



PGA RESORT COMMUNITY PLAT OF
GLENWOOD HOMEOWNERS ASSOCIATION, INC.

LEASE APPLICATION REV. 02/19/22

Unit #: _____

Please make sure the application includes all of the following:

- 1. Executed copy of lease contract - (Glenwood HOA must receive a copy of each lease renewal.)
- 2. The following PARAGRAPH must be INCLUDED in the lease contract:

"TENANTS AND OCCUPANTS ARE SUBJECT TO THE GLENWOOD HOA DECLARATION, ARTICLES OF INCORPORATION, BY-LAWS AS AMENDED FROM TIME TO TIME, AND TO THE GLENWOOD HOA RULES AND REGULATIONS AS AMENDED FROM TIME TO TIME."

- 3. Application fee of \$95.00 (This application fee includes a background check for one (1) tenant only.)
Additional background checks will be \$30.00 each.
There will be an additional fee on background checks for a "foreign person/national".
Background checks are required for all tenants 18 years or older.
Payable only with check/money order made out to Glenwood HOA.
- 4. Security Deposit of \$250.00 (This is refundable after move-out). Payable only with check/money order made out to Glenwood HOA.
- 5. Disclosure and Authorization Agreement (Background Check Form)
- 6. Residential Screening Request (Background Check Form)
- 7. Copy of driver license or US government picture I.D.

An orientation meeting in advance of approval will be conducted either via phone, Zoom or in person.

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GLENWOOD HOA MAY REVOKE APPROVAL AND REMOVE BY EVICTION OR OTHERWISE. APPROVAL GRANTED IS CONDITIONED UPON TENANTS/OCCUPANTS ABIDING BY THE GOVERNING DOCUMENTS. ALL ATTORNEY FEES INCURRED BY THE ASSOCIATION WILL BE AN INDIVIDUAL ASSESSMENT LEVIED AGAINST THE LANDLORD WHO SHALL BE RESPONSIBLE TO PAY WHETHER OR NOT A LAWSUIT IS FILED.

SUBLEASES ARE NOT ALLOWED. LEASES TO CORPORATIONS ARE NOT ALLOWED.
LEASE CO-SIGNERS WHO WILL NOT OCCUPY UNIT, MUST PUT IT IN WRITING.

ANY PERSON, 18 YEARS OF AGE OR OLDER, ADDED TO LEASE MUST COMPLETE A BACKGROUND CHECK AND SUBMIT A LEASE ADDENDUM TO GLENWOOD HOA.



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GLENWOOD HOA MAY NOTIFY TENANTS THE LANDLORD IS DELINQUENT WITH ASSESSMENTS (REGULAR/SPECIAL), OR ANY OTHER CHARGE. TENANTS SHALL BE OBLIGATED TO PAY LEASE RENT TO THE ASSOCIATION, UNTIL ALL DELINQUENT ASSESSMENTS AND OTHER CHARGES HAVE BEEN PAID IN FULL. LANDLORD SHALL NOT SEEK EVICTION FOR NON-PAYMENT OF RENT, DURING THE TIME PERIOD TENANTS ARE PAYING RENT TO GLENWOOD HOA.

LANDLORD INFORMATION:

LANDLORD NAME _____ LANDLORD SIGNATURE _____

EMAIL (PRINT) _____
LANDLORD CONSENTS TO RECEIVE OFFICAL ASSOCIATION DOCUMENTS & NOTICES BY EMAIL.

TENANT INFORMATION-

BY SIGNING THIS APPLICATION, TENANTS AGREE TO RECEIVE OFFICIAL ASSOCIATION INFORMATION VIA EMAIL.

TENANT NAME _____ TENANT SIGNATURE _____

PRIMARY PHONE NUMBER: _____ SECONDARY PHONE NUMBER: _____

E-MAIL ADDRESS: _____

TENANT NAME _____ TENANT SIGNATURE _____

PRIMARY PHONE NUMBER: _____ SECONDARY PHONE NUMBER: _____

E-MAIL ADDRESS: _____

TENANT NAME _____ TENANT SIGNATURE _____

PRIMARY PHONE NUMBER: _____ SECONDARY PHONE NUMBER: _____

E-MAIL ADDRESS: _____

LEASE INFORMATION: (LEASE DURATION BE NO LESS THAN 6 MONTHS)

LEASE START DATE _____ LEASE END DATE _____

MOVE INS/OUTS MUST BE MONDAYS THRU SATURDAYS BETWEEN THE HOURS OF 9:00 AM TO 5:00 PM. NO SUNDAYS.

NO TRUCKS/PODS/STORAGE CUBES ARE ALLOWED IN GLENWOOD AFTER 5:00 PM.

NO TRUCKS/PODS/STORAGE CUBES ARE ALLOWED TO PARK OVERNIGHT.

631 6TH TERRACE • PALM BEACH GARDENS, FLORIDA 33418 • TEL (561)626-9558 • FAX (561)626-5773



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VEHICLE INFORMATION:

(NO PICK-UP TRUCKS/TRUCKS OF ANY KIND MAY PARK IN GLENWOOD OVERNIGHT.)

