

Fairfield at Boca Association, Inc.

c/o Residential Management Concepts, Inc.

21300 Lennox Drive, Boca Raton, FL 33486

On-site Office: (561) 368-5738

Fairfieldatbocamanager@rmcflorida.com or fairfieldatbocaadmin@rmcflorida.com

CERTIFICATE OF APPROVAL

PLEASE READ AND SIGN WHERE INDICATED

1. I/We the APPLICANTS do hereby acknowledge receipts of the Rules & Regulations of the Association.
2. I/We the APPLICANTS do hereby acknowledge that such Rules & Regulations are an ADDENDUM to any contract for purchase or lease which we may enter into.
3. I/We the APPLICANTS do hereby acknowledge the Association to investigate any and all information contained in this APPLICATION for accuracy.
4. I/We the APPLICANTS do hereby acknowledge that it is our responsibility to make sure we receive at our closing, a copy of the Declaration of Covenants, Articles of Incorporation, By-Laws and any Rules & Regulations for both the Master Association and our particular Sub-Association.
5. I/We the APPLICANTS do hereby acknowledge and permit the Association to make inquires of my (our) credit, background, personal finances, employment and such other information which the Association may deem necessary to process and consider my (our) application for occupancy.
6. I/We the APPLICANTS do hereby acknowledge receipt of the Parking Rules & Regulations of the Association.
7. I/We the APPLICANTS do hereby acknowledge that parking is strictly prohibited on the grass or sidewalks at any time.
8. I/We the APPLICANTS do hereby acknowledge that commercial vehicles are prohibited from being parked inside the community unless inside the garage.
9. I/We the APPLICANTS do hereby acknowledge that pick trucks of any kind are prohibited from being parked inside the community unless inside the garage.
10. I/We the APPLICANTS do hereby acknowledge that any parking violations which should exist at our residence in the future, the Board of Directors is permitted to tow the vehicle that is illegally parked at the owner's cost, including from the driveway.
11. I/We understand that there may be additional restrictions concerning the number of vehicles and vehicle types, depending on each Sub-Association. This application is subject to such restrictions, as will any future vehicle purchases.
12. I/We understand that there exists restrictions concerning the number, breed, weight, and type of pets allowed, which vary in each Sub-Association. Certain Sub-Associations further restrict pets to owner occupied or leased units. This application is subject to such restrictions, as will any future pet additions.

Property Lot #: _____ Property Address: _____

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

FACILITATOR INFORMATION

Realtor Name (if any): _____ Phone Number: _____

Title Company (if any): _____ Phone Number: _____

Application Approval - To Be Completed by Board

Sub-Association Signature: _____ Date: _____

Master Association Signature: _____ Date: _____

Townhomes of Fairfield Association, Inc.

c/o Residential Management Concepts, Inc.

21300 Lennox Drive

Boca Raton, FL 33486

561-368-5738

Fairfieldatbocamanager@rmcflorida.com or fairfieldatbocaadmin@rmcflorida.com

CERTIFICATE OF BOARD APPROVAL

PLEASE READ AND SIGN WHERE INDICATED

1. I/We the APPLICANTS do hereby acknowledge receipts of the Rules & Regulations of the Association.
2. I/We the APPLICANTS do hereby acknowledge that such Rules & Regulations are an ADDENDUM to any contract for purchase or lease which we may enter into.
3. I/We the APPLICANTS do hereby acknowledge the Association to investigate any and all information contained in this APPLICATION for accuracy.
4. I/We the APPLICANTS do hereby acknowledge that it is our responsibility to make sure we receive at our closing, a copy of the Declaration of Covenants, Articles of Incorporation, By-Laws and any Rules & Regulations for both the Master Association and our particular Sub-Association.
5. I/We the APPLICANTS do hereby acknowledge and permit the Association to make inquiries of my (our) credit, background, personal finances, employment and such other information which the Association may deem necessary to process and consider my (our) application for occupancy.
6. I/We the APPLICANTS do hereby acknowledge receipt of the Parking Rules & Regulations of the Association.
7. I/We the APPLICANTS do hereby acknowledge that parking is strictly prohibited on the grass or sidewalks at any time.
8. I/We the APPLICANTS do hereby acknowledge that commercial vehicles are prohibited from being parked inside the community unless inside the garage.
9. I/We the APPLICANTS do hereby acknowledge that pick trucks of any kind are prohibited from being parked inside the community unless inside the garage.
10. I/We the APPLICANTS do hereby acknowledge that any parking violations which should exist at our residence in the future, the Board of Directors is permitted to tow the vehicle that is illegally parked at the owner's cost, including from the driveway.
11. I/We understand that there may be additional restrictions concerning the number of vehicles and vehicle types, depending on each Sub-Association. This application is subject to such restrictions, as will any future vehicle purchases.
12. I/We understand that there exists restrictions concerning the number, breed, weight, and type of pets allowed, which vary in each Sub-Association. Certain Sub-Associations further restrict pets to owner occupied or leased units. This application is subject to such restrictions, as will any future pet additions.

