The Colony
AT BOYNTON BEACH

C/o CMC Management, Inc
2950 Jog Road, Greenacres, FL 33467

*(Please check one) Application for **PURCHASE ☐ or LEASE ☐** of

_____, Boynton Beach, FL 33436

Desired date of occupancy _____ **Closing Date if purchase:** _____

Applicant Name: _____ **Phone** _____

Co-Applicant Name: _____**Phone** _____

Email: _____ **Email:** _____

BOARD APPROVAL REQUIRED PRIOR TO OCCUPANCY.
THE FOLLOWING ITEMS MUST BE PROVIDED WITH THIS APPLICATION
Out of state or foreign background checks will incur additional fee

- ☐ **APPLICATION FEE:** $100.00 *NON-REFUNDABLE* Check or Money Order Made payable to THE COLONY AT BOYNTON BEACH HOA. Separate $100.00 Application Fee required for co-applicants regardless of marital status.
- ☐ **PROCESSING FEE:** $150.00 *NON-REFUNDABLE* Check or Money Order Made payable to CMC MANAGEMENT.
- ☐ Copy of your Driver's License(s)/Photo I.D.
- ☐ Copy of vehicle registration(s)
- ☐ Copy of purchase or lease contract
- ☐ ***Lease Requirement: Owner(s) account must be current and violations corrected. Minimum Lease term one-year, Maximum lease term two-years. Continuation of a Lease requires a new application and prior approval from the board at the end of each term.***

Please Note: TITLE COMPANY OR CLOSING ATTORNEY MUST REQUEST AN ESTOPPEL BEFORE CLOSING TO DETERMINE MONIES OWED TO THE ASSOCIATION BY THE OWNER OF THE PROPERTY. IF THIS PROCESS IS NEGLECTED, THE NEW OWNER MAY END UP BEING LIABLE FOR DELINQUENCY.

A Certificate of Approval, which is required to close and prior to moving in, will be provided to the purchaser or renter after the interview.

CURRENT OWNER MUST PROVIDE GOVERNING DOCUMENTS TO BUYER OR THEY CAN BE PURCHASED AT www.condocerts.com.

ASSOCIATION SHALL HAVE THIRTY (30) DAYS TO FROM RECEIPT OF FULLY EXECUTED APPLICATION.

CMC PROPERTY MANAGEMENT

THE COLONY AT BOYNTON BEACH HOA, INC.

UNMARRIED CO-APPLICANTS USE SEPARATE APPLICATION

Purchase ☐ OR Lease ☐ OF _____

ADDRESS TO BE PURCHASED OR LEASED AT THE COLONY AT BOYNTON BEACH

Date_____ Home Phone _____/Cell_____ Desired Date of Occupancy_____

Name_____SS # _____-_____-_____ DOB_____/_____/_____
Last First MI Jr/Sr Prior

Spouse_____SS #_____-_____-_____ DOB_____/_____/_____
Last First MI Jr/Sr. Prior

Other_____SS #_____-_____-_____ DOB_____/_____/_____
Last First MI Jr/Sr. Prior

Occupants_____SS #_____-_____-_____ DOB_____/_____/_____

Present Address_____
Street Apt # City State Zip Code

Present Landlord/Mortg _____Phone (_____)_____

Length of Residence:_____/_____ TO _____/_____ Mortg/rent/mo $_____ #Pets_____Type_____Weight_____
Mo Yr. Mo. Yr.

Previous Landlord_____Phone(_____)_____

Length of Residence _____/_____ TO _____/_____ Monthly Rent $_____
Mo. Yr. Mo. Yr.

MILITARY STATUS: ACTIVE? ☐ YES ☐ NO

Present Employer_____ City & St._____PH ( )_____

Position_____Dates Employed _____/_____ TO _____/_____ Income $_____per_____
Mo. Yr. Mo. Yr.

Previous Employer_____ City & St._____PH (____)_____

Position_____Dates Employed _____/_____ TO _____/_____ Income $_____per _____
Mo. Yr. Mo. Yr.

Spouse Present Employer _____ City & St_____ PH (_____)_____

Position_____Dates Employed _____/_____ TO _____/_____ Income $_____per _____
Mo. Yr. Mo. Yr.

In Case of Emergency Notify_____(_____)_____
Name Relationship Address Phone Number

Vehicle #1 _____ #2 _____
Year Make Model Tag # State Year Make Model Tag # State

Have you ever left owing money to an owner or landlord? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____
Have you ever been arrested for a felony? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____
Have you ever been convicted of a felony? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____

If you have answered yes to any of the above questions, please explain the circumstances regarding the situation on back of this sheet.

