

SEACREST VILLAS CONDOMINIUM ASSOCIATION INC.

C/O JMD Properties Inc.
904 S.E. 5th Avenue
Delray Beach, FL 33483

TO: ALL UNIT OWNERS/ REALTORS AND INTERESTED PARTIES.

RE: SALES OR LEASE APPLICATION PACKAGES

1. All applications for sales or rental of a unit must be accompanied by a check of **\$100.00** (non-refundable application fee); payable to **JMD Properties**, in order to process the application.
2. All spaces on the "Application for Occupancy" form must be completed. Use "N/A" if item is not applicable.
3. Seacrest Villas Condominium Association is a **55-and-older** Community.
4. Seacrest Villas Condominium Association is a **No-Pet** Community.
5. Applicant(s) must sign a form stating that: he/she has read and is in receipt of the rules and regulations, and will adhere to all covenants.
6. **Purchases Only:** If a purchaser, the applicant(s) must sign a form stating they are in receipt of condominium documents. The seller is responsible for supplying the purchaser with a set of condominium documents and amendments thereto.
7. A copy of the contract for SALE w/deposit receipt or LEASE, whichever applies, must be submitted with the application.
8. Include a copy of driver's license for each applicant.
9. Three letters of reference are required.
10. All applicants will be screened prior to occupancy. A married couple is considered one applicant.

Please return the **completed** application package, including fee, to:

J.M.D. PROPERTIES, INC.
904 SE 5TH AVENUE
DELRAY BEACH, FL 33483
561-265-3272 Fax 561-265-3660

YOU WILL BE CONTACTED BY THE SCREENING COMMITTEE FOR A
PERSONAL INTERVIEW APPOINTMENT.

Updated 4/06/16 ml

904 SE 5th Avenue, Delray Beach, Florida 33483 • 561 265 3272 • Fax 561 265 3660 •
www.jmdproperties.com

SEACREST VILLAS CONDOMINIUM ASSOCIATION
APPLICATION FOR OCCUPANCY

DATE: _____
UNIT: _____ BLDG _____ PURCHASE _____ OR LEASE _____ DESIRED OCCUPANCY DATE: _____
IF LEASE, LEASE TERM: _____

CURRENT OWNER INFORMATION

OWNER NAME(S): _____
ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
TEL. NO.: _____ CELL. _____ EMAIL: _____

APPLICANT INFORMATION

PURCHASER'S/LESSEE'S NAME: _____
SOCIAL SECURITY NO.: _____ TEL NO. _____ CELL NO. _____
EMAIL ADDRESS(ES) _____
CO-PURCHASER'S/LESSEE'S NAME: _____
SOCIAL SECURITY NO.: _____ TEL NO. _____ CELL NO. _____
EMAIL ADDRESS(ES) _____
NAME OF PRIMARY OCCUPANT (must be 55 yrs. or older) _____
NAME OF OTHER OCCUPANT(S) (must be 18 yrs. or older): _____

APPLICANT RESIDENCE HISTORY

CURRENT ADDRESS: _____ CITY: _____ STATE: _____
ZIP: _____ TEL NO.: _____ HOW LONG? _____
NAME OF LANDLORD OR MORTGAGE CO.: _____
APT. OR CONDO NAME: _____ TEL NO.: _____
PREVIOUS ADDRESS: _____ CITY: _____ STATE: _____
ZIP: _____ TEL NO.: _____ HOW LONG? _____
APT. OR CONDO NAME: _____ TEL NO.: _____

APPLICANT EMPLOYMENT AND BANK REFERENCES

EMPLOYER: _____
TEL NO.: _____ SUPERVISOR: _____
POSITION HELD: _____ HOW LONG?: _____
APPROX. MO. INCOME: \$ _____
CO-APPLICANT EMPLOYER: _____