MAKE _____ MODEL _____ TRUCK YES / NO (please circle one)

MAKE _____ MODEL _____ TRUCK YES / NO (please circle one)

MAKE _____ MODEL _____ TRUCK YES / NO (please circle one)

PET INFORMATION:

BREED _____ PRIMARY BLOOD LINE _____

BREED _____ PRIMARY BLOOD LINE _____

IF YOUR PET RESEMBLES A PROHIBITED BREED, YOU MUST PROVIDE A WRITTEN STATEMENT FROM YOUR VETERINARY CONFIRMING YOUR PET'S PRIMARY BLOOD LINE IS NOT A PROHIBITED BREED IN GLENWOOD. SHOULD YOUR VETERINARY NOT BE ABLE TO CONFIRM THIS, THEN YOU MUST PROVIDE A DNA TEST CONFIRMING THE PRIMARY BLOOD LINE IS NOT A PROHIBITED BREED.



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SUMMARY OF AMENDED AND RESTATED GOVERNING DOCUMENTS

THE FOLLOWING SUMMARY OF AMENDED AND RESTATED GOVERNING DOCUMENTS HAS BEEN EXTRACTED FROM THE RECORDED DOCUMENTS AND ARE INTENDED TO ACT AS GUIDELINES FOR HARMONIOUS LIVING AT GLENWOOD. ALL RESIDENTS/GUESTS ARE EXPECTED TO ABIDE BY EVERY PROVISION OF THESE STANDARDS WHILE IN GLENWOOD. WE ENCOURAGE YOUR PARTICIPATION IN THE ENFORCEMENT OF THESE RULES. VIOLATIONS SHOULD BE BROUGHT TO THE PROPERTY MANAGER'S ATTENTION. FAILURE TO ABIDE BY THESE RULES COULD RESULT IN FINES UP TO \$50.00 PER OCCURRENCE OR IN THE CASE OF GARBAGE, SPECIAL SERVICES WILL BE HIRED TO PICK UP ITEMS AND THE VIOLATOR WILL BE CHARGED FOR THE SERVICE AND ANY AND ALL FEES ASSOCIATED WITH SECURING THOSE SERVICES.

GARBAGE / RECYCLE / BULK / VEGETATION

PLEASE PLACE GARBAGE OUTSIDE AFTER 6:00PM, THE EVENING PRIOR TO COLLECTION.

TUESDAY COLLECTION IS FOR :

Garbage, Recycle, Bulk

FRIDAY COLLECTION IS FOR :

Garbage ONLY

Your contractors must haul off property all debris/bulk trash/garbage/materials.

GARBAGE : PLACE INSIDE HOLDING AREAS (RED BRICK ENCLOSURE).

RECYCLE : PLACE OUTSIDE/AROUND HOLDING AREAS (RED BRICK ENCLOSURE).

BULK : PLACE OUTSIDE/AROUND HOLDING AREAS (RED BRICK ENCLOSURE).

VEGETATION : PLACE OUTSIDE/AROUND HOLDING AREAS (RED BRICK ENCLOSURE).
Can be placed outside Mondays thru Fridays. Stalk limit is 4 ft high.

BINS : Your unit number must be on all bins (garbage / recycle).
All bins must be picked-up the same day collection is completed.

TRASH VIOLATIONS MAY RESULT IN SPECIAL TRASH PICKUP SERVICES THAT WILL BE CHARGED TO THE HOMEOWNER AND/OR TAKEN FROM THE RENTER SECURITY DEPOSIT.

PARKING AREAS

EACH UNIT HAS BEEN ASSIGNED TWO (2) PARKING SPACES, EACH MARKED WITH THE UNIT NUMBER. RESIDENTS SHALL PARK IN SUCH SPACES ONLY. A RESIDENT, TENANT, UNIT OWNER MAY NOT USE GUEST PARKING.

THE PGA POA IS TO BE CONTACTED FOR BAR CODES/DECALS



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VEHICLES

TRUCKS, MOTORCYCLES, BOATS, TRAILERS, MOTOR HOMES, BUSES, COMMERCIAL VEHICLES OF ANY TYPE, AND OTHER SUCH VEHICLES SHALL NOT BE ALLOWED TO PARK OVERNIGHT IN GLENWOOD. MINI VANS AND OTHER SUCH VEHICLES CANNOT EXCEED 15 ½ FEET IN LENGTH AND 6 FEET IN HEIGHT. ALL MOTOR VEHICLES MUST BE MAINTAINED AS TO NOT CREATE AN EYESORE IN THE COMMUNITY. THERE SHALL BE NO ASSEMBLING OR DISASSEMBLING OF VEHICLES IN THE PARKING LOTS OR COMMON AREAS EXCEPT FOR ORDINARY MAINTENANCE, SUCH AS CHANGING OF A TIRE, TO ALLOW OPERATION OF VEHICLES.