AUTHORIZATION OF RELEASE OF INFORMATION: Applicant(s) represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes verification of any and all information relating to residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management. **Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State.** NON-REFUNDABLE APPLICATION FEE . No oral agreements have been made.

_____ _____ _____ _____
Applicant's Signature Date Spouse's Signature Date

THE COLONY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.

c/o CMC Management, Inc., 2950 Jog Road, Greenacres, FL 33467
561-641-1016 ~ 561-641-9118 Fax

CONDITION FOR LEASE APPROVAL

In the event the Unit Owner is delinquent in the payment of assessments (which includes maintenances fees and any other charges owed to the Association) for more than thirty (30) days, the Association may notify the Lessee of the delinquency and in such event, the Lessee shall be obligated to commence paying all future rent payments to the Association, until the delinquent assessments and related charges are paid in full to the Association. At such time that the Lessee is paying his rent to the Association, the Unit Owner may not evict the Lessee for non-payment of rent. However, if the Lessee does not pay the rent to the Association as required herein, the Association shall have the authority to evict the Lessee. In such an event, the Unit Owner shall be obligated to reimburse the Association for the costs and attorneys fees incurred by the Association.

****This form must be signed by both the Unit Owner and the Lessee****

Address of unit: #_____

Term of Lease: Start date: _____ End date: _____

UNIT OWNER INFORMATION:

Name _____ **Phone #** _____
PRINT

_____ **Date:** _____
SIGNATURE

TENANT/LESSEE INFORMATION:

Name _____ **Phone #** _____
PRINT

_____ **Date:** _____
SIGNATURE

.....

FOR SCREENING COMMITTEE USE ONLY:

Screened by: _____ _____ _____
PRINT NAME **SIGNATURE** **DATE**

_____ _____ _____
PRINT NAME **SIGNATURE** **DATE**

THE COLONY AT BOYNTON BEACH HOA, INC.

c/o Century Management Consultants, Inc.
2950 Jog Road, Greenacres, FL 33467

561-641-1016 ~ 561-641-9118 Fax

www.cmcmanagement.biz

FOR PURCHASERS:

All purchasers of units in the THE COLONY AT BOYNTON BEACH HOA, Inc. are subject to all the rules of the Governing Documents, its By-Laws, Restrictions, Rules and Regulations. I have been provided with the Association's Governing Documents. I have also read and understand the Restrictions and Rules and Regulations of this Association, and promise to abide by them.

_____ _____
Signature of Applicant Signature of Co - Applicant

_____ _____
Signature of Witness Date

FOR RENTERS:

All renters of units in the THE COLONY AT BOYNTON BEACH HOA, Inc. are subject to all the rules of the Governing Document, Restrictions, and Rules and Regulations. I have been provided with, have read and understand The Rules and Regulations.

_____ _____
Signature of Applicant Signature of Co - Applicant

_____ _____
Signature of Witness Date

THE COLONY AT BOYNTON BEACH HOA
VEHICLE REGISTRATION

DATE _____

(CHECK ONE) I AM THE OWNER ☐ OR RENTER ☐

ADDRESS:_____

NAME: _____

HOME PHONE_____ WORK PHONE_____ CELL PHONE_____

E-MMAIL _____

Vehicle owner Name_____

Vehicle #1

Tag #_____

Year/Make/Model _____

Color_____

Vehicle owner Name_____

Vehicle #2

Tag #_____

Year/Make/Model _____

Color_____

THE COLONY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION INC.

Rules & Regulations: Revised 9/2024

In living as neighbors, we have obligations that we owe to other Homeowners. These rules and regulations are for the mutual benefit of everyone living at The Colony of Boynton Beach, This in turns protect the property values and enhances the overall environment of T.C.H.O.A

A fine of $100 per violation against any member or any member's tenant, guest, or invitee for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. A fine may be levied by the board for each day of a continuing violation up to $1000, with a single notice and opportunity for hearing. In any action to recover a fine, the prevailing party is entitled to reasonable attorney fees and costs from the non- prevailing party as determined by the Court.