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www.imdproperties.com

TELEPHONE NO.: _____ SUPERVISOR: _____

POSITION HELD: _____ HOW LONG?: _____

APPROX. MO. INCOME:\$ _____

NAME OF BANK/SAVINGS & LOAN: _____

ADDRESS: _____ TEL. NO.: _____

BRANCH: _____ CONTACT PERSON: _____

ACCOUNT NO.: _____ CK.: _____ SAV.: _____ M.M.: _____

CHARACTER REFERENCES

NAME: _____ HOME TEL. NO.: (____) _____

HOW LONG HAVE YOU KNOWN HIM/HER?: _____ OFFICE TEL. NO.: (____) _____

ADDRESS: _____

NAME: _____ HOME TEL. NO.: (____) _____

HOW LONG HAVE YOU KNOWN HIM/HER?: _____ OFFICE TEL. NO.: (____) _____

ADDRESS: _____

EMERGENCY CONTACT

IN CASE OF AN EMERGENCY CONTACT: _____ TEL. NO.: _____

VEHICLE INFORMATION

MAKE OF CAR: _____ MODEL: _____ YEAR: _____ TAG. NO.: _____

STATE REGISTERED IN: _____ COUNTY: _____

MAKE OF CAR: _____ MODEL: _____ YEAR: _____ TAG. NO.: _____

STATE REGISTERED IN: _____ COUNTY: _____

**RECEIPT FOR ASSOCIATION DOCUMENTS AND/OR
RULES AND REGULATIONS**

UNIT NO. ____ BLDG. ____

I/WE, THE UNDERSIGNED, owners/tenants received and read a copy of:

- ____ The Rules and Regulations of the above listed Association.
____ The Association Documents and any amendments thereof. (SALE ONLY)

I/ WE, HEREBY AGREE to adhere to all the covenants, rules and regulations legislated during the term of my lease, stay, visit, or length of ownership. I/we also agree to pay any fines levied against me/us as a result of a violation of the rules and regulations or damages to the common areas of the Association and said fine will be collected from the owner's/tenant's security deposit or will be charged against the owner's maintenance account.

I/WE, HEREBY AUTHORIZE JMD PROPERTIES as agent for the Association to obtain and verify a consumer credit report, along with an investigation of my background which may include information regarding my character, backing history, present and prior residential history and past and present employment.

I/WE AGREE to indemnify and hold harmless JMD Properties, Inc. and Association its employees, officers and directors, affiliates, sub-contractors and agents from any loss expense, or damage which may result directly or indirectly from information or reports furnished by Straight Arrow Screening

I/We can be reached at the following telephone number(s) for the next fifteen days:

_____ or _____

SIGNATURE: _____

SIGNATURE: _____

By signing, the applicant recognizes that the Association or JMD Properties, Inc. may investigate the information supplied by the applicant and a full disclosure of pertinent facts may be made to the Association or JMD Properties, Inc. 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.

If at any time the owner wants to move another person into the unit (roommate, relatives, etc.) that person must also be screened for approval prior to moving in.

MAKE SURE YOU HAVE INCLUDED:

1. This Application is COMPLETE. Leave no blanks. Put "NA" in space if applicable.
2. An APPLICATION FEE, (non-refundable) for EACH applicant (husband and wife considered one applicant).
3. A copy of the Lease or Purchase Agreement/Deposit Receipt.
4. Received and signed for the documents and or the Rules and Regulations. (see above)
5. Copy of driver's license on each occupant, as applicable.
6. Three letters of reference.

IT TAKES A MINIMUM OF FIFTEEN (15) DAYS TO PROCESS THIS APPLICATION.

904 SE 5th Avenue, Delray Beach, Florida 33483 • 561 265 3272 • Fax 561 265 3660 •
www.jmdproperties.com

RULES WE LIVE BY
SEACREST VILLAS ASSOCIATION, INC.
Revised Feb. 2, 2018

These rules are designed to make living in our condominium a pleasant and rewarding experience. Owners and renters have certain rights but also certain obligations to other owners and occupants. The restrictions that we impose on ourselves are for the mutual benefit and comfort of everyone living within the condominium complex.

