

CANTERBURY AT QUANTUM VILLAGES HOMEOWNERS' ASSOCIATION

c/o Skilled Management & Maintenance Services

1031 Center Stone Lane

Riviera Beach, Florida 33404

(561) 889-9137

smsmanagement@yahoo.com

www.canterburyquantumvillages.com

APPLICATION FOR OCCUPANCY

INSTRUCTIONS FOR PURCHASE ONLY

1. A non-refundable application fee of \$100.00 in the form of a money order, cashier's or personal check will be accepted made payable to: Canterbury at Quantum Villages per non-related occupant (married couples are considered 1 fee).
2. A legible copy of your purchase contract and a copy of your driver license or valid ID.
3. PLEASE ALLOW 5 TO 10 BUSINESS DAYS TO PROCESS APPLICATIONS BEFORE YOUR CLOSING DATE.
4. **Application fees of \$100.00 covers orientations only.** All other charges for estoppels, pud questionnaires, gate stickers and key FOB's are NOT included in the application fee.
5. NO PETS ALLOWED IN EXCESS OF 25 POUNDS AT FULL MATURITY. NO MORE THAN 2 PETS PER UNIT.
6. No commercial vehicles (with lettering or emblems), trucks, boats, trailers, motor homes, mobile homes, campers, recreational vehicles, motorcycles, mopeds, etc. permitted to park on the premises.
7. Occupancy regulations:
 - A: Two bedroom units – no more than 4 occupants.
 - B: Three bedroom units – no more than 6 occupants.

The Association requires prospective owners to attend an orientation meeting to learn the rules and regulations of the community. This meeting will take place at the pool area. At the time of orientation, you will have to purchase your vehicle gate access sticker(s) and a key fob to access the gate entry and pool.

Vehicle gate stickers and key fobs are \$50.00 each. (money orders, cashier's or personal check checks will be accepted).

Failure to comply with the rules and regulations of the community will result in assessed fines.

All prospective owners must complete the application and must submit **ALL the following documents:**

(please check the following when completed and return all pages of this application)

_____ Association Application

_____ A legible copy of your purchase contract

_____ Pet Registration Form **(No pets please put N/A and sign)**

_____ Copy of valid driver license or identification card for ALL residents

_____ Copy of valid Vehicle Registration and Vehicle Insurance

_____ Request for Coupon Book

_____ Copy of HUD Statement /Warranty Deed (after closing)

Without this completed application we will be unable to process you as an owner. You will not have access through the gate, entered into the database nor receive coupons for your maintenance payments

You may mail your application to:

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Please complete all questions and fill in all blanks. If application is incomplete, this may result in your application not being processed. If the question does not apply, answer N/A. Print legibly or type all information.

Canterbury Address: _____ Date of Occupancy: _____

Sellers Name: _____

Buyer's Name: _____

Contact Phone #: _____ Cell Phone #: _____

Alternate Address _____

Email Address: _____

Real Estate Agent Name _____ Phone# _____

Applicants: Please list **ALL** person that will be residing at this residence.

Full Name:	Age:	Driver License #:	Relationship
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

If this application is NOT legible or is not completely and accurately filled out, Canterbury at Quantum Villages will not be liable or responsible for any inaccurate information.

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

It is the Homeowner's Responsibility to keep Canterbury advised of any and all resident information changes.

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VEHICLE REGISTRATION FORM

Unit Address: _____ Telephone / Cell #: _____

Last: _____ First: _____

Last: _____ First: _____

Email Address: _____

Vehicle #1

Make: _____ Model: _____

Year: _____ Color: _____

License Plate: _____ Sticker #: _____

Vehicle #2

Make: _____ Model: _____

Year: _____ Color: _____

License Plate: _____ Sticker #: _____

Vehicle #3

Make: _____ Model: _____

Year: _____ Color: _____

License Plate: _____ Sticker # _____

Fob Key #: _____

AGREED & ACCEPTED (Initials)

- _____ 1. Residents' vehicles must display a Canterbury parking sticker at all times when parked in the community.
_____ 2. Garage Units: Use your garage to fit your vehicle. Non-Garage Units: There is space for 2 cars in your driveway.
_____ 3. Gate access stickers must be permanently affixed to the front windshield of the vehicle it is registered to.
_____ 4. Fob Key cost is \$50 (Money Orders, Cashier Check or Personal Checks. No Cash)
_____ 5. Gate access sticker is cost is \$50. Replacement stickers for vehicles being replaced or for replacement windshields will be \$25.

