12 & under)	No Charge	No Charge

Lessons, Clinics & Storage

Director of Golf	\$120/\$60
Head Golf Professional	\$110/\$60
Asst. Prof. – PGA Class A	\$100/\$55
Asst. Prof. – Non-Class A	\$90/\$50
Jr. Clinic (45 min)	\$30
Co-Ed Clinic (60 min)	\$45
Cart Rental (per person)	\$35/\$20
Locker	\$200 / \$150
Club Cleaning & Storage	\$150

FITNESS	<i>60 min / 30 min</i>
Head Trainer	\$90/\$60
Trainer	\$80/\$50
Student Trainer/Rate	\$60/\$40
Pilates	\$90 Private /\$145 Duo

RACQUET SPORTS

Dir. of Tennis/Emeritus	\$100/\$55
USPTA P1	\$100/ \$55
USPTA Non-Class P1	\$80 / \$45
Clinic (30 min)	\$15
Clinic (60 min)	\$25

RESORT FEE \$35

Any group over 8, including the member - is a "private party" and is subject to this fee. The member is charged the \$35 Resort Fee for each "unaccompanied guest" UNLESS the guest is a registered family member, in which case the fee is \$17.50, half price in accordance with other amenities (i.e. golf guests are \$200 and \$100 respectively).

Guests, House Guests and Family House Guests are subject to the appropriate daily guest fees. House guests must be overnight guests. Limits apply.

DEFINITIONS:

- Transitional Assessment is for the general operating costs and expenses necessary to run the club.
- Common Assessment covers expenses such as public area landscape, security, bulk cable, a portion of real estate taxes, and general insurance.
- Special Common Assessment is in lieu of a service charge formerly known as the non-tipping fee.
- Capital Assessment is used for improvements to the club, such as a new roof, replacement of aged or broken equipment that costs more than \$2,500 and has a useful life greater than one year.

Refundable deposit of \$2,500 along with a background report fee of \$250 is required for each homeowner and must be paid prior to application processing. If closing does not take place, any deposits made to Boca Grove shall be refunded in full. All membership transfers must be handled through the POA. Accounts are due upon receipt. If not paid on or before due date, a late charge equal to 1.5% of delinquent balance will be charged.



(30) Homes

COVENTRY IN THE GROVE H.O.A., INC.
 Adopted Operating Budget for Fiscal Year January 1, 2026 - December 31, 2026

	APPROVED BUDGET 2025	ACTUALS THRU 11/30/2025	ADOPTED BUDGET 2026	VARIANCE 2026
INCOME				
Assessment Income	\$ 183,000.00	\$ 167,750.00	\$ 186,600.00	\$ 3,600.00
Interest Income		\$ 3,136.00		
Total Income	\$ 183,000.00	\$ 170,886.00	\$ 186,600.00	\$ 3,600.00
EXPENSE ITEMS				
<i>General & Administrative</i>				
Management Fees	\$ 11,580.00	\$ 10,615.00	\$ 12,330.00	\$ 750.00
Accounting Fees	\$ 1,500.00	\$ -	\$ 1,000.00	\$ (500.00)
Legal Fees	\$ 1,500.00	\$ 3,837.00	\$ 1,500.00	\$ -
Total General & Administrative:	\$ 14,580.00	\$ 14,452.00	\$ 14,830.00	\$ 250.00
<i>General Expenses</i>				
Insurance	\$ 13,500.00	\$ 12,378.00	\$ 15,500.00	\$ 2,000.00
Office Expenses	\$ 1,000.00	\$ 1,130.00	\$ 1,000.00	\$ -
Community Portal/Website	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
Taxes/Licenses/Fees	\$ 65.00	\$ 61.25	\$ 65.00	\$ -
Total General Expenses	\$ 14,565.00	\$ 13,569.25	\$ 17,565.00	\$ 3,000.00
<i>Utility Expenses:</i>				
Electricity	\$ 2,000.00	\$ 2,131.00	\$ 2,200.00	\$ 200.00
Total Utility Expenses	\$ 2,000.00	\$ 2,131.00	\$ 2,200.00	\$ 200.00
<i>Maintenance</i>				
Tree Maintenance	\$ 13,000.00	\$ 19,576.00	\$ 13,000.00	\$ -
General Repairs & Maintenance	\$ 4,255.00	\$ 8,512.00	\$ 5,405.00	\$ 1,150.00
Rain Gutters	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -
Pressure Cleaning	\$ 7,500.00	\$ 14,773.00	\$ 7,500.00	\$ -
Landscaping & Lawn Maintenance	\$ 46,800.00	\$ 42,900.00	\$ 47,300.00	\$ 500.00
Landscape Improvements	\$ 3,000.00	\$ 1,170.00	\$ 3,000.00	\$ -
Mulching	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -
Pest & Rodent Control	\$ 11,800.00	\$ 11,008.00	\$ 11,800.00	\$ -
Irrigation Repairs/Supplies	\$ 9,000.00	\$ 3,639.00	\$ 7,500.00	\$ (1,500.00)
Total Maintenance Expenses	\$ 101,355.00	\$ 101,578.00	\$ 101,505.00	\$ 150.00
Sub-Total All Operating Epxpenses	\$ 132,500.00	\$ 131,730.25	\$ 136,100.00	\$ 3,600.00
<i>Reserves</i>				
Reserves - General	\$ 29,500.00	\$ 27,041.00	\$ 35,500.00	\$ 6,000.00
Reserves - Exterior Painting	\$ 16,000.00	\$ 14,667.00	\$ 12,000.00	\$ (4,000.00)
Reserves - Roof Cleaning	\$ 5,000.00	\$ 4,583.00	\$ 3,000.00	\$ (2,000.00)
Total Reserves	\$ 50,500.00		\$ 50,500.00	\$ -
Total Expenses	\$ 183,000.00	\$ 178,021.25	\$ 186,600.00	\$ 3,600.00
Unit Breakdown (30) Homes	\$ 1,525.00		\$ 1,555.00	\$ 30.00