Property Lot #: _____ Property Address: _____

Applicant Signature _____ Date: _____

Applicant Signature: _____ Date: _____

FACILITATOR INFORMATION

Realtor Name (if any): _____ Phone Number: _____

Title Company (if any): _____ Phone Number: _____

Application Approval - To Be Completed by Board

Sub-Association Signature: _____ Date: _____

Master Association Signature: _____

Townhomes of Fairfield Association, Inc. Application for Occupancy

This Application must be completed, leaving NO BLANK SPACES or missing information. Please enclose a copy of the Sales/Lease Contract and a copy of the ID of each adult applicant, along with the **non-refundable fees** noted below. Applications must first be submitted to the Sub-Association for Approval. A representative of the Sub-Association must sign this Application, indicating that they have approved the applicant. **Applications may require up to thirty (30) days for processing. Personal interviews may be required of Applicants.**

☐ Copy of Sales/Lease Contract and Drivers License ☐ \$300 check made payable to Fairfield at Boca
☐ **\$1,000.00 Refundable Security Deposit check made payable to Fairfield at Boca for RENTERS ONLY**
☐ Sub-Association Fee as Applicable (see 1st page) \$_____

Please provide separate checks or money orders for Nonrefundable Application Fees.

Association Information					
Sale	Rental (Please circle)	If Rental, From:		To:	
Sub Association Name:					
Current Owner's Name:					
Current Owner's Address:					
Phone:	Work:	Other:	Fax:	e-mail:	
Fairfield Property Address:					Lot#:
Applicant Information					
Name:					
Date of birth:		SSN:		e-mail:	
Current address:					
Phone:	Work:	Other:			
Current Landlord/Mortgage Company:				Phone:	
Owned Rented (Please circle)	Monthly payment or rent:			How long?	
Employment Information					
Current employer:					
Employer address:				How long?	
Phone:	Fax:		e-mail:		
Position:	Hourly	Salary (Please circle)	Annual income:		
Co-applicant and/or Spouse Information					
Name:					
Date of birth:		SSN:			
Current address:					
Phone:	Work:	Other:			
Current Landlord/Mortgage Company:				Phone:	
Owned Rented (Please circle)	Monthly payment or rent:			How long?	
Co-applicant and/or Spouse Employment Information					
Current employer:					
Employer address:				How long?	
Phone:	E-mail:		Fax:		
City:	State:		ZIP Code:		
Position:	Hourly	Salary (Please circle)	Annual income:		
Other Occupants Residing in the Unit (Including Children)					
Name:		Relationship:		Children's age	

Vehicle Information

Primary Driver Name:

Year:	Make/Model:	Tag:	State:	Color:
-------	-------------	------	--------	--------

Primary Driver Name:

Year:	Make/Model:	Tag:	State:	Color:
-------	-------------	------	--------	--------

Primary Driver Name:

Year:	Make/Model:	Tag:	State:	Color:
-------	-------------	------	--------	--------

Primary Driver Name:

Year:	Make/Model:	Tag:	State:	Color:
-------	-------------	------	--------	--------

Emergency Contact

Name of a person not residing with you:

Address:

City:	State:	ZIP Code:	Phone:
-------	--------	-----------	--------

Relationship:

Pet Information (photograph of all pets is required to be attached to the last page)

Pet Type:	Breed:	Color:	Weight:
-----------	--------	--------	---------

Pet Type:	Breed:	Color:	Weight:
-----------	--------	--------	---------

If there are no Pets, Please Sign Here:

Please attach photograph of all pets below if applicable:

CERTIFICATION

I (WE) HEREBY REPRESENT THAT ALL INFORMATION IN MY "APPLICATION PACKAGE" IS TRUE AND COMPLETE AND AUTHORIZES THE VERIFICATION OF SAME BY REASONABLE MEANS. APPLICANT (S) UNDERSTAND THAT FALSE INFORMATION GIVEN HEREIN MAY CONSTITUTE GROUNDS FOR REJECTION OF THIS APPLICATION AND/OR FORFEITURE OF ANY DEPOSITS.

