



Fairway Palms II Check List

- Resale Application Page
- Vehicle Page
- Current Vehicle(s) Registration
- Pet Page
- Deed Page
- Photo ID (must be legible)
- Email Authorization Form
- Voting Certificate
- Rules & Regulations Acknowledgment page
- Resale Contract
- Non-refundable Processing Fee \$100.00 or \$125.00 RUSH (less than 2 weeks) payable to Watson Association Management

Please make sure when submitting your application all documents, and fees are included.

******* If an application is submitted that is NOT complete, it will NOT be accepted and/or processed. Please ensure that you have all the required information, forms and signatures to avoid any delay(s) in the approval of your application.**

***Please submit and/or send all complete applications and fees to Watson Association Management, LLC office located at 1648 SE Port St. Lucie Blvd., Port St. Lucie, FL 34952**



Association Management

RESALE APPLICATION

Property Address: _____ Date: _____

INFORMATION CONCERNING APPLICANT(s):

Applicant Name: _____ Phone: _____

Co-Applicant Name: _____ Phone: _____

Present Address: _____

Other occupants: Yes ___ No ___

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Do you intend to:

- Live in the unit as a primary residence
- Maintain the unit as a secondary residence
- Offer the unit as a rental *** (Tenant's must be approved before occupancy)***

Applicant Employer _____ Phone _____ Title _____

Number of years _____ Address _____ Supervisor _____

Co-Applicant Employer _____ Phone _____ Title _____

Number of years _____ Address _____ Supervisor _____

EMERGENCY CONTACT PERSON _____

Phone _____ Address _____ Relationship _____

I (we) fully authorize investigation of all answers and references given.

If seller fails to provide a set of Documents to Buyer, a copy may be obtained from Watson Association Management, LLC at a cost of \$50.00.

Purchaser: _____ Date: _____

Purchaser: _____ Date: _____

1648 SE Port St. Lucie Blvd., Port St. Lucie, FL 34952
1410 Palm Coast Parkway NW, Palm Coast, FL 32137

Phone 772.871.0004 Fax 772.871.0005
Phone 386.246.9270 Fax 386.246.9271



Association Management

VEHICLE REGISTRATION FORM

Property Address: Bldg.: _____ Unit: _____ Reserved Parking Space# _____

Name: _____
(All Applicants)

Sticker # _____

Sticker # _____

VEHICLE # 1:

VEHICLE # 2:

Make: _____

Make: _____

Model: _____

Model: _____

Year: _____

Year: _____

Color: _____

Color: _____

VIN: _____

VIN: _____

Tag: _____

Tag: _____

State: _____

State: _____

Vehicle 1 registered to: _____

Vehicle 2 registered to: _____

PLEASE NOTE:

- ◆ COPY OF RESIDENT'S VALID DRIVERS LICENSE MUST BE ATTACHED.
- ◆ ATTACH COPY OF VEHICLE(S) CURRENT REGISTRATION FROM THE STATE.
- ◆ ANY CHANGES IN USE OR APPEARANCE OF THE ABOVE DESCRIBED VEHICLE(S) MUST BE SUBMITTED TO THE BOARD OF DIRECTORS WITH A NEW APPLICATION.
- ◆ PARKING REGISTRATION STICKER MUST BE VISIBLY DISPLAYED IN THE LOWER LEFT CORNER OF REAR WINDOW.
- ◆ VEHICLES SUBJECT TO TOW AT OWNERS EXPENSE IF RULES ARE NOT FOLLOWED.

Signature: _____ Date: _____

Signature: _____ Date: _____



PLEASE ADVISE US OF ANY ANIMALS TO BE RESIDING IN THE UNIT

- No pets shall be kept, bred, or maintained for any commercial purpose.
- Dogs which are household pets shall always whenever they are outside a unit be confined on a leash held by a responsible person.
- An owner shall immediately pick up and remove any solid animal waste deposited by his pet on the properties, including the common areas and the exclusive neighborhood common area.
- The Board can revoke the privilege of having a pet on the property.
- Pets are limited to no more than two (2) pets per unit

Pet(s)? Yes _____ No _____ Bldg. _____ Unit _____

Pet Type: _____ Weight: _____ Age: _____ Color: _____ Sex: _____
Name: _____

Pet Type: _____ Weight: _____ Age: _____ Color: _____ Sex: _____
Name: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

This form is REQUIRED, if no pets please mark "NO" above



DEED RESTRICTED COMMUNITY

I (we) understand that we are moving into a deed-restricted community. I (we) hereby agree to abide by all Documents and Rules & Regulation of FAIRWAY PALMS II CONDOMINIUM ASSOCIATION, INC., I (we) received a copy from the Seller. If seller fails to provide a set of Documents to Buyer, I (we) may obtain a copy from the Association Management at a cost of \$50.00.

