

BEAR ISLAND HOMEOWNERS' ASSOCIATION, INC.
RENTAL APPROVAL APPLICATION

INSTRUCTIONS:

1. THE DECAL NECESSARY FOR ENTRANCE INTO BEAR ISLAND BY RESIDENTS WILL BE PROVIDED AFTER THE RECEIPT AND REVIEW OF THE COMPLETED APPLICATION/ "RESIDENT INFORMATION FORM" PROVIDED BELOW. UPON RECEIPT OF THE COMPLETED APPLICATION THE ASSOCIATION HAS TEN (10) BUSINESS DAYS IN WHICH TO APPROVE/DENY SAME.
2. YOU MUST SUBMIT WITH THIS APPLICATION:
 - A. A \$100.00 NON-REFUNDABLE CHECK MADE PAYABLE TO "BEAR ISLAND HOA"
 - B. A \$50.00 NON-REFUNDABLE CHECK MADE PAYABLE TO "MIAMI MANAGEMENT" FOR THE PROCESSING FEE. THIS MUST ACCOMPANY THE APPLICATION. APPLICATION WILL NOT BE PROCESSED WITHOUT REQUIRED FEES.
 - C. A COPY OF THE EXECUTED LEASE AGREEMENT.
3. **INCOMPLETE APPLICATIONS WILL CREATE AN UNNECESSARY DELAY IN OCCUPANCY.** PRIOR TO MOVING IN THE GUARDHOUSE STAFF MUST BE NOTIFIED BY THE NEW RESIDENT OF THE DATE OF THE MOVE-IN AND THE NAME OF THE MOVING COMPANY. IF YOU ARE MOVING YOURSELF...THE GUARDS MUST BE MADE AWARE OF SUCH! **MOVING IN ON A SUNDAY IS STRICTLY PROHIBITED!!!**
4. IT IS THE NEW TENANT'S RESPONSIBILITY TO GET THE GATE TRANSPONDERS AND THE HOMEOWNERS' DOCUMENTS PROVIDED TO THE PREVIOUS OWNER. ADDITIONAL TRANSPONDERS ARE \$25.00 EACH.
5. ALL GUESTS MUST BE ANNOUNCED TO RESIDENTS BY THE GUARD. THE "CALL WAITING" FEATURE SHOULD BE ADDED TO YOUR HOME TELEPHONE TO EXPEDITE ENTRY; A BUSY SIGNAL WILL RESULT IN A DELAY!
6. A GATE CARD IS REQUIRED FOR ENTRY THROUGH THE "RESIDENT'S GATE". IF YOU DO NOT HAVE A CARD YOU MUST USE THE "VISITOR'S GATE".
7. IF THERE ARE ANY QUESTIONS, PLEASE CALL 561-686-7818 OR CHECK OUR WEBSITE: BEARISLAND.US
8. TO ACTIVATE YOUR ALARM SYSTEM...PLEASE CALL PENNY BRONSDON AT "ADT" (561-712-5429) THE CITY OF WEST PALM BEACH CHARGES A \$25.00 ANNUAL FEE FOR THE ALARM ACTIVATION.
9. THERE ARE RESTRICTIONS ON THE KIND OF PET YOU MAY HAVE AND THE NUMBER OF PETS! IF YOU DO NOT UNDERSTAND...ASK QUESTIONS NOW, RATHER THAN HAVING TO LOSE A LOVED ONE!!!!
10. THE LEASE ADDENDUM PROVIDED BELOW MUST BE MADE A PART OF YOUR LEASE AGREEMENT!

Current Owner: _____ Telephone #: _____
 Property Address: _____ Lot #: _____
 E-mail Address: _____

Tenant: _____ Telephone #: _____
 Current Address: _____
 E-mail Address: _____
 House is purchased with intent to: _____ Occupy: _____ Rent: _____
 Name/Ages/Relationships of All Intended Occupants: _____

Pets: maximum of two (2) dogs or cats; no weight limit. The following are not permitted: Pit Bull, German Shepherd, Doberman Pinscher or Greyhound.

