

## SPRINGTREE WEST III HOA

c/o J&L Property Management, Inc.  
10191 W. Sample Road, Suite 203  
Coral Springs, FL 33065  
(954)753-7966

### DOCUMENTATION CHECKLIST (items IN APPLICATION PACKAGE)

<input type="checkbox"/> Application for Occupancy (PER PERSON/ADULT, if not married)
<input type="checkbox"/> Signed Pet Registration Form (if no pets, indicated on form)
<input type="checkbox"/> Signed Rules & Regulations Form (PER PERSON/ADULT)

### DOCUMENTATION CHECKLIST (provided BY APPLICANT)

<input type="checkbox"/> Copy of Contract for Purchase/Sale or Copy of Lease Agreement
<input type="checkbox"/> Copy of Driver's License (FOR EACH ADULT OCCUPANT) (COLOR COPY)
<input type="checkbox"/> Pet Photo (if applicable)
<input type="checkbox"/> (Cashier's Check or MONEY ORDER ONLY) (\$50.00 PER APPLICATION) (Payable to: SPRINGTREE WEST III)

### NOTIFICATION CHECKLIST

<input type="checkbox"/> Pets permitted
<input type="checkbox"/> Rentals permitted with Association approval

NOTE: Complete all questions and fill in all blanks. If any question is not answered or left blank, this application may be returned, not processed, and/or not approved. Print legibly or type all information. Missing information will cause delays. All information on this application will be verified. PLEASE USE BLACK INK.

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

**APPLICATION FOR OCCUPANCY**

Date \_\_\_\_\_ Association Name **SPRINGTREE WEST III HOA**

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

Purchase \_\_\_\_\_ Lease \_\_\_\_\_ Apt \_\_\_\_\_ Bldg No \_\_\_\_\_ Property Address \_\_\_\_\_

Full Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ Social Security # \_\_\_\_\_

( )Single ( )Married ( )Separated ( )Divorced: How Long \_\_\_\_\_ 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) \_\_\_\_\_ Description of Pets \_\_\_\_\_

Names and ages of others who will occupy unit \_\_\_\_\_

Applicant(s) Cellular Telephone Number \_\_\_\_\_ Applicant(s) Email Address \_\_\_\_\_

In case of emergency notify \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

**PART I – RESIDENCE HISTORY**

**\*PLEASE PRINT FULL ADDRESS, INCLUDING UNIT #, CITY, STATE & ZIP CODE\***

A. Present Address \_\_\_\_\_ Phone \_\_\_\_\_

Apt. or Condo Name \_\_\_\_\_ Tel# \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ To \_\_\_\_\_

Own Home( ) Parent/Family Member( ) Rented Home( ) Other( ) Rent/Mtg Amount \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Mortgage Holder \_\_\_\_\_ Mortgage No. \_\_\_\_\_ Phone \_\_\_\_\_

B. Previous Address \_\_\_\_\_ Phone \_\_\_\_\_

Apt. or Condo Name \_\_\_\_\_ Tel# \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ To \_\_\_\_\_

Own Home( ) Parent/Family Member( ) Rented Home( ) Other( ) Rent/Mtg Amount \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Mortgage Holder \_\_\_\_\_ Mortgage No. \_\_\_\_\_ Phone \_\_\_\_\_

C. Previous Address \_\_\_\_\_ Phone \_\_\_\_\_

Apt. or Condo Name \_\_\_\_\_ Tel# \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ To \_\_\_\_\_

Own Home( ) Parent/Family Member( ) Rented Home( ) Other( ) Rent/Mtg Amount \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Mortgage Holder \_\_\_\_\_ Mortgage No. \_\_\_\_\_ Phone \_\_\_\_\_

**PART II – EMPLOYMENT REFERENCES**

**\*Include a recent copy of an earnings statement 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**

**\*Include a recent copy of a bank statement to expedite processing\***

- 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 Number (Primary Applicant) \_\_\_\_\_ State \_\_\_\_\_  
Driver's License Number (Secondary Applicant) \_\_\_\_\_ State \_\_\_\_\_  
Make \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ License Plate No \_\_\_\_\_  
Make \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ License Plate No \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_  
Spouse's Signature \_\_\_\_\_ Date \_\_\_\_\_

**SPRINGTREE WEST III HOMEOWNERS ASSOCIATION**

**PET REGISTRATION FORM**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Number of Pets: \_\_\_\_\_

Approximate weight of pet (at maturity) \_\_\_\_\_ LBS.

