

STONEBRIAR HOMEOWNERS ASSOCIATION, INC.

Instructions for Sale/Lease Application Form

- ïò Fill in application sheet completely. If the application is not completely filled out it will be returned.
- îò A fully executed copy of the sales or lease agreement must accompany the application. Minimum lease term is 12-months.
- íò Include the non-refundable application fee in the amount of \$150.00 made out to Stonebriar Homeowners Association, Inc. An interview will be required and will be scheduled at the monthly BOD meeting **ONLY**.
- ìò After closing (if sale) a copy of the recorded deed must be provided to Harbor Management, Inc. by the closing agent, i.e. title company or attorney.
- ëò The application for Lease or Sale and Occupancy along with all information and materials requested therein must be completed, executed and submitted to the Association, at the address below **at least** thirty (30) days prior to the expected date of occupancy. A lease or sale **is not** effective nor may the unit be occupied by the respective lessee(s) or buyer(s) without the prior written approval by the Board of Directors of the Association.

Submit the entire package to:

Thank You,

Board of Directors
Stonebriar Homeowners Association, Inc.

STONEBRIAR AT MAPLEWOOD HOMEOWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS

The definitions contained in the Declaration of Covenants and Restrictions for Stonebriar at Maplewood are incorporated herein as part of these Rules and Regulations.

1. The General Plan of Development shall be obeyed including each and every term and provision of the Homeowners Documents.
2. No personal property, including, but not limited to, bicycles, tricycles, scooters, equipment, baby carriages or other similar vehicles or toys shall be allowed to remain in the Common Areas. The sidewalks, walkways, streets and parking areas shall not be obstructed or used for any other purposes other than for ingress to and egress from the Lots and Common Areas.
3. Any damage to the Common Areas, property, or equipment of the Association caused by any occupant, his or her family member, guest, invitee, or lessee shall be repaired or replaced at the expense of the Owner.
4. No vehicle may be parked or kept so as to prevent access to another Lot or its driveway. Vehicles must obey posted parking and traffic regulations installed by the Association for the safety, convenience and welfare of all.
5. No vehicle shall be assembled or disassembled, except within a garage. Each Owner shall be required to clean their driveway of oil and all other fluids.
6. No transmitting or receiving aerial or antenna shall be attached to or hung from any part of the Common Areas.
7. No clothesline or other similar device shall be allowed on any portion of the Common Areas.
8. All garbage and refuse from a Lot shall be deposited with care in that Lot's private closed garbage containers. No garbage or refuse shall be deposited in any Common Area for any reason, except on the day of pickup and removal. No littering is permitted.
9. No commercial vehicle, recreational vehicle, camper, trailer, boat, van or truck of any kind shall park or be parked at any time on any portion of the Common Areas, except for commercial vehicles, vans or trucks delivering goods or furnishing services which shall not occur overnight except within the confines of a garage. Vehicles in violation may be towed or immobilized, the expense and fees, including attorneys' fees, if any, to be borne by the vehicle owner, Lot owner and/or violator.
10. No garage doors shall be permitted to remain open, except for temporary purposes, and when to allow instant entry and exit, and the Board may adopt further rules for the regulation of the opening of garage doors.
11. No animals shall be raised, bred or kept on any Lot, except that dogs, cats, or other household pets may be kept on the Lot, provided they are not kept, bred, or maintained for any commercial purpose, or in numbers deemed unreasonable by the Board. Notwithstanding the forgoing, no Owner may keep more than two (2) dogs and no animal may be kept on the Lot which, on the judgment of the Board, results in a nuisance or is

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obnoxious to the residents in the vicinity. No bull terrier (pit bull) or any dog or dogs generally considered to be of mean temperament may be kept at Stonebriar. Animals shall not be permitted in any of the Common Areas of Stonebriar at Maplewood unless under leash and controlled by a responsible person. Each animal and Lot owner shall be required to clean up after the animal in order to properly maintain the Common Areas. Each owner, occupant, guest or invitee, shall indemnify and hold harmless the Association, its Officers, directors, members, employees, contractors and agents against any loss, damage or liability resulting from their ownership and having an animal at Stonebriar. If a dog or other animal becomes obnoxious to other occupants by barking or otherwise, the animal owner and Lot owner shall remedy the problem or, upon written notice from the Association, the animal owner and Lot owner will be required to remove the animal from Stonebriar.

12. No decoration may be added to a Lot or otherwise on the exterior of the home without the owner applying for and obtaining advance written approval of the Association's Architectural Control Committee, except for decorations within one week before and one week after, celebrating holidays as follows: Valentines Day, St. Patrick's Day, Memorial Day, Independence Day, and Veteran's Day.

Additional exceptions to the requirement for application and approval are for decorations: Christmas/Chanukah, from Thanksgiving through January 14th and Halloween decorations during the month of October through November 7th.

13. Inflatables or other decorations outside of a home may not: be displayed more than 12 feet above the ground; and, inflatables may not number more than 5, regardless of the home's number of Lots.
14. No inflatables or other decorations shall be placed within 10 feet of the Community's boundaries such that an inflatable or other decoration is visible from the outside of the Community.
15. No bounce house or other inflatable may be placed on Common Areas, including, but not limited to, the pool and tennis court areas.
16. Complaints regarding violations of restrictions or the management of the Association shall be made in writing to the Association and shall be signed by the complaining owner.
17. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any given time by the Board.
18. These Rules and Regulations may be modified, added to or repealed in accordance with the Declaration of Covenants and Restrictions and the Bylaws of the Association.

