

TIMBERWALK ASSOCIATION, INC.

C/O Campbell Property Management
9900-A SW 18th St.
Boca Raton, FL 33428
Phone (561) 451-9992 Fax (561) 451-2754
www.Timberwalk1.com

PURCHASE/RENTAL APPLICATION PACKET ALL QUESTIONS MUST BE ANSWERED COMPLETELY

THIS APPLICATION IS FOR ONE PERSON OR HUSBAND AND WIFE ONLY
A COPY OF A MARRIAGE CERTIFICATE MAY BE REQUESTED
ANYONE 18 YEARS OF AGE OR OLDER RESIDING ON THE PROPERTY MUST COMPLETE AN APPLICATION
ALL APPLICANTS MUST BE PRESENT FOR A SCREENING INTERVIEW BEFORE THE BOARD OF DIRECTORS

The following items **MUST** accompany your application or the application will be considered **INCOMPLETE** and will not be processed until received.

- Copy of a Driver's License or photo ID
 - Copy of vehicle registration
 - Copy of an Executed Lease Agreement/Sales Contract signed by both parties
 - Non-refundable application fee of \$ 100.00 per Application in the form of a Money Order made payable to Timberwalk Association, Inc. (If this is for an international applicant, you will be subject to additional processing fees.).
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- Orientation Packets will not be processed if maintenance fees are in arrears or there are any outstanding violations. Orientation Packets take approximately twenty (20) business days to process. An informational orientation will be held in person after all completed paperwork is returned and reviewed by the Board of Directors.
 - **If this is a purchase**, all homeowners must carry a homeowner's insurance policy that includes Timberwalk Association, Inc. as a "Certificate Holder" with 15 days' notice of non-payment, and 30 days' notice of cancellation. A copy of the Association documents should be provided to you at closing. Should you not be provided with documents a copy may be obtained from the Association for a fee of \$75.00.

A COPY OF THE WARRANTY DEED MUST BE PROVIDED TO THE ASSOCIATION UPON CLOSING

If you have any questions regarding the operation of the Association, facilities, services, policies, rules and regulations, requirements or history, please address aforementioned directly to Campbell Property Management for appropriate response prior to your orientation with the Board. The orientation is intended for general discussion and introduction to the rules and regulations of the Association. Such is not intended for fact finding or specific information.

The orientation will be held at the Campbell Property Management's office: 9900-A SW 18th St., Boca Raton, FL 33428

IMPORTANT NOTE: Complete all questions and fill in all blanks. If any questions 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 cannot be cancelled or refunded.

PLEASE USE BLACK INK

APPLICATION FOR OCCUPANCY – TIMBERWALK ASSOCIATION

NOTE: All information supplied is subject to verification. All telephone numbers must be able to be reached between 9-5pm. Date: _____

Purchase () Lease () Occupant ()

Address applied for: _____

Full name _____

Date of Birth _____ Social Security _____

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) _____

Spouse _____

Date of Birth _____ Social Security # _____

Maiden Name _____

Have you ever been convicted of a crime? _____ Date (s) _____

County/State Convicted in _____

Charge (s) _____

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

Names and ages of others who will occupy unit:

Description of Pets _____

Applicants Cell Number (s) _____

Applicants Email Address _____

In case of emergency notify _____

Address _____ Phone _____

PART I – RESIDENCE HISTORY

A. Present address _____ Phone _____
(Include unit/apt #, city, state and zip code)
Apt or Condo name _____ Phone _____
Dates of Residency: From _____ to _____
Own Home () Parent/Family Member () Rented Home () Rented Apt () Other ()
Rent/ Mortgage Amount _____
Name of Landlord _____
Address _____ Phone _____
Mortgage Holder _____ Mortgage No. _____ Phone _____

B. Previous address _____ Phone _____
(Include unit/apt #, city, state and zip code)
Apt or Condo name _____ Phone _____
Dates of Residency: From _____ to _____
Own Home () Parent/Family Member () Rented Home () Rented Apt () Other ()
Rent/ Mortgage Amount _____
Name of Landlord _____
Address _____ Phone _____
Mortgage Holder _____ Mortgage No. _____ Phone _____

C. Previous address _____ Phone _____
(Include unit/apt #, city, state and zip code)
Apt or Condo name _____ Phone _____
Dates of Residency: From _____ to _____
Own Home () Parent/Family Member () Rented Home () Rented Apt () Other ()
Rent/ Mortgage Amount _____
Name of Landlord _____
Address _____ Phone _____
Mortgage Holder _____ Mortgage No. _____ Phone _____

PART II – EMPLOYMENT REFERENCES

***** Include a recent copy of an earnings to expedite processing *****

A. Employed by _____ Phone _____
Dates of Employment: From: _____ to: _____
Position _____ Fax _____
Monthly Gross Income _____ Address _____

