

EAGLE TRACE HOMEOWNERS ASSOCIATION, INC.

c/o Phoenix Management Services, Inc.
6131-B Lake Worth Rd. — Greenacres, FL 33463
PH: (561) 964-1550 — FAX # (561) 964-8731
We *manage* to make your life easier!

APPLICATION FOR PURCHASE INSTRUCTION SHEET

Application will not be processed until all of the below has been completed and received

A Screening Interview is required for approval.

A "Certificate of Approval for Residency" will be issued upon approval.

1. ____ An Application for each person that will be residing in the unit over the age of 18 (Pages 3&4).
2. ____ A Copy of Photo ID for all applicants over 18 years of age (US Driver's license, Passport or Visa)
3. ____ A Copy of all Vehicle Registrations (Registered in applicant(s) name)
4. ____ A Copy of the Executed Sales Contract must accompany this application.
5. ____ Sign the Animal License Agreement (**pages 5&6**) (If you don't have a Pet you must sign where it states No Pet).
6. ____ A non-refundable fee of \$100.00, made **payable to Eagle Trace Homeowners Association, Inc.** (cashier's check or money order only)
7. ____ A non-refundable processing fee of \$100.00 per adult applicant (or) per married couple, made **payable to Phoenix Management Services, Inc.** (cashier's check or money order only)
8. ____ A Signed copy of the information release (**page 2**).
9. ____ Signed acknowledgement of the Instruction sheet and additional information listed below (**page 1**).

Additional Information

The Current Homeowner must supply the buyer(s) with a copy of the documents for the Eagle Trace Homeowners Association.

The Current Homeowner must provide buyer(s) with a copy of the Rules and regulations for the Eagle Trace Homeowners Association.

No commercial vehicles, trucks with more than two axles, trailers, jet skis. And/or campers or boats are allowed to be parked within the community. All vehicles must be able to park within the confines of one lined parking space of 10 feet X 20 feet.

Only two (2) pets are allowed per unit, and each pet shall not exceed 50 pounds. A picture of the pet(s) must be submitted along with this application. NO Pitbull Terriers are permitted under any circumstances.

Should the unit have funds owing the association; an application for sale approval will not be considered a valid one until such time all balances have been satisfied. Such funds are not deemed paid until all checks have cleared the bank. Please allow additional time for all out of the area checks to clear before requesting an interview. The association has thirty (30) days from the time of full satisfaction of all balances owing, in which to interview the applicants and give their decision

This completed application must be submitted to the Association office no later than thirty (30) days prior to the desired date of occupancy.

After taking title to your home, a homeowner's insurance policy must be obtained, and a copy must be sent to the Association's property management office.

I understand the requirements and obligations, as set forth above, and agree to comply with same, and further agree to abide by the Rules and Regulations of the Eagle Trace Homeowners Association.

Signature _____

Date _____

Signature _____

Date _____

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AGREEMENT AND INFORMATION RELEASE

I hereby agree for myself and on behalf of all persons who may use the home which I seek to purchase or lease:

(A) I will abide by all the restrictions contained in The By-Laws, Rules and Regulations, and Restrictions which are or may In the future be imposed by EAGLE TRACE HOMEOWNERS ASSOCIATION.

(B) I understand that pets must be kept on a leash and all solid waste must he removed.

(C) I understand that subleasing or occupancy of this unit in my absence is prohibited.

(D) I understand that I must be present when any guests, visitors or children who are not permanent residents occupy the unit.

(E) I understand that any violation of the terms, provisions, Conditions and covenants of the EAGLE TRACE; HOMEOWNERS ASSOCIATION documents provides cause for Immediate action as therein provided, or termination of the leasehold under appropriate circumstances.

I understand that the acceptance for the purchase or lease of a unit is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors, Any misrepresentation or falsification of information contained in these forms will result in the automatic rejection of this application. Occupancy prior to approval is prohibited.