Name of Pet(s):	Breed	Age	Size	Weight
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Employer(s):	Telephone #:	# of Years:
_____	_____	_____
_____	_____	_____

I(We) hereby acknowledge that I (We) have read and agree to abide by all the Documents/Rules and Regulations of the Bear Island Homeowners' Association, Inc. The Owner(s) and Tenant(s) represent that the attached Lease does not violate our Documents/Rules and Regulations, which Tenant(s) acknowledge(s) having received and read.

 OWNER Dated: _____ TENANT Dated: _____

 OWNER Dated: _____ TENANT Dated: _____

PLEASE LEAVE THIS FORM WITH CHECKS FOR THE REQUIRED FEES IN THE LOCKED BOX ON THE NORTH SIDE OF THE GUARDHOUSE OR MAIL TO:

BEAR ISLAND HOMEOWNERS' ASSOCIATION, INC.
 C/O MMI OF THE PALM BEACHES, INC.
 1201 US Highway One, Suite 330
 North Palm Beach, FL 33408

ADDENDUM TO RESIDENTIAL LEASE AGREEMENT

THIS ADDENDUM dated this _____ day of _____, 2_____ by and between _____, hereinafter referred to as "LANDLORD" and _____, hereinafter referred to as "TENANT" is hereby added to the LEASE dated _____ between said parties.

WITNESSETH:

WHEREAS, the parties hereto are simultaneously herewith, entering in a residential LEASE for LANDLORD's property located in the residential development known as Bear Island and more particularly described as _____, West Palm Beach, FL 33409, in Palm Beach County.

WHEREAS, the said property is subject to the Declaration of Covenants and Restrictions for Bear Island Homeowners' Association, Inc. Article XIV of which requires the LANDLORD to obtain the prior written consent of the Bear Island Homeowners' Association as a condition prerequisite to leasing the unit, and:

WHEREAS, the Association has deemed it to be in the best interest of the members to require this addendum to be executed by LANDLORD and TENANT as a condition prerequisite to the Association's approval of such LEASE,

NOW, THEREFORE, in consideration of the terms as contained herein and within the aforementioned LEASE agreement and for other good and valuable consideration, the existence and sufficiency of which are hereby mutually and conclusively acknowledged by the parties do agree as follows:

1. The terms of this Addendum shall prevail over conflicting terms contained within the LEASE agreement.
2. The parties do hereby ratify and reaffirm any and all terms of said LEASE agreement which are not in conflict herewith.
3. In the event TENANT receives notification from or on behalf of Bear Island Homeowners' Association, Inc. that the LANDLORD is in default under his obligations for payment of Assessments imposed by Bear Island Homeowners' Association, the TENANT shall, within fifteen (15) days of receipt of notification by the Association, remit the amount of the rent otherwise due to the LANDLORD over to Bear Island Homeowners' Association, Inc., to the extent necessary to satisfy the LANDLORD's outstanding financial responsibility to the Association. Payment by TENANT to the Association in compliance with the foregoing shall satisfy the TENANT's obligation to the LANDLORD to the extent of the amount so paid.
4. The Bear Island Homeowners' Association, Inc. shall be deemed to be a third party beneficiary of the terms of this Addendum and shall be entitled to enforce same at law and/or in equity through a Court of appropriate jurisdiction in Palm Beach County, Florida. Said Association shall be entitled to recover their costs and reasonable attorney's fees from the TENANT and/or the LANDLORD in the event it becomes necessary for the Association to retain an attorney and/or initiate legal action to enforce its rights hereunder.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year above first written.

WITNESS

LANDLORD

WITNESS

LANDLORD

WITNESS

TENANT

WITNESS

TENANT

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BEAR ISLAND HOMEOWNERS' ASSOCIATION, INC.
"HIGHLIGHTS OF OUR RULES AND REGULATIONS"

APPROVALS:

The Association must approve IN WRITING all exterior work, landscaping, leasing and the resale of homes.

SUNDAY RESTRICTIONS:

NO moving in or out of Bear Island is allowed.

Deliveries, work, and commercial vehicles are NOT allowed.