.....

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____



EMAIL CONSENT FORM

New Florida statutes state it is against the law to send mass emails to owners without their written consent. By completing, signing, and returning this form, you are authorizing the Board of Directors of Fairway Palms II Condominium Association, Inc. and Watson Association Management to send you information of the Association meetings, reports on actions taken by the Board at those meetings, violations, updates and/or special information. Your email address will not be used for any other purpose than those listed in the previous sentence.

We want to keep you better informed about the developments and issues regarding your investment as an owner in the Fairway Palms II Condominium Association, Inc.

Yes

I authorize Fairway Palms II and Watson Association Management to email me appropriate meeting notices, agendas, reports, violation letters and other information.

Email Address: _____

Unit Address: _____

Phone Number(s): _____

Signature(s): _____

Printed Name(s): _____

No

I do not want to receive emails from Fairway Palms II and Watson Association Management.



VOTING CERTIFICATE
Fairway Palms II

Know all men by these present, that the undersigned is the record owner (s) In Fairway Palms II shown below, and hereby constitutes, appoints and designates:

(Insert one owners name above)

As the voting representative for the HOMEOWNERS ASSOCIATION unit owned by said undersigned pursuant to the by-laws of the Association.

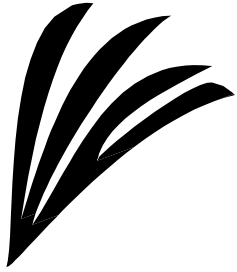
The voting representative is hereby authorized and empowered to act in the capacity herein set forth until the undersigned otherwise modifies or evokes the authority set forth in this voting certificate.

Dated this _____ day of _____, 20____.

Signature _____ **Signature** _____
(Unit owner's signature – If jointly-owned, both owners' signatures required)

Property Address _____
Stuart, FL 34997

When there is a corporation or partnership as owners of the property, then a voting representative must be appointed by the corporation or partnership and becomes the representative. All owners must sign this form to acknowledge this appointment.



FAIRWAY PALMS II

6539 SE Federal Highway
Stuart, FL 34997



Rules and Regulations

The following are the rules of the Fairway Palms II Condominium Association, hereinafter referred to as the Association.

1. In order to enhance the beauty of the property and for safety purposes, all sidewalks in the common areas must not be obstructed or encumbered. That is, nothing will be placed upon, or stored upon sidewalks.
2. Bicycles shall be stored only in condo units, or in bicycle racks located on condominium grounds.
3. No garbage cans, supplies, plants, chairs, or any other articles shall be placed on entry way balconies. No linens, clothes, clothing, curtains, rugs, or laundry or other articles shall be shaken or hung from any balcony or other part of the common elements of Association property.
4. To provide a healthy environment for all, and in order to eliminate odors and vermin, all garbage must be placed in plastic bags and be deposited in dumpsters located throughout Association property. Recycling receptacles shall be used for recycling material only. Cardboard boxes shall be broken down before being placed in recycling receptacles.
5. No construction debris is to be deposited in any trash containers on Association property. Contractors, or persons making repairs or remodeling of units, are responsible for removing all construction materials from Association property. Dumping of construction debris anywhere on Association property will be subject to a \$250.00 fine.
6. No furniture or other household items shall be deposited in Association dumpsters or left on Association property. An owner or tenant having furniture or other items to be disposed of must arrange for such items to be removed from Association property at their own expense. Dumping of furniture or other household items anywhere on Association property will be subject to a \$250.00 fine.

7. No vehicles other than automobiles, vans, or pick-up trucks without commercial signage thereon shall be permitted to park on Association property, except for the purpose of making deliveries or providing repair services to a unit. Police or fire emergency vehicles are expressly exempted from these provisions.

Exceptions: Parking of non-commercial vans, boats, boat trailers and recreational vehicles may be parked in the overflow parking area, with permission of the Board of Directors (BOD). Refer to the Rules and Procedure for Overflow Area Parking Permits document for the criteria associated with parking in the overflow parking area.