These rules will be enforced in accordance with Article 10.7 Amendment to the Declaration of Condominiums (hereafter referred to as D of C), passed by the owners Feb. 2000. The Association may levy a fine up to \$100 a day for a violation; however no fine may be levied except after giving reasonable notice and opportunity for a hearing by a committee of unit owners.

A. Visitors and Guests

A visitor is one who is invited to visit for a day or a part of a day. A **guest** is one who stays overnight or longer in a unit.

1. A visitor or guest may not occupy a unit unless an owner is in residence. Exceptions to this are outlined in the Amendment to D of C 10.1 passed June 20, 2016.
2. A visitor using a condominium common area (i.e. pool or clubroom) must be accompanied by an owner or renter.
3. Parking for visitors and guests is in designated spaces on the west side of the parking lot. If staying overnight, to avoid the possibility of towing, a notice must be placed on the dashboard indicating apartment number being visited.
4. Owners or renters should inform their guests of our rules - particularly those pertaining to the common areas, such as pool and clubroom.
5. Owners and renters shall not allow the use of their premises in any manner (including the playing of loud music or T.V.) that could be disturbing or a nuisance to other occupants or in any way injurious to the reputation of the property. (Refer to D of C Article 10.4)
6. No more than (6) persons may occupy a two bedroom unit and no more than four (4) persons may occupy a one bedroom unit overnight.
7. Only cars, SUVs, minivans are permitted in the East parking lots. Personal use pick-up trucks may be parked in the West Lot. Campers,

commercial trucks, RV's, boats and boat trailers are not permitted in any lot. Each apartment is assigned one parking space only. (Refer to D of C 4.4b, Amendment Article 4.4b, 4.4b.l. passed April 1994)

8. Temporary parking place exchanges are to be recorded on the form on the board in the club room. Permanent exchanges require a completed signed form or letter of agreement to be placed on file. (Refer April 1994 D of C Article 4.4b)
9. Bulletin boards by the elevators are for notices from the Association. Postings there must have approval from a member of the Board of Directors. Any other posting may be made on the bulletin board in the Club Room.
10. Signs such as FOR SALE or FOR RENT shall not be placed anywhere on condominium property except with permission of the Board. (Refer to D of C Article 10.6)
11. Loud talking or shouting in the courtyard, walkways, etc. is discouraged at any time, particularly after 10 p.m. (Refer to D of C Article 10.4).
12. Return grocery carts to South building trash room as soon as possible after use.
13. Children are not permitted to operate the elevators.
14. Pets are not allowed in any unit or on the condominium grounds. A policy is in place for service animals.
15. Fishing is not allowed anywhere on the condominium property.
16. Decorations on doors are only to be used during the month of December.
17. Walkway railings and pool railings are not to be used for hanging towels, laundry, bathing suits, etc.

B. Swimming Pool

Rules posted at the pool are to be followed. There is no life guard on duty. Swim at your own risk.

1. To ensure safety, running on the pool deck is not permitted.
2. After use, chairs and lounges should be returned to their original location and umbrellas lowered.
3. Dripping wet swim suits should not be worn in the clubroom or on elevators to avoid the obvious hazard of slipping.

C. Clubroom and Kitchen

1. The clubroom may be reserved for parties of eight or more by clearing it

with the Board of Directors who will post the date and time of the reservation on the bulletin boards.

2. The clubroom may be reserved by a unit owner on any date except when an activity open to the entire community is scheduled.
3. After use, all furniture must be returned to its original position and kitchen equipment, dishes, etc. cleaned and put away as found. Any towels used are to be laundered and returned.
4. By reserving the clubroom, the owner agrees to repair any damage to it, and/or its' contents, incurred during use and agrees to be responsible to see that guests do not take glassware onto the pool area.