In accordance the Declaration of Covenants, Conditions and Restrictions of Canterbury at Quantum Villages ("Declaration"), and the Canterbury Rules and Regulations reserves the right to tow away any vehicles in violation of the parking policy and/or assess fines for violations in Canterbury Community.

Signature: _____ Signature: _____

Date: _____

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Request for Coupon Book

Owners Name _____

Property Address _____

Mailing address (if different from above) _____

Canterbury at Quantum Villages Homeowners' Association Pet Registration Form

Canterbury at Quantum Villages Address: _____

Palm Beach County Pet License # _____

Breed: _____ Weight: _____ Color: _____

Description of Pet: _____

Pet's Name: _____ Anticipated full grown weight: _____ Age: _____

Pet Owners agree to the following terms and conditions:

1. No animals, livestock, reptiles or poultry of any kind shall be raised, bred, or kept on or in any Common Areas.
2. No dog, cat or other pet may run loose (**unleashed**) on the Common Areas and all pets must be on a leash not more than six (6) feet long or carried when outside of the Dwellings.
3. Pet Owners agree to adhere to local ordinances, including leash and licensing requirements.
4. Pet Owners agree to furnish the Property Management with a picture of their pet and a copy of a Palm Beach County Rabies License with this application and a copy upon renewal of license each year. Send information to: smsmanagement@yahoo.com
5. Pet Owners agree to **clean up** after their pet using waste bags to dispose of their pet's waste properly and quickly in appropriate doggie stations located around the community.
6. Pet Owners agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made from neighbors or the Property Manager.
7. **Pet Owners agree that at no time are pets allowed in the pool area.**
8. Pet Owners agree to pay immediately for any damage, loss, or expense caused by their pet.
9. Pet Owners agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted.
10. Under **NO** circumstances will any dog whose breed is noted for its viciousness or ill-temper, in particular, the "Pit Bull", Rottweiler, Mastiff, Presa Canario, or any crossbreeds of such breeds be permitted on any portion of the Property.
11. One pet per-household and no pet are to weigh more than 25 pounds at time of maturity. An additional pet (not exceeding 2 at any time per household) must be approved by the Board of Directors.
12. Pet Owners acknowledges and agree that Canterbury at Quantum Villages Homeowners Association is authorized to revoke permission to keep the pet should the pet Owners violate any of the terms of this Agreement or should the pet become a nuisance which determination shall be at the sole discretion of the Board of Directors.
13. Any owner who keeps a pet shall hold the Association harmless against any claims, debts, demands, obligations, costs and expenses which may be sustained or asserted against the Association of the Board of Directors because of acts of any such pets committed in or about the Property, and the owner will be responsible for repair of all damage caused by such pet.

Owner _____ Owner _____

Date: _____

Date: _____

Canterbury at Quantum Villages Homeowners' Association

Rules and Regulations

The Association shall have the absolute right to regulate the use of the Properties, and may from time to time modify, amend and supplement the Rules and Regulations. A current copy of all the Rules and Regulations established hereunder, and any modifications, amendments or supplements thereto, shall be made available at the request of any Owner.

