



PGA RESORT COMMUNITY PLAT OF
GLENWOOD HOMEOWNERS ASSOCIATION, INC.

RESALE APPLICATION REV. 02/19/22

Unit #: _____

Please make sure your application:

1. Is signed by seller
2. Is signed by buyer
3. Includes copy of driver license for all buyers
4. Includes copy of sales contract

The Glenwood HOA does not require: application fee, capital contribution, background check (criminal/credit).

The title company must pay an estoppel fee of \$250.00 plus a transfer fee of \$50.00. The total \$300.00 check should be made out to Glenwood HOA and, mailed to 631 6th Terrace, Palm Beach Gardens, FL. 33418.

Once the estoppel is received at the Glenwood HOA Office, the property manager will inspect unit for any maintenance noncompliance violations. All violations will be reported on the estoppel. A Certificate of Approval will be sent along with the estoppel to the title company.

The seller must also contact the PGA POA (master association), regarding this sale, at 561-627-2800.

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

SELLER(S) INFORMATION:

The undersigned Unit Owner(s) intend(s) to sell Unit Number _____, at P.G.A. National Resort Community Plat of Glenwood.

NAME - PRINT _____ SIGNATURE _____

NAME - PRINT _____ SIGNATURE _____



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BUYER(S) INFORMATION:

NAME - PRINT _____ SIGNATURE _____

PRIMARY PHONE NUMBER: _____ SECONDARY PHONE NUMBER: _____

E-MAIL ADDRESS: _____

NAME - PRINT _____ SIGNATURE _____

PRIMARY PHONE NUMBER: _____ SECONDARY PHONE NUMBER: _____

E-MAIL ADDRESS: _____

BUYER(S) MAILING ADDRESS AFTER CLOSING: _____
(IT WILL REMAIN SO UNLESS OTHERWISE NOTIFIED IN WRITING)

REAL ESTATE AGENTS / TITLE COMPANY INFORMATION:

SELLER'S AGENT NAME: _____ PH.: _____

BUYER'S AGENT NAME: _____ PH.: _____

TITLE CO. NAME: _____ PH.: _____

BUYER(S) INTENDS TO PURCHASE UNIT AND AGREES TO THE FOLLOWING:

1. Obtain from seller, read and abide by the Glenwood HOA Amended and Restated Governing Documents, as amended from time to time.
2. Call the Glenwood HOA Office, once closing is completed, to confirm maintenance assessment amounts due which must be paid quarterly on Jan 1st, Apr 1st, July 1st and Oct 1st. If a special assessment is in place, these payments are due monthly on the 1st of each month until the assessment is paid off in full.
3. Deliver a recorded copy of the Warranty Deed to the Glenwood HOA Office. If not received, the Glenwood HOA will presume the closing did not take place and, will continue to mail assessments and other notices to SELLER(S). This will result in the BUYER(S) being unaware of meetings, important information and assessments due and owing, and could result in the filing of Claims of Liens for non-payment of assessments. The Glenwood HOA cannot overemphasize the importance of your cooperation in this matter.



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BUYER(S) STATES THE UNIT WILL BE: OCCUPIED BY BUYER: _____ LEASED OUT: _____

***NOTE: IF THE UNIT IS LEASED OUT, THE UNIT OWNER MUST FILL OUT A LEASE APPLICATION
AT THE GLENWOOD HOA OFFICE, BEFORE THE LESSEES TAKE POSSESSION.
(ARTICLE X OF DECLARATION, AS AMENDED.)

VEHICLE INFORMATION:

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

MAKE: _____ MODEL _____ TRUCK YES / NO

MAKE: _____ MODEL _____ TRUCK YES / NO

MAKE: _____ MODEL _____ TRUCK YES / NO

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 SHEPERD, 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/GAZEBOS/AWNINGS/TENTS ARE PROHIBITED).

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

BUYER - PRINT NAME

BUYER - SIGNATURE

BUYER - PRINT NAME

BUYER - SIGNATURE

BUYER - PRINT NAME

BUYER - SIGNATURE

Submitted this _____ day of _____, 20_____

REV 02/19/22



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Once the sale has been recorded and ownership updated with the Association, residents are encouraged to sign up for ComWeb.

The ComWeb Portal offers the following features for you to use:

- Check your association's account transaction and make a payment
- Update your resident profile with the latest information
- Check on any open or pending compliance items
- Submit maintenance request to get things fixed
- Access the latest documents uploaded by your community
- Contact your board or association manager
- View announcements and alerts for the community

Please contact the Glenwood office to receive sign-up instructions.

SAMPLE IMAGE

Glenwood Homeowner's Assn, Inc.
GLENWOOD HOMEOWNERS ASSOC. INC.
1 TERRACE
PALM BEACH GARDENS, FL 33418
Account #
howard@reef-ps.com

Good Afternoon

Total Balance: \$0.00
Pay Now

Transaction Date	Description	Amount
1/25/2022	MAINTENANCE FEE	(\$625.00)

Create Date	Summary	Respond Date	Status
			None

Create Date	Summary	Respond Date	Status
			None

Modified	Description
2/10/2022	ARC MAINT COMPLIANCE GUIDELINES
1/30/2022	Certificate of Insurance -EOI Direct Director
1/30/2022	2022 Glenwood Approved Budget
1/30/2022	WINDOW TINT - POA COMMUNITY STANDAF