D. Laundry Rooms

1. Hours of use are posted in laundry rooms.
2. Use machines on your own floor on a first come basis. Only if the machines on your floor are not working, use machines on another floor.
3. Clean lint filters in dryers after each use and leave laundry room clean and tidy.
4. Keep laundry room doors closed as much as possible to avoid disturbing people occupying units close by and also for appearance.

E. Trash Chutes - Garbage Disposals - Sewers

1. Recycle papers and cardboard (no plastic, metal or glass) in yellow bins. Plastic, cans and glass bottles go in blue bins located in north building trash rooms or in west parking lot.
2. Securely wrap and tie refuse in strong plastic bags and send down the chute. If trash exceeds width of chute, carry it to first floor and dispose of it in dumpster in use.
3. Do not place trash or garbage in empty dumpster located in west parking lot. These need to be brought in to the building empty for garbage disposal.
4. When having work done, have contractor responsible for the removal of debris from Seacrest Villas Property. Otherwise contact the City of Boynton Beach Public Works Department (561-742-6200) to arrange for special pick up. Any cost incurred will be the responsibility of the unit owner.
5. Tea bags, coffee grounds, string, paper, bones or greasy leftovers should not be put into garbage drain disposals to avoid damaging

6. plumbing. Wrap such waste in plastic bags and put down the chute. Do not empty ashtrays or discard disposable diapers, sanitary napkins, etc. in the toilet to avoid damaging plumbing.
7. Place all used appliances, furniture and rugs to the right of east parking lot, in the ditch beside the road, not leaning on the neighbor's fence, for Thursday pick up.
8. Keep trash room doors closed.

F. Miscellaneous

1. For uniformity and safety reasons, no objects may be placed on the walkways. This includes doormats which are also problematic for cleaning the walkways. Unit doors are to be kept closed except those that open inwardly.
2. Floor coverings are not allowed on unenclosed porch floors or walkways as they accelerate deterioration of the cement.
3. Swimming pool controls and other condominium machinery must not be touched by anyone but authorized personnel. Anyone tampering with controls will be held responsible and liable for damage.
4. Anyone accessing the roof must first notify the Property Manager. When having air conditioner serviced or repaired, the name of the company and date of service must be recorded. Following service, the roof will be inspected to assure no damage has occurred. This is necessary for the roof warrantee.
5. Owners and renters are individually responsible for any damage or defacing of property caused by themselves or their guests.
6. Construction work by contractor or owner should be scheduled during the 9 a.m. to 5 p.m. Mon. through Sat. Avoid work on Sunday that involves a drill, saw or hammer. Concrete buildings carry sound throughout the entire building.

G. Selling or Leasing a Unit

Contact Property Manager for forms and guidelines for selling or leasing a unit:

JMD Properties, Michael Mlayess LCAM 561-265-3272
E-mail: Michael@jmdproperties.com Fax 561-265-3660

Note: SVA web sites at: www.jmdproperties.com; at www.seacrestvillas.tk; <http://seacrest-villas.my-free.website>

SEACREST VILLAS ASSOCIATION INC.

REQUEST TO RECEIVE NOTICE BY E-MAIL

NAME OF OWNER: _____

UNIT NUMBER: _____

E-MAIL ADDRESS: _____

I hereby request to receive by e-mail the various communications issued by Seacrest Villas Association Inc. This transmission will remain until otherwise instructed in writing.

OWNER SIGNATURE: _____

DATE: _____

REQUEST TO TERMINATE NOTICE BY E-MAIL

NAME OF OWNER: _____

UNIT NUMBER: _____

E-MAIL ADDRESS: _____

I hereby ask to terminate OFFICIAL e-mail communications issued by Seacrest Villas Association, Inc. This request is valid until otherwise instructed in writing.

_____ initials

I hereby ask to terminate ALL e-mail communications issued by the Association. This request is valid until otherwise instructed in writing.