VEHICLE RESTRICTIONS:

Motor homes and recreational vehicles are not allowed in Bear Island.

All vehicles in Bear Island MUST display a current decal OR they will be towed without notice!

The Residents' gate will only be opened by a magnetic card; the guard will not open this side of the drive for you!

Vans, trucks, boats and motorcycles must be garaged at all times!

Commercial vehicles performing services cannot enter Bear Island before 8:00am and must leave by 5:30pm.

Guests with vans or trucks must leave Bear Island by 10:30pm or the vehicle MUST be put in your garage!

Disabled or damaged vehicles will be considered nuisances and will not be permitted on property!

Any owners, guests or contractor in violation will be towed without further notice!

GARBAGE COLLECTION:

Our collection days are Monday and Thursday. Recycling is on Thursday ONLY!

Landscape refuse is picked up on Thursday ONLY!

Do NOT put out debris until Wednesday and do NOT place under trees or on the grass!

If you have a private lawn care service...they are responsible for removing their own debris!

Garbage can not be set out until after 5:00pm the night before collection!

PETS:

All pets must be leashed and you are REQUIRED to clean up after your pet!

If you are a repetitive violator of this rule...the Association will be forced to declare the pet obnoxious and the owner will be required to dispose of it.

SPEED LIMIT:

The speed limit in Bear Island is 25mph. Please observe it! Please think of our children!

ALL APPLICANTS FOR PURCHASING OR LEASING MUST SIGN BELOW!

_____ Dated:_____ Dated:_____

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BEAR ISLAND HOMEOWNERS' ASSOCIATION, INC.
RESIDENT'S INFORMATION FORM

OWNER'S NAME(S) _____

BEAR ISLAND ADDRESS: _____ LOT #: _____

HOME TELEPHONE #: _____ DAYTIME TELEPHONE #: _____

FAX TELEPHONE #: _____ EMAIL: _____

VEHICLE:	YEAR	MAKE	MODEL	COLOR	LICENSE PLATE #
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

OUT OF STATE ADDRESS: _____

OUT OF STATE TELEPHONE #: _____

EMERGENCY CONTACT: _____ TELEPHONE #: _____

RENTER'S NAME(S) _____ TELEPHONE #: _____

AUTHORIZED SERVICE PERSONNEL:

PLEASE CALL THE GUARDHOUSE TO AUTHORIZE GUEST ENTRY AND OCCASIONAL SERVICE PEOPLE!

NOTE: ALL QUESTIONS NEED TO BE ANSWERED TO UPDATE OUR RECORDS, THUS IMPROVING ACCESS PROCEDURES AND THE GUARD'S EFFICIENCY!

Resident

Dated: _____

Resident

Dated: _____

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FOR OFFICE USE ONLY!
DECALS: _____

BEAR ISLAND COMMUNITY ASSOCIATION, INC.
Security Gate Access Information
For Transponder

Applicant Name: _____

Bear Island Property Address: _____

Home Phone (Local): _____ Other Phone: _____

E-Mail Address: _____

I am a current homeowner/tenant of the above address and:

I am requesting an additional transponder(s).

(One transponder will be issued per household. Each additional transponder requires a check payable to Bear Island Community Association, Inc. for (\$25.00).

VEHICLE INFORMATION

This form must be completed for each request. PLEASE PRINT CLEARLY

Make: _____ Model: _____ Year: _____

License Plate #: _____ State: _____ Color: _____

Registered To: _____

Make: _____ Model: _____ Year: _____

License Plate #: _____ State: _____ Color: _____

Registered To: _____

IF YOU SOLD OR TRANSFERRED YOUR LAST VEHICLE PLEASE COMPLETE THE FOLLOWING:

VEHICLE TO BE REMOVED FROM THE TRANSPONDER LIST:

Make: _____ Model: _____ Year: _____

License Plate #: _____ State: _____ Color: _____

Registered To: _____

I certify, by my signature, that I am a resident in Bear Island Community Association, Inc. I agree that should I sell or transfer the aforementioned vehicle, I will notify Management and have the transponder deleted from the system.

Applicant Signature

Date