1. *Each homeowner has a duty to maintain and repair their property as needed. Any visible damage or aging of any part of the home must be repaired or replaced. Homeowners are responsible for cleaning and maintaining their Mail Boxes. Homeowners are responsible for obtaining any required permits and must submit a copy to the HOA prior to starting any project that requires a permit from the County.*

2. *Before any changes or improvements can be made to the outside of your home, you must first submit an ACC form available on our website at* ***www.colonyatbb.com*** *or by request and must be submitted to the Property manager for approval. Changes requiring prior approval include painting, adding/changing driveways, landscaping, fences, patios, pools or any other type of structural modification or alterations.*

3. *Trash receptacles can be placed on curb after 5:00pm the evening prior to the pick-up day. (**Wednesday** and **Saturday) Vegetation** trash should only to be left out on **Friday** evening, No other days is permitted. No vegetation trash or any other trash should not be placed in the Storm Drains. Fines for trash receptacles will be imposed on a resident for leaving garbage receptacles at the curb or end of the driveway more than 24 hours before or 24 hours after the designated garbage collection day or time. Trash receptacles must not be visible from the front of the homes when stored.*

4. *Owners **MUST** pick up any droppings deposited by their animals while on common property or the property of others. (No animals in the clubhouse pool, Jacuzzi, Tennis Courts or Basketball Court). Fishing should only be conducted in the designated areas as posted. If you fish, in the Lake/Pond it is only for catch and immediate release. All resident should be aware that the homes on the Lake/Pond should be afforded the same amount of privacy as the homes without Lake/Pond view. Please inform your guests and refrain from walking behind homes, this practice can make residents feel uncomfortable.*

5. *Children **under15 years of age** are not permitted to use the pool /Jacuzzi, Gym equipment's without proper adult supervision. The Pool and Jacuzzi is open from **Dawn** to **Dusk** "**State Law**". Gym is closed at **10pm** the alarm sets automatically the resident will be responsible for the Sheriff fine for false alarm.*

6. *All lawns must be trimmed and edged and free of weeds, dead grassed must be replaced. Edging in front yard must be trimmed to a height of four feet or less and eight feet or less in rear and side yards. No cutting of Lawns before 8.am and no commercial vehicles Lawn services on Sundays.*

7. *Resident must not leave holiday decorations (including lights) on their property longer than the HOA allows. If the decorations has been up for more than one week after the HOA has sent the resident a notice of the violation then a fine will follow.*

8. *Parking on lawns or any part of common areas grass though out the community is prohibited. There may be times during certain community projects that residents are granted permission to park in/on common areas until the project is completed. No parking on the streets after midnight vehicles will be booted or towed. Residents are reminded that there is a posted* ***Speed Limit of 20 mph*** *please remind your guest not to speed in the community be mindful that there are Adults / Children walking and riding bikes in the community. No unregistered motorized or electrical recreational vehicles should be driven on the streets of the community, example: Golf Carts, 4x4 Motor Bikes, and Scooters.*

9. *Do* ***NOT*** *feed the wild animals Peacocks, Ducks, Iguanas or Feral Cats in the community. This practice will bring other undesirable example: Rats, Raccoons, Skunks or other pest.*

10. *The entrance Gate is operated by an Application system called Cell Gate. All residents will receive a pdf file via email with instructions on how to use the system. Homeowners are responsible for any damages caused to the Gates or Arms by their guest or themselves,* ***Minimum charge is $600, tailgating is not allowed.***

11. *No parking on the roadway* ***12am*** *to* ***6am*** *vehicles maybe booted or towed at owner's expense. Parking passes are available from property manager to park by the Tennis Court overnight, plan in advance for the passes.*

12. *No vehicle repairs or maintenance is allowed on properties except in your garage. Unregistered vehicles must be kept in your garage. If your vehicle was in an accident and have major visual physical damage it must be kept in your garage or removed from the property. Vehicles should not hang over in the concreate drainage /roadway from your driveways.*

13. *Hurricane Protection (shutters) should not be closed for a period longer than* ***4 weeks*** *after a Hurricane watch. Hurricane Protection (shutters) should not be used as a security feature while home is not in use. Basketball hoops should be stored in garage or on the side of property zero lot side.*

14*. All homes are required to have at least 3 palm trees in the front single double or triple palm. If a Palm tree is dead it must be replaced with another palm tree with approval from the ACC.*

15*. No House for sale signs or for rent signs or any other signs displays or advertisements shall be maintained or permitted on any part of the Common Area or on any parcel or in any dwelling.*

A fine of $100 per violation may be leveled by the Board and up to $1000 for a continued single violation for any residents who refuse to follow the Rules and Regulations for the Community.

Received _____ **Date:**_____

Received_____ **Date:**_____

TO BE FILLED OUT BY APPLICANT(S)
(Please type information or print clearly)
FOR CMC OFFICE USE ONLY

☐ This is a Purchase or ☐ This is a Rental

Association: ____

If Purchase, projected closing date: ___________________

If Rental, Lease Term from _____________________ to ______________________

Address of Unit: ____

Applicant Name: ____

Co-Applicant Name: ____

Billing Address if different from Unit Address: _____________________________

____

Phone # _____________________________ Phone #__________________________

Email: ____

Email: ____

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This form is to be submitted to the Accounting Department by the Manager after approval of application.