_____ initials.

OWNERS SIGNATURE: _____

DATE: _____



CFN 20160080291
 CR BK 28150 PG 0216
 RECORDED 03/08/2016 15:12:50
 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0216 - 217; (2pgs)

This instrument was prepared by:
 Mark D. Friedman, Esq.
 Becker & Poliakoff, P.A.
 625 North Flagler Drive - 7th Floor
 West Palm Beach, FL 33401
 (W-C 112)

**CERTIFICATE OF RECORDING OF VOTE TO
 FOREGO RETROFITTING HANDRAILS AND GUARDRAILS
 SEACREST VILLAS ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT, pursuant to the provisions of Section 718.1085, Florida Statutes, more than two-thirds of the total voting interests voted to forego retrofitting of handrails and guardrails in the common areas or units, by written consent. Notice of the Vote to Forego Retrofitting was provided to each member, as required by Law. Seacrest Villas Association, Inc. is the Florida corporation which operates and maintains Seacrest Villas Condominium, legally described in Official Records Book 1894 at Page 1190 of the Official Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, we have affixed our hands this 4th day of February 2016, at Palm Beach County, Florida.

Witnesses as to Both:

SEACREST VILLAS ASSOCIATION, INC.

Print Name:

By: Andrew Gulick
Andrew Gulick, President

Print Name:

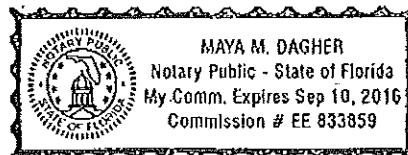
Attest: Ruth Meakings
Ruth Meakings, Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
 COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of February, 2016 by Andrew Gulick, President, and Ruth Meakings, Secretary, of Seacrest Villas Association, Inc., a Florida corporation not for profit, on behalf of the corporation. They are personally known to me or have produced _____ as identification. If no identification is indicated, the above-named persons are personally known to me.

Maya Dagher
 Notary Public
 My Commission Expires:



ACTIVE: 7294586_1

AFFIDAVIT OF MAILING OR HAND DELIVERING
OF NOTICE TO UNIT OWNERS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared _____,
who after being duly sworn, deposes and says that Written Notice of the Vote to Forego
Retrofitting the Handrails and Guardrails, for the vote taken by written consent, was
mailed or hand delivered in accordance with Section 718.1085, Florida Statutes. The
notices were mailed or hand delivered to each unit owner at the address last furnished
to the Association, as such address appears on the books of the Association. A copy of
the notice is attached hereto.

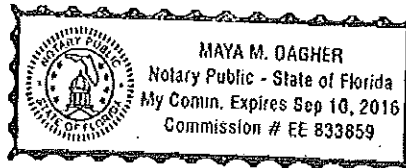
SEACREST VILLAS ASSOCIATION, INC.

By: Andrew Gulick
Signature

Andrew Gulick President
Printed Name and Title

The foregoing instrument was acknowledged before me this 4th day of
February, 2016, by Andrew Gulick, as President of
Seacrest Villas Association, Inc., a Florida not-for-profit corporation, on behalf of the
corporation. He is personally known to me, or has produced _____
as identification.

Maya Dagher
Notary Public
My Commission Expires:



ACTIVE: 7294586_1

SEACREST VILLAS ASSOCIATION, INC.

WRITTEN NOTICE
OF
VOTE TO FOREGO RETROFITTING
OF HANDRAILS AND GUARDRAILS

This Notice is being sent to each owner of a unit in Seacrest Villas Association, Inc. to notify each owner that the Seacrest Villas Association, Inc. has received the affirmative vote of more than two-thirds of all voting interests in the Condominium to forego retrofitting of the handrails and guardrails in the common areas or the units, as allowed by Section 718.1085, Florida Statutes. Please keep a copy of this Notice with the Governing Documents for your Unit. Under the law, from this point on, a copy of this Notice must be provided by you to any new owner, prior to closing, and furnished to any tenant or lessee, prior to entering into a rental agreement.

SEACREST VILLAS ASSOCIATION,
INC.

BY: *A. Gulick*

Andrea Gulick, President