I (WE) FULLY AUTHORIZE INVESTIGATION OF ALL ANSWERS AND REFERENCES GIVEN INCLUDING BUT NOT LIMITED TO CREDIT AND CRIMINAL BACKGROUND CHECKS AND APPLICANT AGREES TO HOLD THE OWNER, THE ASSOCIATION HARMLESS ON ACCOUNT OF SUCH INVESTIGATION AND DECISION THEREON. APPLICANT UNDERSTANDS THAT IF THIS TRANSACTION IS APPROVED, THE APPLICANT ASSUMES ALL THE RIGHTS, PRIVILEGES, LIABILITIES AND OBLIGATIONS OF THE OWNER AS SET FORTH IN THE DECLARATION OF COVENANTS, BY-LAWS, AND RULES AND REGULATIONS.

APPLICANT UNDERSTANDS ANY WARRANTY REPAIR SERVICE AND REQUEST OF ITEMS WITHIN THE UNIT MUST BE DIRECTED TO THE UNIT OWNER. **THIS APPLIES TO LEASES ONLY.**

I (WE) ACKNOWLEDGE THAT I (WE) **CANNOT** OCCUPY THE PREMISES WITHOUT AUTHORIZATION FROM THE ASSOCIATION. IN THE EVENT THAT UNAUTHORIZED OCCUPANCY OCCURS, THE APPLICATION **WILL NOT** BE ACCEPTED FOR CONSIDERATION UNTIL OCCUPANT (S) VACATES COMPLETELY OR APPLICATION MAY BE **REJECTED** IN ENTIRETY.

I (WE) ACKNOWLEDGE THE PROCESSING OF THIS APPLICATION MAY TAKE UP TO THIRTY (30) DAYS.

I (WE) AGREE NO TRANSIENT OCCUPANCY IS ALLOWED AND A COPY OF THE SALES CONTRACT OR LEASE AGREEMENT MUST BE PROVIDED TO THE ASSOCIATION.

I (WE) ISSUE AUTHORITY AND PERMISSIONS, WHILE HOLDING HARMLESS THE CREDIT BUREAU, THE ASSOCIATION AND ITS MEMBERSHIP TO WHICH I (WE) HAVE APPLIED FOR OCCUPANCY, UNITED COMMUNITY MANAGEMENT CORP. AND ITS OWNERS, OFFICERS AND EMPLOYEES, HEREBY RELEASING THEM FROM ANY LOSSES, EXPENSES OR DAMAGES SUSTAINED DIRECTLY OR INDIRECTLY, BY ME OR OTHERS, FROM INFORMATION DISCLOSED IN THEIR INVESTIGATIVE REPORT WHETHER MADE ORALLY OR IN WRITING.

I (WE) ACKNOWLEDGE THAT I (WE) UNDERSTAND THE RULES AND REGULATIONS OF THE CONDOMINIUM AND/OR HOMEOWNERS ASSOCIATION, A COPY OF WHICH HAS BEEN GIVEN TO ME.

APPLICANT (S) UNDERSTANDS THAT A NON-REFUNDABLE APPLICATION FEE SHOULD BE MADE PAYABLE TO THE ASSOCIATION.

PURCHASER/LESSEE (PLEASE PRINT)

DATE

PURCHASER /LESSEE (PLEASE SIGN)

PURCHASER/LESSEE (PLEASE PRINT)

DATE

PURCHASER/LESSEE (PLEASE SIGN)

FAIRFIELD AT BOCA
Ref# TOWNHOMES of Fairfield

RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City: _____

SSN: _____ DOB: _____

Tel#: _____ CELL: _____

Are you Buying or Renting?: _____

Current Employer

Company: _____ Tel#: _____

Supervisor: _____ N/A _____ Salary: _____ N/A _____

Employed From: _____ To: _____ Title: _____ N/A _____

Current Landlord

Company/Name: _____ Tel: _____ N/A _____

Landlord: _____ A/A _____ Rent: _____ N/A _____

Rented from: _____ To: _____ N/A: _____

I have read and signed the Disclosure and Authorization Agreement.