Community living requires that each Owner regulate the occupancy and use of his/her Townhome Unit and the Common Areas so as not to unreasonably or unnecessarily disturb any other resident in the occupancy and use of his/her Townhome Unit. With this in mind, certain initial rules and regulations have been established by Canterbury at Quantum Village Property Owners Association of Palm Beach, Inc. (the "Association") to protect each Owner's right to the quiet enjoyment of his/her property. These Rules and Regulations are as follows:

Interior

Each Owner, at his/her own expense, shall maintain in good condition and repair his/her Townhome Unit and all interior surfaces within or surrounding his/her Townhome Unit (such as the surfaces of walls, ceilings, floors) and maintain and repair fixtures, including the air conditioner system and all appliances in his/her Townhome Unit. Due to possible mold and mildew issues each Owner shall be required to run all air conditioning systems with the Townhome Unit daily or otherwise vent the Townhome Unit. Each Owner shall be required to change all air conditioning filters on a monthly basis.

Residential Purpose

All Townhome Units shall be used only for residential purposes as a single family private dwelling for the Owner, the members of his/her family and social guests and for no other purposes. Townhome Units may not be used for business use or for any commercial use whatsoever except for a home office with no business traffic.

Parking

Parking in Canterbury at Quantum Village shall be restricted to private automobiles and passenger-type vans, jeeps, pick-up trucks, sport utility vehicles, motorcycles, and motor scooters. No person shall park, store or keep any boat, watercraft, jet ski or boat trailers, **any commercial vehicle** including dump truck, motor home, trailer, cement mixer, oil or gas truck, panel truck, delivery truck, moving van, panel van or vehicles with **commercial lettering or emblems** on them. All vehicles illegally parked will be towed at owner's expense. You must use your garage to store at least one of your vehicles. All non-garage units must use the space behind their unit for vehicle parking only. Patio furniture and such is not to be stored on your driveway. No parking on any grass, common area or street at any time as those vehicles will be towed. It is the responsibility of the owner to make all delivery services, contractors, guests and rental clients aware of the parking rules and regulations. The Board reserves the right to establish additional regulations as it deems appropriate regarding the designation of "parking," "guest parking," and "no parking" areas, and shall have the power to enforce all parking and vehicular regulations, including the power to remove, at the sole expense of the owner, vehicles that are in violation of parking and vehicle regulations.

Gate Access

Gate Access stickers will only be issued to a resident of Canterbury at Quantum Village. All Residents of Canterbury at Quantum Village **MUST** purchase a Gate Access Sticker for each vehicle. **NO** Certificate of Approval for a Rental will be issued without the purchase of the Gate Access Sticker.

Exterior Antennas / Wiring

NO exterior antennas, satellite dishes (Direct TV) or similar equipment shall be permitted in Canterbury at Quantum Village without prior approval from the Association. You must complete an ARC form and have it approved by the Association before installing the Dish. The Dish **can only be placed in approved designated areas**. No Owners or occupants of a Townhome Unit shall install wiring for electrical or telephone installations, nor install any type of air conditioning equipment, etc. except as authorized in writing by the Association.

Disclosure: Residents who currently have Satellite dishes will be able to continue with their prospective companies. **Any resident who moves out of the community or to another address within the community will have the satellite dish removed.**

Signs

No Owners or occupants of a Townhome Unit shall post any advertisement of posters, signs, stickers, displays, billboards or other advertising device of any kind including For Sale or For Rent signs shall be displayed to the public view on any portion of the Property.

Animal Restrictions

Owners shall be limited to no more than 1 pet which may be only be a small caged bird, a cat or a dog may be kept in a Townhome Unit. An additional pet (not exceeding 2 at any time per household) must be approved by the Board of Directors. The pet cannot weigh more than 25 pounds at maturity. No pets shall be permitted on any portion of the property unless leashed or caged if outside the Townhome Unit. No animals, livestock, reptiles or poultry of any kind shall be raised, bred or kept on or in any area of the Association. No dog, cat or other pet may run loose on any part of the property. Under **NO** circumstances will any dog whose breed is noted for its viciousness or ill-temper, in particular, the Pit Bull, Rottweiler, Mastiff, Presa Canario, or any crossbreeds of such breeds be permitted on any portion of the Property. Residents must pick up after their pet and dispose of the waste properly. Pet Waste Stations have been provided throughout our Community for your convenience. If pet Owners do not pick up after their pet, they will be fined \$100. Any Owners who keeps a pet shall hold the Association harmless against any and all claims, debts, demands, obligations, costs and expenses which may be sustained or asserted against the Association because of acts of any such pets committed in or about the property, and the Owner will be responsible for repairs of all damage caused by such pet.