STONEBRIAR AT MAPLEWOOD HOMEOWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS FOR THE RECREATION AREA AT STONEBRIAR AT MAPLEWOOD

Swimming Pool Rules:

1. Residents should be considerate of other residents when inviting guests, allowing all residents to use of the pool. It is suggested that residents give careful consideration to inviting guests on Saturdays and Sundays when most of the residents will be at home. Guests are not permitted, and will be asked to leave, unless the resident who has invited them is with them at the pool.
2. Children under 15 years of age are not allowed in the pool at any time without an adult in attendance.
3. Pets are not allowed in the pool area at any time.
4. The pool will be open at 9:00 a.m. and closed to all before dusk. All residents and guests using the pool must be considerate of others as to noise of any kind.
5. No smoking or drinking is permitted in the pool.
6. Glass objects are not allowed in or around the pool. Please do not leave paper, cans, or any other litter in the pool area. Place all trash in trash cans when you leave the pool area.
7. Electronic devices if operated must limit audio output to head or earphones, not using speakers.
8. No running, jumping, diving or other horseplay is permitted. Persons not observing this rule must take full responsibility for injury or damage resulting therefrom and will forfeit their right to the use of the pool.
9. No person wearing a diaper unless wearing watertight pants are permitted in the pool area.

Tennis Court Rules:

1. Hours are 8:00 a.m. to 10:00 p.m. daily for the use of the tennis court.
2. Players may reserve the court for a maximum of one hour during prime time and two hours otherwise by entering their name on the reservation book kept at the court. All playing hours must start at the beginning of the hour. Prime time runs from 6:00 p.m. to 10:00 p.m. on weekdays and 8:00 a.m. to 1:00 p.m. and 6:00 p.m. to 10:00 p.m. weekends. To provide all residents an equal opportunity to use the tennis court, players should not make multiple reservations on any one day.
3. Players lose their reservation if they fail to appear within ten minutes after their reservations starts. Any other players may walk on and use the court for that allotted time.
4. Guests may use the court only if they are playing with a resident.
5. All players must wear regulation tennis shoes on the court.

STONEBRIAR HOMEOWNERS ASSOCIATION, INC.

[] APPLICATION FOR LEASE

I / we acknowledge receipt of the Rules and Regulations.

I / we agree to observe and abide by the terms and conditions stated in these documents as well as the governing documents of the Association.

Signature

Date

Signature

Date

APPLICATION FOR RESIDENCY (Minimum Lease Term is 12-months)

Closing date: _____ (OR) Rental Period: From _____ to _____

Property Address: _____

Current Property Owner Information

Name: _____ Phone: _____

Current Mailing Address: _____

New Mailing Address: _____

New Phone Number: _____

Applicant(s) Information

Name: _____ Current Phone #: _____

Email: _____

S.S. # _____ Marital Status: _____

Present Address: _____

How long at this address: _____ If less than one (1) year, previous address:

STONEBRIAR HOMEOWNERS ASSOCIATION, INC.

Co-Applicant's Name: _____ S.S. # _____

Phone: _____ Email: _____

Names and Ages of Children: _____

Are there to be occupants other than the immediate family: Yes [] No []

If yes, name(s), relationship and age(s): _____

Applicant's Employer

Name: _____ Phone # _____

Position: _____ Supervisor: _____

Address: _____

How long employed: _____ If less than one (1) year, previous employer:

Co-Applicant's Employer

Name: _____ Phone # _____

Position: _____ Supervisor: _____

Address: _____

How long employed: _____ If less than 1 (year, previous employer:

Automobile Information

Vehicle #1 Make: _____ Model _____ Tag _____

_____ Vehicle #2 Make: _____ Model _____ Tag _____

_____ Vehicle #3 Make: _____ Model _____ Tag _____

_____ Do you have any of the following? **YES** **NO**

STONEBRIAR HOMEOWNERS ASSOCIATION, INC.

Truck or Van in excess of 1/2 ton	[]	[]
Commercial Van or Truck	[]	[]
Motorcycle or Moped	[]	[]
Boat	[]	[]
Trailer	[]	[]
Motor Home	[]	[]
Camper	[]	[]
Recreational vehicle	[]	[]
Bus	[]	[]

If you answered "Yes" to any of the above, please state where vehicle(s) shall be parked:

Pets

Type: _____ Breed: _____

Weight: _____ Age: _____ Color: _____

Have you ever been evicted before? _____ If yes, where/why _____

Have you ever refused to pay rent? _____ If yes, where/why _____

Name of Real Estate company representing you (if applicable) _____

Name of Agent _____ Agent Phone #: _____

Name of Closing Agent, i.e. The Title Company or Attorney and Phone #: _____

BUYER(S):

I / we Acknowledge that I / we as buyer(s) have received and read the following:

❖ Stonebriar Documents, Rules and Regulations

LEESE(S):

I / we acknowledge as lessee(s) that I / we have received and read the following:

❖ Stonebriar Rules and Regulations

STONEBRIAR HOMEOWNERS ASSOCIATION, INC.

THIS APPLICATION PACKAGE FOR SALE/LEASE IS EXECUTED BY THE PARTIES ON THE DATES SPECIFIED BELOW. IF ANY PARTY DOES NOT UNDERSTAND THIS APPLICATION, THE PARTY SHOULD SEEK LEGAL ASSISTANCE.

I / declare the above information to be true and correct.

_____ Date _____

_____ Date _____

INTERVIEW APPROVAL FOR PURCHASE

This is to certify that the STONEBRIAR HOMEOWNERS ASSOCIATION'S BOARD OF DIRECTORS consents to and approves the purchase of the following described property in Palm Beach County, Florida.

Name of Occupant: _____

Street Address: _____

Home Phone Number: _____

Date of Occupancy: _____

STONEBRIAR HOMEOWNERS ASSOCIATION, INC.

Interview Date: _____

**Welcome Committee
Member Approval** _____