B. Spouse Employed by _____ Phone _____
Dates of Employment: From: _____ to: _____
Position _____ Fax _____
Monthly Gross Income _____ Address _____

PART III – BANK REFERENCES

A. Bank Name _____ Checking Acct. # _____ Phone _____
Address _____ Fax _____

B. Bank Name _____ Savings Acct. # _____ Phone _____
Address _____ Fax _____

PART IV – CHARACTER REFERENCES (No Family Members)

*** Please notify Character References that we will be contacting them to obtain a reference ***

1. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____

2. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____

3. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____

4. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____

Driver's License # (Primary Applicant) _____ State Issued _____

Driver's License # (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, Brown's Background Checks (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 Brown's Background Checks 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 Brown's Background Checks.

Applicant's Signature _____ Date _____

Spouse's Signature _____ Date _____

BROWN'S BACKGROUND CHECKS
CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER
Timberwalk Association Inc.

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4th floor, Independence, OH 44131, telephone 800.853.3228. I understand that you may be requesting information from various federal, state and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Association and may be reviewed by a unit owner if it's a rental.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the above mentioned information:

_____/_____/_____
Applicant Name Date of Birth* Social Security Number
*Date of Birth is requested in order to obtain accurate retrieval of records. If International please provide
Passport Number

_____/_____/_____
Co-Applicants Name Date of Birth Social Security Number
If International please provide
Passport Number

Alias/Previous Name(s)

Current Physical Address City & State Zip code

California, Minnesota & Oklahoma Applicants Only: Please check here to have a copy of your consumer report sent directly to you.

Notice to CALIFORNIA Applicants

Under Section 1786.22 of the California Civil Code, you have the right to request from AISS, upon proper identification, the nature and substance of all information in its files on you, including the sources of information, and the recipients of any reports on you, which AISS has previously furnished within the two-year period preceding your request. You may view the file maintained on you by AISS during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

SIGNATURE _____ DATE _____

Co-Applicant
SIGNATURE _____ DATE _____

VEHICLE ADDENDUM

ARTICLE XII

CERTAIN ACTIVITIES RESTRICTED OR PROHIBITED AT TIMBERWALK

Boats, Motor Vehicles, Trailer, Etc.

No boats, boat trailers, house trailers, motor homes, trucks, vans, motorcycles, motor scooters, go carts, motor bikes or other motor vehicles or trailers, whether of a recreational nature or otherwise, other than in connection with construction development or sales activities permitted unit the Declaration of this Subject Replat Declaration and other than four-wheel passenger automobiles, shall be placed, parked or stored within Timberwalk except with a resident where same cannot be seen from any part of Timberwalk or Loggers' Run; except for temporary period during which time lawful and permitted work associated with there is being conducted (e.g. deliveries or repairs to a Residence) but in no event overnight: and except for such four-wheel non-commercial vehicles as the Association shall specifically approve in writing prior to there being placed, parked or stored on Timberwalk. No maintenance or repair shall be done upon or to any such boats, trailers, motorcycles, go carts, motor bikes, or other motor vehicles (including, but not limited to, any permitted four-wheel passenger automobiles) except within a Residence and totally isolated from public view.

The undersigned owner/lessee has read, fully understands, and agrees to fully abide by all the rules and regulations of Timberwalk including, but not limited to, the rule described in the above excerpt. The undersigned owner/lessee also fully understands that in the event he/she violates the rule described in the above excerpt, the boat or vehicle in questions shall be subject to being towed at the owner's expense and any liability regarding same shall be borne by the undersigned. The undersigned Owner/Lessee fully understands they may be subject to fining of \$50.00 per day, per violation up to a maximum of \$1,000.00 per violation.

In the event that the Owner/lessee resides in a Residence with a garage and owns a boat or vehicle other than a four wheel passenger vehicle as more fully described in the above excerpt, the owner/lessee agrees that the boat or vehicle in questions shall be garaged and out of public view at all times, and in the event that this rule is violated, the owner/lessee gives the Board of Directors permission to have the boat or vehicle in question towed at the owner/lessee's expense and liability. The undersigned Owner/Lessee fully understands they will be subject to fines of \$100.00 per day, per violation. The Association has a right to pursue legal action to enforce these matters which may result in fines, liens and/or foreclosure of your unit.

I (we) have read, fully understand and fully agree to abide by the above.

Date: _____

Applicant – Print Name

Applicant - Signature

Applicant – Print Name

Applicant – Signature

TIMBERWALK ASSOCIATION, INC.

ANIMALS & PET ADDENDUM

ARTICLE XIII V.