Pets Name: \_\_\_\_\_ Age: \_\_\_\_\_

**PLEASE INCLUDE COLOR PICUTRE OF PET FOR IDENTIFICATION PURPOSES**

I do not own a pet:

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

**Please remember the dog owner must pick up all excrement. All pets must be on a leash at all times while outside of your Unit and under control and in care of by a responsible adult.**

**By my signature below, I verify that I have read and understood the above and will abide by the rules and Regulations of the Springtree West III Community**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# **SPRINGTREE WEST III HOMEOWNERS ASSOCIATION**

## **NEWSLETTER FALL 2004**

**Dear Homeowner:**

**The Board of Directors would like to inform the Association members that in an effort to keep the property values of Springtree West III at the optimum level the Board will be enforcing the document Rules and Regulations.**

**Please keep in mind that the Association was created to protect the rights of all the residents of Springtree West III and to keep order in Community living.**

**You are very welcome and encouraged to attend any of the Association meetings that are held at alternative Board members homes every other month at seven o'clock PM. Please look for the signs that will be posted 48 hours in advance of the meetings.**

**All the restrictive covenants are important and all will be enforced; however a list of the most problematic situations is:**

**GARBAGE CANS AND BAGS: Please keep your garbage cans and bags out of view from the street. You may need to build an enclosure or plant a hedge. Please remember that you will need to seek approval from the Architectural Control Board for any change to the exterior of your home. Your Committee members are Dan Meegan (954) 572-7371 and Gillian Fairclough (954) 746-8273.**

**EDGE YOUR LAWN AT THE EDGE OF THE STREET: This is very important because the street repair is the responsibility of the homeowners. When the grass roots grow under the edge of the pavement, deterioration of the pavement results and this means costly repairs for the homeowners.**

**PETS AND WHAT THEY NATURALLY DO: It has come to the Board attention that pet owners are letting their animals outside without a leash and are not picking up after their pets. It is a common courtesy to pick up after your pets so please govern your pets accordingly.**

**AUTOMOBILE PARKING: Please park in your driveway. Do not block the sidewalk and never block your neighbor's driveway.**

**TRIM YOU'RE TREES: If your front tree branches are hanging over the sidewalk and impeding or endangering people using the sidewalk they must be cut. There should be no branches that are lower than six feet from the ground.**

**YOU'RE YARD: Please keep the grass cut, the landscape beds free of weeds and all objects including the house edged.**

**THESE RULES COME FROM YOUR RESTRICTIVE COVENANTS, SEE BELOW AND ARTICLE XI ADMINISTRATIVE RULES AND REGULATIONS.**

**ENFORCEMENT OF THESE COVENANTS AND RESTRICTIONS SHALL BE BY ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATION OR ATTEMPTING TO VIOLATE ANY OF THE COVENANTS AND RESTRICTIONS, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES AND/OR TO ENFORCE ANY LIEN AGAINST A LOT PURSUANT TO THIS DECLARATION.**

- 1. No Lot shall be used except for residential purposes. Temporary uses for model homes, parking lots and/or sales offices shall be permitted until the Developer has sold and conveyed all Lots.**
- 2. No owner shall make or permit any structural modifications or alterations of any building except with the prior written consent of the Architectural Control Board (hereinafter identified) or its successor, and consent may be withheld if in the sole discretion of the party requested to give the same it appears that such structural modification or alteration would affect or in any manner endanger other dwelling units.**
- 3. No obnoxious or offensive activity shall be carried out upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or to any other owner.**
- 4. No structure of a temporary character, or trailer, tent, mobile home or recreational vehicle in excess of twenty feet in length shall be permitted on any Lot either temporarily or permanently. No gas tank, gas container, or gas cylinder shall be permitted to be placed above ground unless if enclosed on all sides by a decorative safety wall approved by the Architectural Control Board referred to herein.**
- 5. No sign of any kind shall be displayed to the public view with the Development Land except one sign or not more than one square foot used to indicate the name of the resident; more than five square feet advertising the Lot for sale; or any sign used by a builder or lender to advertise during the construction and sales period.**
- 6. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept, subject to Rules and Regulations of the Association, provided that they are not kept, bred or maintained for any commercial purpose, and provided that they do not become a nuisance or annoyance to any other owner.**
- 7. No building, wall, fence or other structure or improvement of any nature shall be erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of the structure and landscaping, as may be required by the Architectural Control Board and approved in writing by the Architectural Control Board. Each building, wall, fence, or other structure or improvement of any nature, together with the landscaping, shall be erected, placed or altered only in accordance with the plans and specifications and plot plan so approved. Refusal of approval of plans, specifications and plot plans, or any of them, may be based on any ground, including purely aesthetic grounds, which in the sole and uncontrolled discretion of said Architectural Control Board seem sufficient. Any change in the exterior appearance of any building, wall, fence or other structure or improvements or any change in the appearance of the landscaping shall be deemed an alteration requiring approval.**