I understand that the Board of Directors of Eagle Trace Homeowners Association may cause to be instituted such as investigation of my background as the Board may deem necessary, Accordingly, I specifically authorize the Board of Directors or It's representative to make such investigation and I agree that the information contained In this application may be used in such investigation and that the Board of Directors and Officers and Agents of EAGLE TRACE HOMEOWNERS ASSOCIATION itself shall be held harmless from any action or claim by me In connection with the use of the information contained herein or any investigation conducted by the Board of Directors or its Agent.

In making the foregoing application, I am aware that the decision of EAGLE TRACE HOMEOWNERS ASSOCIATION will be final and no reason will be given for any action taken by the Board. I agree to be governed by the determination of the Board of Directors.

Applicant's Signature

Date

Co-Applicant's Signature

Date

Print Applicant's Name

Print Co-Applicant's Name

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SALES APPLICATION

DATE OF SALE: _____

TODAY'S DATE: _____ PROPERTY ADDRESS: _____

APPLICANT INFORMATION:

NAME 1: _____ DATE OF BIRTH: _____

SOCIAL SECURITY OR PASSPORT # _____

PRESENT ADDRESS: _____

DRIVERS LICENSE#/STATE: _____ MARITAL STATUS _____

HOME PHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

NAME 2: _____ DATE OF BIRTH: _____

SOCIAL SECURITY OR PASSPORT # _____

DRIVERS LICENSE#/STATE: _____ MARITAL STATUS _____

HOME PHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

NO. OF ADULTS: _____ NO. OF CHILDREN: _____

LIST ALL PERSONS TO OCCUPY UNIT NOT LISTED ABOVE:

	NAME	RELATIONSHIP	AGE
1)	_____	_____	_____
2)	_____	_____	_____
3)	_____	_____	_____

PET INFORMATION:

	TYPE	BREED	COLOR	WEIGHT	AGE	LICENSE NUMBER
1.	_____	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____	_____

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CHARACTER REFERENCES

NAME: _____ PHONE NUMBER#: _____

ADDRESS: _____

NAME: _____ PHONE NUMBER#: _____

ADDRESS: _____

AUTOMOBILE INFORMATION

VEHICLE #1

MAKE: _____ MODEL: _____ YEAR: _____

TAG: _____ STATE: _____

VEHICLE #2

MAKE: _____ MODEL: _____ YEAR: _____

TAG: _____ STATE: _____

EMERGENCY CONTACT INFORMATION:

NAME: _____

PHONE: _____ RELATIONSHIP: _____

ADDRESS: _____

.....

I (We) confirm that I (We) have received and read the following: the Declarations, Articles of incorporation and the Rules and Regulations of the Eagle Trace H.O.A. and agree to abide by them.

Applicant Signature DATE: _____

Co – Applicant Signature DATE: _____

**EAGLE TRACE @ RIVER BRIDGE H.O.A.
REVOCABLE LICENSE AGREEMENT FOR PETS
("ANIMAL LICENSE AGREEMENT")**

This pet license agreement is made and entered into as of the date of _____
By and between Eagle Trace @ River Bridge HOA, Inc. (herein referred to as the "Association") and
_____, Residing at _____, Greenacres, FL
33413 (herein referred to as "Licensee(s)").

****Please sign here if you do not have any animal's _____**

WITNESSETH

In consideration of mutual promises contained in this Agreement, the Association and Licensee hereby agree as follows;