THE COLONY AT BOYNTON BEACH HOA, INC.
C/o CENTURY MANAGEMENT CONSULTANTS, INC.
2950 JOG ROAD, GREENACRES, FL 33467
561-641-1016 PHONE ~ 561-641-9118 FAX
INFO@CMCMANAGEMENT.BIZ

ACKNOWLEDGEMENT AND AUTHORIZATION FOR BACKGROUND CHECK

I acknowledge receipt of the separate documents entitled "DISCLOSURE REGARDING BACKGROUND INVESTIGATION AND A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT", and certify that I have read and understand both of these documents. I/we hereby authorize the obtaining of "consumer reports" including but not limited to credit, eviction and criminal backgrounds. To this end, I/we hereby authorize, without reservation, any law enforcement agency, administrator, state or federal agency, institution, school or university (public or private), information service bureau, employer or insurance company to furnish any and all background information requested by Background Screeners of America, 9333 Melvin Ave., Northridge, CA 91324; 866-570-4949; **www.backgroundscreenersofamerica.com** and/or Employer, Homeowner Association, Condominium Association or Cooperative Association. I further agree that a facsimile (fax), electronic or photographic copy of this Authorization shall be as valid as the original, and will hold harmless CMC Management, their employees, agents and/or affiliates, i.e., HOAs etc., and Background Screeners of America, their employees or agents and other organizations that provide information, from any and all liabilities arising out of the use of such information in connection with Background Screeners of America.

BACKGROUND INFORMATION – to be completed by all applicants 18 years of age or older. Unmarried co-applicants must fill out separate Acknowledgement/background information form.

Last Name: _____ First: _____ Middle: _____

Other Name (Alias) _____

Social Security #_____ Date of Birth _____

Driver's License # _____ State issued: _____

Present Address: _____City_____

State: _____ Zip Code _____ Phone: _____

*Email: _____

Signature: _____ Date: _____

SPOUSE:

Last Name: _____ First: _____ Middle: _____

Other Name (Alias) _____

Social Security #_____ Date of Birth _____

Driver's License # _____ State issued: _____

Present Address: _____City_____

State: _____ Zip Code _____ Phone: _____

*Email: _____

Signature: _____ Date: _____

Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.

- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your "file disclosure"). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
  - a person has taken adverse action against you because of information in your credit report;
  - you are the victim of identity theft and place a fraud alert in your file;
  - your file contains inaccurate information as a result of fraud;
  - you are on public assistance;
  - you are unemployed but expect to apply for employment within 60 days.

  In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.

- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.

- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.

- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.

- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need -- usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.

- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.

- **You many limit "prescreened" offers of credit and insurance you get based on information in your credit report.** Unsolicited "prescreened" offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).

- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.

- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
1.a. Banks, savings associations, and credit unions with total assets of over $10 billion and their affiliates	a. Consumer Financial Protection Bureau 1700 G Street, N.W. Washington, DC 20552
b. Such affiliates that are not banks, savings associations, or credit unions also should list,	b. Federal Trade Commission: Consumer Response Center – FCRA

in addition to the CFPB:	Washington, DC 20580 (877) 382-4357
2. To the extent not included in item 1 above: a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations d. Federal Credit Unions	 a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050 b. Federal Reserve Consumer Help Center P.O. Box. 1200 Minneapolis, MN 55480 c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106 d. National Credit Union Administration Office of Consumer Protection (OCP) Division of Consumer Compliance and Outreach (DCCO) 1775 Duke Street Alexandria, VA 22314
3. Air carriers	Asst. General Counsel for Aviation Enforcement & Proceedings Aviation Consumer Protection Division Department of Transportation 1200 New Jersey Avenue, S.E. Washington, DC 20590
4. Creditors Subject to the Surface Transportation Board	Office of Proceedings, Surface Transportation Board Department of Transportation 395 E Street, S.W. Washington, DC 20423
5. Creditors Subject to the Packers and Stockyards Act, 1921	Nearest Packers and Stockyards Administration area supervisor
6. Small Business Investment Companies	Associate Deputy Administrator for Capital Access United States Small Business Administration 409 Third Street, S.W., 8th Floor Washington, DC 20416
7. Brokers and Dealers	Securities and Exchange Commission 100 F Street, N.E.

	Washington, DC 20549
8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations	Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090
9. Retailers, Finance Companies, and All Other Creditors Not Listed Above	FTC Regional Office for region in which the creditor operates or Federal Trade Commission: Consumer Response Center – FCRA Washington, DC 20580 (877) 382-4357