PROPERTY DAMAGE

EACH UNIT OWNER SHALL BE RESPONSIBLE FOR ALL PROPERTY DAMAGE CAUSED TO THE COMMON AREAS BY SAID OWNER, CHILDREN, GUESTS OR TENANTS.

PLANTING

REQUEST FOR PERMISSION TO ALTER OR CULTIVATE COMMON AREAS SHOULD BE IN WRITING TO THE HOA BEFORE WORK COMMENCES. THIS INCLUDES THE BRICK AREA BETWEEN THE OUTSIDE DOORS.

PETS

PETS SHALL BE RESTRICTED TO FISH, SMALL DOMESTIC BIRDS, HAMSTERS, GERBILS, SMALL TURTLES, GUINEA PIGS AND EITHER 2 DOGS OR CATS (OR 1 DOG AND 1 CAT) PER DWELLING. PETS SHALL BE ON A LEASH AT ALL TIMES IN THE COMMON AREAS AND THE OWNERS ARE REQUIRED TO CLEAN UP AFTER THEIR PETS. CATS ARE INCLUDED IN THESE RULES.

PROHIBITED BREEDS OF DOGS INCLUDE: PITT BULL, CHOW CHOW, AKITA, MASTIFF, GERMAN SHEPHERD, HUSKY/SIBERIAN HUSKY, ROTTWEILLER AND DOBERMAN OR ANY ANIMAL WITH A PRIMARY BLOODLINE OF THE PROHIBITED BREEDS NAMED HEREIN. THERE IS NO WEIGHT RESTRICTION. IF YOUR PET RESEMBLES A PROHIBITED BREED, YOU MUST PROVIDE A WRITTEN STATEMENT FROM YOUR VETERINARY CONFIRMING YOUR PET'S PRIMARY BLOOD LINE IS NOT A PROHIBITED BREED IN GLENWOOD. SHOULD YOUR VETERINARY NOT BE ABLE TO CONFIRM THIS, THEN YOU MUST PROVIDE A DNA TEST CONFIRMING THE PRIMARY BLOOD LINE IS NOT A PROHIBITED BREED.

ALTERATIONS AND IMPROVEMENTS

NO STRUCTURAL ADDITIONS, ALTERATIONS, DECORATIONS, OR CHANGES ARE TO BE MADE TO THE EXTERIOR PORTIONS OF THE UNITS WITHOUT WRITTEN APPROVAL OF GLENWOOD'S ARCHITECTURAL COMMITTEE AND PGA'S ARCHITECTURAL COMMITTEE. APPLICATION FORMS ARE AVAILABLE IN THE GLENWOOD OFFICE. THIS INCLUDES REPLACEMENT OF A/C UNITS WHICH HAVE SPECIFIC REQUIREMENTS.

CONVEYANCES

THE UNIT OWNER/AGENT MUST NOTIFY THE ASSOCIATION OF THE INTENTION TO SELL/LEASE THE UNIT. A GLENWOOD APPLICATION (RESALE/LEASE) MUST BE FILLED OUT AND DELIVERED TO THE GLENWOOD HOA OFFICE.

THE BUYERS MUST BE PROVIDED WITH THE GOVERNING DOCUMENTS BY THE DATE OF CLOSING. A LESSEE MUST BE PROVIDED WITH A COPY OF THE SUMMARY OF AMENDED AND RESTATED GOVERNING DOCUMENTS. A LEASE TERM MUST BE NO LESS THAN 6 MONTHS.



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GENERAL

1. NO ARTICLES ALLOWED ON BALCONIES/FENCE/OUTDOORS. LIVE POTTED PLANTS ALLOWED ON STOOP.
2. NO TELEVISION/ANTENNA SHALL BE INSTALLED OUTSIDE UNIT. SATELLITE DISHES ALLOWED.
3. NO PERSONAL PROPERTY IS TO BE IN COMMON AREAS. (CHAIRS, TOWELS, TOYS/BIKES, COOKERS, ETC.)
4. NO SIGNS/FLAGS ALLOWED ON EXTERIOR PORTION OF DWELLING.
(USA FLAG ALLOWED 365-DAYS OF YEAR) (SPORT FLAG *ONLY* ON GAME DAY) (SECURITY SIGN ALLOWED)
5. NO DISTURBANCES ALLOWED SUCH AS: EXCESSIVE DOG BARKING AND LOUD MUSIC.
6. NO BBQ COOKERS OR BALLONS ARE ALLOWED IN THE POOL.
7. ONLY UMBRELLAS ALLOWED IN COURTYARD (TARPS/GAZEBO'S/AWNINGS/TENTS ARE PROHIBITED).

THE UNDERSIGNED AGREES TO ABIDE BY ALL GLENWOOD HOA AMENDED AND RESTATED GOVERNING DOCUMENTS:

TENANT - PRINT NAME

TENANT - SIGNATURE

TENANT - PRINT NAME

TENANT - SIGNATURE

TENANT - PRINT NAME

TENANT - SIGNATURE

Submitted this _____ day of _____, 20_____

REV 02/19/22