1. Upon and subject to the terms and conditions set forth in the Animal Agreement, the Association, hereby grants to Licensee a revocable license to keep the following described animal (the "Animal"),
_____ to wit; as house animal In the Licensee's residence.
2. Licensee hereby agrees as follows;
 - a. That when outside of the Licensee's residents, the animal shall only be permitted on or about those common area within the Eagle Trace Community which shall, from time to time, be designated for that purpose by the Board of Directors of the Association. As of the date of this Animal License Agreement, the area, which have been so designated by the Board of Directors, are shown on the attached map. At no time shall the Animal be permitted in any recreation area or facility.
 - b. That the animal shall, at all times when outside of Licensee's resident, be kept on a leash and in the company of an individual exercising full and complete control over the Animal,
 - c. That the animal shall be curbed at all times when in the environs of any building, sidewalk, or similar public place.
 - d. That all animal feces shall be picked up immediately and properly disposed of by the individual accompanying the animal. Such individual must have the necessary pickup and disposable paraphernalia in his/her possession at all times while on or about any of the common areas within the River Bridge Community. Such paraphernalia shall include, but not limited to, a shovel, bag, tissue (and a flashlight after dusk).
 - e. That Licensee's guests and visitors shall not be permitted to bring any other animals on any of the common areas within Eagle Trace Community.
 - e. That Licensee shall have full responsibility for any and all damage and/or task of maintenance occasioned by the actions or presence of the animal. Should the Association or any of its employees or any other property owner or resident within the Eagle Trace Community be required to perform any cleanup or repair as a consequence of the actions or presence of the animal, a charge of \$100.00 per occurrence shall be assessed against the licensee and such assessment shall constitute a lien upon the licensee's property, In the event that three (3) such incidents shall occur, the licensee shall be deemed to be In default under this animal license agreement and the association shall have absolute right, in its sole and exclusive discretion, to revoke the license granted to licensee hereunder and terminate this Pet License Agreement without need of any other further action by the Association or notice to the Licensee.
3. In addition to the grounds for the termination of this Animal License Agreement as set forth in subparagraph 2(e), the Animal License Agreement may also be terminated by the Association, and the license granted hereunder revoked, in the event that;
 - a. The Licensee shall violate any of the terms, covenants or conditions set forth in this Animal License Agreement or in any additional pet rules and/or regulations heretofore and/or

- b. The animal shall die or
 - c. The animal shall, at any time, be determined by the Association, in its absolute discretion, to be vicious or annoying, or
 - d. Licensee shall vacate or move from Licensee's residence,
4. In the event of any termination of this Animal License Agreement and/or revocation of the license granted hereunder, Licensee shall promptly, permanently and without recourse remove the pet from the Eagle Trace Community and refrain from replacing the animal without the prior written consent of the Association,
 5. This Animal License Agreement shall be governed and constructed in accordance with the laws of the State of Florida,
 6. This Animal License Agreement may not be modified or amended except by written instrument executed by parties hereto,
 7. Any notice provided for under this Animal License Agreement shall be in writing and shall be deemed sufficiently given when sent by certified or registered mail to the party to whom said notice is directed at the address for such party as set forth at the beginning of this Pet License Agreement,
 8. In the event of any litigation between the parties hereto with respect to or arising out of this Animal License Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and court costs from the other party.
 9. The license granted to Licensee under the Animal License Agreements personal to Licensee and may not be assigned or transferred to any other person, firm or other entity without the prior express written consent of the Association.
 10. Licensee shall be at all times indemnify, defend and save and hold harmless the Association and Its Officers, Directors, Employees, and Agents, from and against any and all losses, costs, expenses (including reasonable attorney's fees and court. (cost) and/or liabilities, which said indemnified parties (or any of them) may sustain or incur as a consequence of or arising out of any act or omission of Licensee, or as a consequence of or arising out of any default by Licensee hereunder, or as a consequence of or arising out of any damage or injury to person or property which may at any time be occasioned by the actions of presence of the pet.
 - 10, No Breeding for commercial purpose, no livestock or poultry on any part of the property. No animals weighing over 50 pounds, "exceptions are registered service dogs." No aggressive breeds or of any kind are permitted (sample for guides are Rottweiler's, Pit Bulls, American Bull, Akita's, American Eskimos Chow, and Boxer breeds).
 - 11, Animal license must be kept current and renewed document mailed to Phoenix Management Services, Inc. for audit.

In witness whereof, the parties hereto have executed this Pet License Agreement as of the date set forth above.

Eagle Trace @ River Bridge Association, Inc.

Licensee(s):

By: _____

Title: _____

Welcome to River Bridge

New Residents Name: _____

River Bridge Address: _____

We are excited that you have made the decision to be a resident in our community. In order to make your move easier, we have listed a checklist of items that are required in order to enter your information into our database and issue transponders and gate cards.