- 8. No trucks or commercial vehicles, campers, boats, house trailers or trailers of every other description shall be permitted to be parked or to be stored at any place on any Lot, except unless such vehicle is stored within a garage and is not visible from the street. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up delivery, and other commercial services. (Amendment) No commercial vehicles or trailer of any kind or size, including boat trailers, commercial or otherwise, may be parked on Lot premises that are in public view. Public view shall be defined as being seen from roadways and/or sidewalks. Excluding pick-up trucks, vans and sport utility vehicles used for everyday transportation.**
- 9. No fence, wall or other structure shall be erected in the front yard, back yard, or side yard setback areas, except as originally installed by the Developer and/or except as may be approved by the Architectural Control Board.**
- 10. No garbage, refuse, trash or rubbish shall be deposited on any Lot except in a walled-in area; provided however, that the requirements from time to time of the City of Sunrise for disposal or collection shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.**
- 11. No clothing, laundry or wash shall be aired or dried on any portion of any Lot in an area exposed to view from any other Lot. Drying areas will be permitted only in locations approved by the Architectural Control Board and only when protected from view by screening or fencing approved by the Architectural Control Board.**

**SPRINGTREE WEST III HOMEONWERS ASSOCIATION**

**RULES AND REGULATIONS**

**I, or we, have read acknowledged and understand the Rules and Regulations of the Springtree West III, and I/we agree to abide by the Rules and Regulations with the understanding that it is for the health, safety and welfare of all residents of Springtree West III.**

**I also understand and acknowledge that the Rules and Regulations extend to all members of my/our family, guests and invitees, of whom I/we accept responsibility for.**

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**Applicants Signature**

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**Date**

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**Applicants Signature**

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**Date**



**SPRING TREE WEST III HOMEOWNERS ASSOCIATION, INC.**

J&L Property Management, Inc.  
10191 West Sample Road, Suite 203  
Coral Springs, FL 33065  
Phone: (954) 753-7966 Fax: (954) 753-1210  
Email: jim@jlpropertymgmt.com  
www.jlpropertymgmt.com

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Dear Homeowner:

In an effort to streamline our operations to be the most efficient, J&L Property Management, Inc. would like to utilize electronic mail for general correspondence and initial notices. You and your entire community will benefit by this change as it will ultimately save money currently spent on paper, envelopes & postage for mailings (which is funded by your Budget/Maintenance Fees).

**Please complete the information below and return it to our office at your earliest convenience scanned via email ([VERONICA@JLPROPERTYMGMT.COM](mailto:VERONICA@JLPROPERTYMGMT.COM)), USPS mail or fax.**

I/We, hereby give permission to J&L Property Management, Inc. and the Board of Directors of the Association to use the email address provided below for general correspondence, initial violation notices and community notices (in lieu of U.S. Mail). J&L Property Management, Inc and the Board of Directors will not use this email address for any other purpose, nor will it be shared with any third party not affiliated with official Association business. This email service will be used and acknowledged as though received by U.S. Mail. I/We promise to keep J&L Property Management, Inc. and the Board of Directors updated on any change in my mailing and/or email address.

\_\_\_\_\_  
Email Address (PLEASE PRINT CLEARLY)  
*(Only ONE email address per household is permitted)*

\_\_\_\_\_  
Official Homeowner's Name

\_\_\_\_\_  
Property Address

\_\_\_\_\_  
Official Homeowner's Signature, Authorized to Vote  
On Association Matters

\_\_\_\_\_  
Mailing Address (If different from property address)

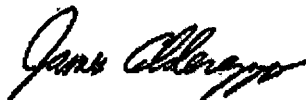
\_\_\_\_\_  
Official Homeowner's Name

\_\_\_\_\_  
Phone Number(s)

\_\_\_\_\_  
Official Homeowner's Signature, Authorized to Vote  
On Association Matters

Thank you in advance for your cooperation in this matter.

Cordially,  
James Calderazzo, LCAM



President & Owner  
J&L Property Management, Inc.

**HOMEOWNER & APPLICANT**  
**CONTACT INFORMATION FORM**

**REQUIRED:**

Homeowner's EMAIL: \_\_\_\_\_  
(SELLER or LANDLORD)

**REQUIRED:**

Applicant's EMAIL: \_\_\_\_\_  
(BUYER or RENTER)

**REQUIRED for BUYERS ONLY:**

Would you like your mail sent to this address (to the home that you are purchasing)?

YES

NO

If NO, then please provide the mailing address that you would like to receive your mail:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please note: It is YOUR responsibility to notify this office any time your mailing address changes so that you will continue to receive important letters and notices!!!