Applicant Name _____

Hereby applies to the Timberwalk Association, Inc. for approval to have as an occupant the following pet (s):

1) Type of Pet: _____ Breed: _____ Name: _____

2) Type of Pet: _____ Breed: _____ Name: _____

Applicant understands and agrees that the keeping of pets on the premises is a privilege, and not a right, and may be revoked by the Association upon written notice. All Dogs and Cats permitted on the premises shall be under leash when walked or exercised on the grounds. All pets' excrement must be removed.

No pets shall be permitted in the recreation areas. Homeowners shall immediately remove from the premises said animal should it emit excessive noise or become a nuisance. Each Homeowner shall be personally responsible for any costs incurred in the repair resulting from the pets' damage. The Timberwalk Owner shall indemnify the Association and hold harmless against any loss or liabilities of any kind or character whatsoever, arising from or growing out of having an animal in Timberwalk. Owner/Lessee is aware that failure to adhere to the rules pertaining to pets can result in fining of \$50.00 per day, per violation, up to maximum of \$1,000.00 and/or removal of the pet (s). The Association has the right to pursue legal action to enforce these matters which can result in fine, liens and/or foreclosure of your unit.

Submission of this orientation packet signifies the applicant's consent to the above provisions. In the event that a resident wishes to purchase a pet, said resident agrees to notify the Management Company prior to the pet residing in the unit.

Date: _____

Applicant – Print Name

Applicant – Signature

Applicant – Print Name

Applicant – Signature

TIMBERWALK ASSOCIATION, INC.

INSURANCE ADDENDUM

CERTIFICATE OF AMENDMENT TO REPLAT OF DECLARATION ARTICLE VII

Purchaser understand and agrees to furnish the Association with a copy of their Homeowners & Flood Insurance policies listing the Association as "Certificate Holder" on the said policy on a yearly basis or upon renewal of each policy. Policy must be the full "Replacement Value" of the home. The Association has the right to pursue legal action to enforce this matter which may result in fine, liens and/or foreclosure of your unit.

I (We) have read, fully understand and fully agree to abide by the Rules and Regulations of Timberwalk Homeowners Association, Inc. which includes the above paragraphs. Further I (We) understand that the Rules and Regulations may be changed and/or modified by the Board of Directors.

Date: _____

Applicant – Print Name

Applicant – Signature

Applicant – Print Name

Applicant – Signature

If the agent is signing above, the agent fully understands and agrees to inform and provide a copy of this document and the Rules and Regulations contained herein to the prospective Owner/Lessee.

Realtor – Print Name

Realtor – Signature

Witness

TIMBERWALK ASSOCIATION, INC.
NEW OWNER/TENANT ACKNOWLEDGEMENT

You are required to attend a screening of the Association to make sure that prior to moving in you are aware of and you agree to follow all Rules and Regulations within the Covenants of the Association. Therefore, if English is not your native language, we strongly urge you to bring a translator to your screening as you will be required to sign an affidavit of acknowledging that you will abide by all Rules and Regulations and Documents of Timberwalk.

If purchasers do not intend to reside in the subject property and purchasers' family members are to reside in the subject property with or without payment of rent, said relatives must apply for and attend a screening to assure compliance with the Timberwalk Association, Inc., Rules and Regulations and Replat Documents.

Anyone over the age of eighteen (18) that will occupy the unit is required to complete an application and obtain prior written approval from the Board of Directors.

Date: _____

Applicant – Print Name

Applicant – Signature

Applicant – Print Name

Applicant – Signature

I/We acknowledge and agree to the fact that I/We must be current with all the Association fees prior to renting my/our unit, and while my/our unit is rented, I/We are still ultimately responsible for all maintenance and/or assessments, and when notified, I/We will resolve any and all violations in a timely manner.

Date this _____ day of _____ 20_____.

Owner – Print Name

Owner – Signature

I/We have received and fully understand and agree to abide by the Rules and Regulations of Timberwalk Homeowners Association, Inc., as listed below and discussed/explained during the informational screening interview.

- Pets
- Noise
- Fining
- Pick-up trucks/ Motorcycles / Boats
- Commercial Vehicles
- Go-Peds, Mo-Peds, Motorcycles, ATV's, Scooters & Dirt Bikes
- Trash Pick-up schedule (s) – Bulk and Recycle
- Storage or Trash Cans
- Toys
- Basketball Hoops, etc.
- Parks (hours, rules)
- Pool hours, fence climbing
- Pool Key
- Children under 12 at pool
- Warranty Deed
- Deed Restrictions (tour, attorney)
- Cable Contract
- Architectural Control Committee Application (s)
- Security
- Organized Sports
- Documents
- Grills, Patio Furniture
- Insurance (Homeowners and Flood requirement)
- Homestead Exemption
- Painting
- Plumbing / Roots
- Roofs
- Hurricane preparedness
- Assignment of Rent

Lessee/Purchaser Signature

Date

Lessee/Purchaser Signature

Date