Vehicle transponders are \$20.00, motorcycle transponders are \$30.00, & access cards are \$20.00. Please make sure to bring either cash or check only. We DO NOT ACCEPT CREDIT/DEBIT CARDS.

Orientation Check List:

- POA Appointment has been scheduled in advanced after receipt of collection of POA CAPITAL CONTRIBUTION (\$1,000.00). Walk-ins will be turned away!** For appointment, call (561) 968-6054; See attached Orientation Form for additional information.
- HOA approval letter signed and dated by the HOA
- River Bridge General Resident Information Form (GRI) completed by the resident/tenant
- Copy of Warranty Deed or Closing Statement
- Copy of Lease Agreement-If Rental
- Telephone Directory Consent Form completed and signed-*Attached*
- Copy of Pet License Agreement-If Applicable
- Copy of Vehicle Registration(s)- Vehicle must be present for installation of transponder
- Copy of Driver's License(s)

After Orientation Check List:

- Send Communications Provider New Home Owner/Tenant Details
- Update River Bridge Mail Out List (spreadsheet)
- Update Directory (Add/Remove New/Old Owner/Tenant Information if Applicable)
- Silvertrac Update (Guard Software)
- Update RBPOA Website (for E-blast Notifications)

Information verified and entered into ABDI by: _____

Date: _____

Notice to Riverbridge POA

Please be advised that unit (address):

Sub-Association: _____

Owned by: _____ has been

Sold

Closing Date: _____

New owners name: _____

Address: _____

City, State: _____

Telephone No. _____ Cell: _____

Total Number of Residents: _____ # of Adults _____ # of Children _____

Rented

Rental Dates: From _____ To _____

New Renters name: _____

Address: _____

City, State: _____

Telephone No. _____ Cell: _____

Total Number of Residents: _____ # of Adults _____ # of Children _____

PERMANENT VISITORS LIST
(Family/Friends)

1. _____
2. _____
3. _____
4. _____
5. _____

PERMANENT VENDOR LIST
(Service Vendors)

1. _____
2. _____
3. _____
4. _____
5. _____

(Medical)

All occupied Homeowners will be allowed to have (5) personal guests, (5) vendors and unlimited medical representatives.

Owners not occupying their home year round cannot have a permanent guest list; only exceptions are vendors maintaining their home which will also be limited to (5) vendors.

OWNERS/ SEASONAL OWNERS

*Please complete this form if you would like your mail from
the POA sent to a non- Riverbridge address*

Owners Name: _____

Mailing Address:

Owners Current Telephone Number: _____

RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION, INC.

AUTHORIZATION AND CONSENT FOR PUBLICATION OF CONTACT INFORMATION

The undersigned(s), _____, being the owner/tenant of a residential unit governed by the River Bridge Property Owners' Association, Inc. hereby consents to and authorizes the River Bridge Property Owners' Association, Inc. to publish the undersigned's(s) name, address and telephone number in the River Bridge Community Directory. By this authorization and consent, the undersigned(s) expressly waives his or her right to have such contact information kept confidential under Florida Statutes Chapter 718.

The authorization and consent given hereby will remain in force and effect until it is revoked by subsequent written notice delivered to the River Bridge Property Owners' Association, Inc.

Date _____ Owner/Tenant Signature _____

Owner/Tenant Printed Name _____

Owner/Tenant Signature _____

Owner/Tenant Printed Name _____

Affidavit of Receipt of POA Documents

This is to certify I, _____ intend to purchase/lease
(Insert owner's/tenants name)

_____ and that accordingly I have received The River
(Insert Property Address)

Bridge POA's Second Amended and Restated Declaration of Protective Covenants and Restrictions and the POA Rules and Regulations and that it is my responsibility to read and abide by the terms and conditions of all documents received.

This is certified to be so by:

Owner/ Tenant Signature

Owner/ Tenant Signature

Date