8. All vehicles parked on Association property by owners or tenants must be registered with the Association, and a parking permit must be attached to the left side of the rear window of the vehicle. Vehicles not registered are subject to being towed without notice. Each parking space shall only accommodate one (1) vehicle at a time.

9. Properly registered and permitted vehicles must be parked in the designated parking spots assigned to the unit. If the owner or tenant has more than one vehicle, and the unit is assigned only one parking place, the second or subsequent vehicle must be parked in a guest spot. In no instance should any owner or tenant utilize more than two (2) guest spaces for more than a 48 hour period. In other words, any owner or tenant that has more than two (2) vehicles parked in guest spots is subject to have the third and subsequent vehicles towed from the property. Parking in spaces assigned to other units, or on the grass, will subject the illegal parker to imposition of a fine and/or towing of vehicle without notice.

10. Vehicles shall not be backed in to parking places.

11. Any vehicle that cannot operate under its own power shall not remain on Association property for more than 24 hours. No vehicle repairs shall be performed on Association property except in emergencies, and except as otherwise provided in the Declaration of Condominium. Any vehicle that leaks excessive fluids onto the parking lot surface will be subject to being towed and the unit owner associated with the vehicle will be subject to a fine in an amount to clean and repair the parking lot surface.

Any vehicle without valid registration and insurance, including beach buggies, All Terrain Vehicles, and similar "off road vehicles" shall be deemed to be unable to operate under its own power, and will not be permitted to park on Association property. Any such vehicle parked on Association property will be subject to being towed off premises at owner's expense.

12. In order that all residents may have the quiet enjoyment of their property, no resident shall make or permit any disturbing noises on the Association property by himself, his family, employees, agents visitors and licensees, nor do or permit anything by such persons that will interfere with the reasonable rights, comfort or convenience of all residents.

13. Repairs and renovations to units should not commence prior to 8:00am, and should terminate no later than 6:00pm.

14. No satellite dish installation may be done without the express written approval of the Board of Directors. Installations made without such approval will be removed. Refer to the Rules Regarding Satellite Dish Installations for additional criteria related to their installation.

15. Nothing may be erected or installed on the roof, or the exterior walls of buildings. No alterations of any kind may be made to the exterior of the building, except by order of the Board of Directors. No for sale or other signs of any type shall be displayed in any window of any unit, or on any building surface.

16. No plywood sheeting or temporary hurricane shutters may be fastened to any building. Violators will be subject to a monetary fine and/or charges for necessary repairs.

17. Permanent hurricane shutters of a type and color approved by the Board of Directors may be installed by a licensed contractor with a permit issued by Martin County; and, with written permission of the Board of Directors. Information regarding specifications and color is available in the Association office.

18. Pets are permitted in units occupied by owners only. A two animal maximum is imposed, and no animal shall become a nuisance or they will be ordered to be removed by the Board of Directors. All pets must be leashed while on Association property. All pet waste must be picked up and properly disposed of, failure to do so will subject violators to a \$25.00 fine per occurrence.

Rental tenants are not permitted to have pets. Landlords that allow renters to move in with pets shall be subject to being fined \$25.00 per day up to a maximum of \$1000.00 for each day the pet remains on Association property.

19. Absolutely no planting, mulching, adding of decorations etc. shall be allowed by owners or tenants, on any of the common grounds of the Association. All landscaping shall be the responsibility of the Association, and will be under direction of the Board of Directors.

20. In accordance with provisions of the Florida Fire Prevention Code, no gas grills, hibachis, or similar items, including electric grills, may be used on Association property. Persons wishing to barbecue may use the barbecue grill located by the Association office. Violations are subject to a fine and confiscation of grills etc.

21. No business of any type is to be conducted from any unit, or anywhere on Association property.

THIS SET OF RULES & REGULATIONS IS A QUICK REFERENCE TO THE USE RESTRICTIONS OF FAIRWAY PALMS II AND IT *DOES NOT* CONSTITUTE A COMPLETE SET OF DOCUMENTS. PLEASE REFER TO THE ENTIRE BOOK OF COVENANTS & RESTRICTIONS FOR FURTHER SPECIFICATIONS TO COMPLY WITH FLORIDA STATUTES.

I/We have received and understand the Fairway Palms II Rules and Regulations.

Signature: _____ Date: _____

Signature: _____ Date: _____