Exterior Alterations

No Owner or occupant of a Dwelling shall cause or allow improvements or changes to the structure or exterior of any Dwelling or in any manner change the appearance of any portion of the exterior of their Dwelling, without obtaining the prior written consent of the Association and the approval of the institutional first mortgagee, if any, encumbering said Townhome Unit.

Common Areas / Storage

All common areas shall not be obstructed, littered, defaced or misused in any manner whatsoever. No automobile or associated equipment may be dismantled, repaired or serviced (other than emergency work) on the Common Area. No flammable, combustible, or explosive fluids, chemical or substance shall be kept in any Townhome Unit, common area, or storage area, except such as required for normal household or permitted business use.

Trash

No Dwelling shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash must be put in your trash containers and closed to insure the contents remains contained. Trash Pick-Up days are: **Monday: trash and recyclables** (blue bin: glass / aluminum – yellow bin: paper / cardboard). **Thursday: trash and bulk items. Trash containers are to be placed no earlier than 8:00 PM the evening prior to trash pick-up. Containers are to be removed from curbside no later 8:00 PM the same day of trash pick-up. If your garbage pail or recycling bins are left outside on non-service days, you will receive a Notice of Violation. If you have bulk items you wish to get rid of please call City of Boynton Beach 561-742-6200. Trash containers are to be stored inside your garaged unit or on your enclosed patio for non-garaged units.**

Property Rental / Leasing Requirements

Leasing of Dwellings shall be subject to the prior written approval from the Association. All leases shall be on forms approved by the Association and shall provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of the Associations Documents. All renters must be screened and complete the application in advance to be approved by the Board of Directors. All owners must

provide their tenants with a copy of the Rules & Regulations and all tenants must comply with these regulations, the Bylaws, and DOC's. Owners are held responsible for the actions and behavior of their tenants/guests and are financially liable for damage to the common areas, equipment, and for violations of the Rules & Regulations. Any lease or rental agreement must specify that failure to abide by such provisions shall be a default under the lease or rental agreement. Owners shall obtain and deliver to the HOA / Property Manager a written statement from the prospective renters or lessees agreeing to abide by all terms and provisions of the Rules & regulations, the Bylaws and the DOC's. All leases are for a term of one calendar year. All owners are required to submit into an escrow account a \$500.00 security deposit prior to a unit being rented or an application being approved. In the event the tenant renews his or her lease for another year, all owners are responsible to submit a renewal addendum 30 days prior to the expiration of said lease. All tenants must complete a Lease Renewal Application which must be submitted 30 days prior to the expiration of said lease otherwise vehicle gate stickers and FOB's associated with said lease will be deactivated at the lease end date.

Pool

1. Pool hours are Dawn till Dusk.
2. Gates are locked at 8PM - anyone found inside the pool area after 8PM will be considered trespassing.
3. The Pool is for the sole use of Canterbury at Quantum Village Residents and their guests.
4. All guests must be accompanied by the resident.
5. All swimmers must wear bathing suits.
6. NO Shirts, Shorts or street clothing may be worn in the pool.
7. **NO one under the age of 15 is permitted in the pool area without adult supervision.**
8. NO food is permitted in the pool area.
9. Water in plastic containers only. No glass containers of any kind.
10. All music must be played using personal head phones only.
11. Running, pushing or other boisterous play is prohibited.
12. NO pets in the pool area.
13. NO smoking permitted in the pool area.
14. Use a towel on the chairs and chaise lounges.
15. Infants and toddlers must wear swim diapers under bathing suit in the pool.
16. Playing with the lifesaving buoy is not permitted.