SIGNATURE: _____ Date: _____

-

**DISCLOSURE AND AUTHORIZATION AGREEMENT
REGARDING CONSUMER REPORTS**

DISCLOSURE

The undersigned acknowledges that a consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle records, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

AUTHORIZATION

The undersigned acknowledges that they are authorizing and requesting, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

If you dispute any information found in your consumer report and would like to request a copy of the report, please send a request letter via certified mail to:

AmeriCheckUSA
7777 Davie Rd Extension #101B
Hollywood, FL 33027

Print Name: _____

Signature: _____

Date: _____

For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report; if one is obtained, please check here: _____

Fairfield at Boca Association, Inc.

c/o Residential Management Concepts, Inc.

21300 Lennox Dr Boca Raton, FL 33486

Onsite Office: (561) 368-5738

fairfieldatbocamanager@rmcflorida.com or

fairfieldatbocaadmin@rmcflorida.com

Fairfield Rules and Regulations

The regulations that have been set up, not for the restriction of one's conduct, but more for the purpose of making living at Fairfield a more comfortable experience for all concerned. In living together, every resident has certain rights, and also certain obligations to the other owners. The interest you take in your home or unit and the common areas of Fairfield will encourage all others to take an even greater interest which builds up the value of your choice of Fairfield as your home.

PLEASE READ AND SIGN WHERE INDICATED

1. I/We the APPLICANTS do hereby acknowledge meeting with a representative of Fairfield at Boca Master Homeowners Association, Inc. on _____.
2. I/We the APPLICANTS do hereby acknowledge that I/We have been informed of the various rules and regulations including but not limited to the following:
 - a) _____ No exterior changes to any portion of the unit including but not limited to the back patio and front entry way are permitted without prior written consent from the Board of Directors.
 - b) _____ Only two (2) common household pets that have been approved by the Board of Directors will be allowed on any lot providing that the said pets are never outside unleashed, that the owner promptly removes and disposes of waste matter deposited by the pets and that the pets are not allowed to become a nuisance.
 - c) _____ Trash may only be placed curbside the evening prior to a scheduled pick-up day and containers must be brought back inside the evening of a scheduled pick-up day. Front & Back Patios as well as all common properties shall be kept free and clear of rubbish, debris, and other unsightly material. If you have garbage that the normal garbage collectors will not take you can contact City of Boca Sanitation, 561-416-3367. Trash pickup is on Tuesday and Friday, bulk is Tuesdays.
 - d) _____ No commercial truck, van, bus recreational vehicle, mobile home, motor home, camper, trailer or similar vehicle or any boat or other type of watercraft may be kept on property unless fully enclosed in a garage and not visible from the outside.
 - e) _____ **Transponders** are available for only those residents whose car registrations and driver's licenses note a Fairfield address. The cost per transponder is \$30.00. Replacement transponders for new vehicles (where a previous transponder was purchased for an old vehicle) are \$30.00.

- f) _____ Absolutely no parking on the street is allowed. No overnight parking on the streets, nor encroaching on sidewalk or swale areas shall be permitted. All cars must be parked in your garage, driveway, or the guest parking lot. Overnight parking (1 am to 6 am) without a valid permit is not allowed. Be sure the guard at the gatehouse puts your GUESTS license plate number on the overnight pass. **Cars will be towed if the Guest Pass does not reflect the license plate on the vehicle.** If you need a Guest Pass for more than one night you need to get that from the main office, not at the gatehouse.
- g) _____ Residents are NOT allowed to park in guest parking.
- h) _____ Vendors are restricted to working in the community only during the hours of 7:00 AM - 7:00 PM, Monday through Friday and from 8:00 AM - 7:00 PM on Saturdays. Vendors will not be permitted to work in the community at any time on Sundays and the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Yom Kippur, Thanksgiving and Christmas.
- i) _____ No owner shall make or permit to be made any loud and/or disturbing noises of a continuing nature, any noxious or offensive activity, any emanation of unpleasant odors or any other nuisance or annoyance.
- j) _____ Master Association is no longer providing basic cable to the residents of Fairfield. All individuals are free to contact any television service provider they desire.
- k) _____ Renter _____ Owner If there are concerns regarding rules and regulations and violation letters have been sent out this will be cause for nonrenewal of your lease.
- l) _____ Homeowner has received and read all governing documents.

On-site Fairfield Master Office Information:

Hours: Monday – Friday 9:30am – 4:30pm

Holidays may affect office hours.

Phone: 561-368-5738

Email: fairfieldatbocamanager@rmcflorida.com or
fairfieldatbocaadmin@rmcflorida.com