

CAROLINA MANAGEMENT SERVICES, INC

PH: 561-968-2182

Seminole Lakes Homeowners' Association, Inc.

Owner/Tenant Information Update Form – Property Address _____

Owner/Resident Name: _____
(Please Print)

Tenant Lease Dates: Move-in: _____ Move-out: _____

Cell phone: _____ Email: _____

Emergency contact: _____ Phone: _____

Gate Operation Equipment Information

(If this form is not filled out, you will not be entered into the new gate system and any Cards / Clickers / Code you have been using will not work.)

Home Phone Number: _____
(Home phone number or Local Cell phone number to be entered into tele-entry system). Name will be entered as Last Name, First Initial of first name.)

Vehicle License Plate Number & State:
(Include copy of registration for each vehicle)

Indicate Type of Device (Swipe Card or Clicker):
(Incl. device(s) # located on back/inside clicker and/or Card)

(If you need more room, please attach another sheet of paper or write on the back of the form.)

New 4-digit Gate Code (office use only): _____

Gate devices are available at CMS 6778 Lantana Road, Suite 9, Lake Worth, FL 33467

If you wish to order additional devices, the costs are as follows:

\$25.00 for each swipe card \$35.00 for each clicker \$35.00 for pool key
(You must provide a vehicle registration for each device. Vehicle must be registered to home address.)

Make check or money order payable to: Seminole Lakes HOA, Inc.

Total Amount of Order: \$ _____.

PLEASE RETURN THIS FORM TO CMS WHEN COMPLETED

Seminole Lakes Homeowners' Association, Inc.

These rules were adopted by the Board of Directors in accordance with the authority granted to them by the Declaration of Covenants and restrictions that govern this community. These rules apply to all owners, guests, service employees, agents, tenants, and other persons on the property governed by the Association. The association has the authority to enforce these rules in accordance with the recorded documents of this association.

Rules and Regulations

As adopted by the Board of Directors June 10, 2002

1. No child under the age of 12 may be in the pool without adult supervision.
2. Children in diapers or those who are not toilet trained may not be in the adult pool at any time.
3. Basketball hoops may not be kept on common areas (sidewalk, swales) and, when not in use, must be on homeowner property.

Seminole Lakes Homeowners' Association, Inc.

Date: November 18, 2002

To: Residents / Owners

From: Seminole Lakes Homeowners Association, Inc ("Association")

Re: Changes/ Clarifications to Declarations of Restrictions and Protective Covenants

In accordance with Article VIII, Section 21, of the Declaration of Restrictions and Protective Covenants, additional rules and regulations may be established and /or clarified "as may be deemed for the best interest of the Association and its Members for purposes of enforcing the provisions of this Declaration." The following rules and clarification have been adopted and are effective immediately.

Applications and Approvals:

For any changes to the outside appearances of the home or property, homeowners must first apply in writing to the Architectural Review Board (ARB). Written Approval must be obtained. The ARB form should be used. Attachments may accompany the form in order to provide detailed information about the proposed change. ARB forms can be obtained from the Management Company (Article VIII, Section 3, Section 5, Section 14, Section 18).

Hurricane Preparedness:

Hurricane panels may be installed when danger of a hurricane is eminent. This is usually when the National Weather Service indicates that a Hurricane Watch is in effect.

Hurricane panels should be removed within 7 days from when the National Weather Service cancels the storm watch. Hurricane panels shall not be installed when a homeowner departs on a vacation or for the season. If the homeowner is away when the National Weather Service announces a hurricane watch, homeowners should have prior arrangements made to have the panels installed by someone other than themselves.

In the event of a severe storm or hurricane, all exterior furniture, potted plants and ornaments must be moved indoors.

Pets:

All pets must be leashed. Excrement must be removed from common areas, other private property as well as the owner's property. Pet owners must not walk pets on the lawn of other Homeowners. (Article VIII, Section 10)

Swimming:

Swimming in the community pools is permitted from dawn to dusk. Night swimming is not allowed. Residents shall not use the pool area after dark in accordance with the permit issued by the State of Florida, Department of Health.

Parking:

Parking shall be in accordance with the codes for the Village of Royal Palm Beach. In addition, parking shall comply with the Declaration of Restrictions and Protective Covenants for Seminole Lakes HOA. (Article VIII, Section 13)

Areas of the city code that impact residents of Seminole Lakes include but are not limited to the following: Parking is prohibited:

- On a sidewalk
- Within an intersection
- On a crosswalk
- Within 15 feet of a fire hydrant
- Within 20 feet of a crosswalk at an intersection
- On the grass or any landscaped area

Speed limits:

Motorists are requested to follow a speed limit of 15 miles per hour within the community.

Signs:

No sign of any kind shall be displayed to the public view (Article VIII, Section 8)

Vandalism:

Destruction of Association property will be reported to the Village of Royal Palm Beach Police Department. Property Owners are directly responsible for immediate family, guests and invitees and the actions thereof. Destruction of Association property by an Owner and / or their family, guests or invitees may result in the Suspension of Membership Rights (Article IV, Section 4) and Special Assessments for Non- Compliance (Article VI, Section 5) (Article VIII, Section 6)

Yard & Garage Sales:

In keeping with the covenants of the community, yard and garage sales are not permitted.

Nuisances:

All garbage on trash containers must be stored in each Homeowners garage or placed in an area not visible from adjoining properties. (Article VIII, Section 6)

CHECK LIST:

- I (We) fully authorize investigation of all answers and references given on the application.
- I (We) hereby agree to abide by all Documents and Rules and Regulations.
- The owner acknowledges that they are responsible for assessments.
- Included is a copy of the signed Sales/Lease Contract
- Included is a copy of the Vehicle Registration for each vehicle.
- Included is a copy of each applicant over 18 – Driver’s License.
- Attached is a nonrefundable \$100 **per application** fee payable to Carolina Management Services.
- All money received must be in the form of a money order, cashier check or cash.
- I (We) declare all the information to be true.

Buyer / Lessee applicant Signature: _____

Buyer / Lessee applicant Signature: _____

Board Approval: _____

PLEASE SEND THE COMPLETE PACKET TO: CAROLINA MANAGEMENT SERVICES, INC.
6778 LANTANA ROAD, BUILDING 8, SUITE 9
LAKE WORTH, FL 33467

P.O. BOX 740425
BOYNTON BEACH, FL 33474