Anyone violating the pool rules accordance with the Declaration, Bylaws and Rules and Regulations of the Community will be evicted from the pool.

Window Coverings, Screens & Patios/Balconies

All units must have proper window coverings such as Drapes, Blinds, and/or Shades. Paper, Sheets, Towels, foil, cardboard, broken window dressings or other such materials are not allowed. Window Screens must not be ripped, torn, bent or hanging off window. Grills are allowed on patios only. Patio Furniture (**Not indoor furniture**) is allowed on your back patio and balcony. The front balconies are not to be used for storage and storage type containers are not permitted (patio furniture only) Nothing will be kept in the front or side of your Unit.

Garages, Driveways & Walkways

No Garage is allowed to be converted into living space. All Garage doors must be kept closed except when entering or exiting the garage. All driveways and walkways must be kept clean. **No oil residue, paint, dirt or any other substance should be on the driveway and/or walkway or will be subject to a fine.** No furniture in driveway or walkway. Patio Furniture is allowed on your back patio only.

Nuisances

Nothing shall be done or maintained on any Dwelling or anywhere on the Properties which may be or become an annoyance or nuisance to the occupants of other Dwellings. Owners or occupants of the Townhome Unit shall exercise extreme care to minimize noises in the use of musical instruments, radios, televisions, amplifiers or other loud speakers in said Townhome Unit. The following is a general list of what is considered a nuisance and not permitted in Canterbury at Quantum Village.

1. Loud music or outdoor parties that disturb the peaceful enjoyment of their accommodations or community facilities. They shall not operate or permitted to operate such devices or other loud instruments in any Townhome Unit between the hours of 11:00 PM and 8:00 AM the following day.
2. Party rental equipment including Bounce Houses and D.J's are not permitted on any common area of Canterbury at Quantum Village without written permission to the Association.
3. Cars that are in disrepair and/or leak oil must be repaired or replaced or they will be subject to being towed.

Move In/Out – Service Calls

Move In / Out, Service / Repair / Maintenance calls, Realtor showings are all to be scheduled between Dusk and Dawn. Emergency repairs ONLY (e.g. Plumbing / Electrical -Florida Power & Light) can be maintenance after Dusk.

Fines

The Association may levy reasonable fines against a Townhome Unit for the failure of the Owner of the Townhome Unit, or its occupant licensee, or invitee, to comply with any provision of the Declaration, the Bylaws, or these or other rules of the Association. No fine may exceed \$100.00 per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000.00 / No fine may be levied except after giving reasonable notice and opportunity for a hearing to the Townhome Unit Owner and, if applicable, its licensee or invitee. The hearing must be held before a committee of other Townhome Unit Owners. If the committee does not agree with the fine, the fine may not be levied. Each Owner shall also be liable for many damage done by such Owner of Owner's tenant to any Townhome Unit or Common Area and will be responsible for all attorney's fees incurred by the Association in collection for the cost of such damage.

Holidays and Hurricanes

All holiday decorations may not be in place prior to 30 days before OR later than 30 days after the holiday. All hurricane shutters may not be in place prior to a hurricane warning or longer than 30 days after hurricane warning has been lifted.

Help your community

If you see anyone resident or non-resident breaking the rules to the community such as Jumping the fence, vandalism, people not cleaning up after their pet, not putting trash in the dumpster or someone in the pool area breaking the rules. Please notify security, Take a photo and email to the office so we may address these issues.

Owner _____

Date _____

Owner _____

Date _____

IMPORTANT NUMBERS

Property Manager

Kena Brown

561-889-9137 (o)

smsmanagement@yahoo.com

www.canterburyquantumvillages.com

Finance Manager

Glenn Mangan, LCAM

561-951-6590 (o)

561-694-2106 (f)

smb195755@comcast.net

Animal Control

561-742-6210

City of Boynton Beach (Trash Pick Up)

561-742-6200

Non-Emergency Police

561-732-8116

FPL

561-697-8000

Water Authority

561-742-6300

RESIDENTS KEEP THIS LAST PAGE