



IMPORTANT APPLICATION INFORMATION

If your application is incomplete, it will be returned to you by mail along with any fee you may have submitted, and a list of the missing items.

You may then complete the application and re-submit it together with the required fee.

Please provide the name and address which you would like us to use if the application is incomplete and must be returned to you.

Name: _____

Street Address: _____

City: _____ **State:** ____ **Zip:** _____

Telephone #: _____

Email Address: _____

If you do not fill in the information above, we will use the best address available in the application you submitted.

READ FIRST: Complete all questions and fill in all blanks. All information supplied is subject to verification. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, order can be cancelled but your fee will not be refunded. Rev. 06/2014

**** THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! ****

APPLICATION FOR OCCUPANCY

Association Name: _____

Purchase Lease Occupant Apt.# _____ Bldg.# _____ Address applied for: _____

Full Name _____ **Date of Birth** _____ **Social Security #** _____

Single Married Separated Divorced How Long? _____ Other legal or maiden name _____

Have you ever been convicted of a crime? _____ Date (s) _____ County/State Convicted in _____

Charge (s) _____

Applicant's Cell Number(s) _____ Applicant's Email Address _____

Spouse _____ **Date of Birth** _____ **Social Security #** _____

Other legal or maiden name _____ Have you ever been convicted of a crime? _____ Date (s) _____

County/State Convicted in _____ Charge (s) _____

Spouse's Cell Number(s) _____ Spouse's Email Address _____

No. of people who will occupy unit – Adults (over age 18) _____ Description of Pets _____

Names and ages of others who will occupy unit _____

In case of emergency notify _____ Address _____ Phone _____

PART I – RESIDENCE HISTORY

A. Present address _____ Phone _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Own Home Parent/Family Member Rented Home Rented Apt Other _____ Rent/Mtg Amount _____

Are you on the Lease? _____ If not, who is the leaseholder? _____ Are you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Is your Landlord the: Owner of the property Realtor Family Member Roommate Property Manager Other _____

B. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Own Home Parent/Family Member Rented Home Rented Apt Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Is your Landlord the: Owner of the property Realtor Family Member Roommate Property Manager Other _____

C. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Own Home Parent/Family Member Rented Home Rented Apt Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Is your Landlord the: Owner of the property Realtor Family Member Roommate Property Manager Other _____

PART II – EMPLOYMENT REFERENCES

Include a recent copy of an earnings statement to expedite processing

- A. Employed by _____ Phone _____
 Dates of Employment: From: _____ To: _____ Position _____ Fax _____
 Monthly Gross Income _____ Address _____
- B. Spouse Employed by _____ Phone _____
 Dates of Employment: From: _____ To: _____ Position _____ Fax _____
 Monthly Gross Income _____ Address _____

PART III – BANK REFERENCES

Include a recent copy of a bank statement to expedite processing

- A. Bank Name _____ Checking Acct. # _____ Phone _____
 Address _____ Fax _____
- B. Bank Name _____ Savings Acct. # _____ Phone _____
 Address _____ Fax _____

PART IV – CHARACTER REFERENCES (No Family Members)

- 1. Name _____ Home Phone _____
 Address _____ Business Phone _____
 Email Address _____ Cellular Phone _____
- 2. Name _____ Home Phone _____
 Address _____ Business Phone _____
 Email Address _____ Cellular Phone _____
- 3. Name _____ Home Phone _____
 Address _____ Business Phone _____
 Email Address _____ Cellular Phone _____
- 4. Name _____ Home Phone _____
 Address _____ Business Phone _____
 Email Address _____ Cellular Phone _____

Are you using a realtor? Yes _____ No _____ If yes: Realtor's name _____
 Email Address _____ Cellular Phone _____

Driver's License Number (Primary Applicant). _____ State Issued _____
 Driver's License Number (Secondary Applicant) _____ State Issued _____
 Make _____ Type _____ Year _____ License Plate No. _____
 Make _____ Type _____ Year _____ License Plate No. _____

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

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

Hidden Woods of Deer Creek, Inc.

Pet Registration Form

Pets such as birds, hamsters and cats are allowed if they aren't let out in common areas. Dogs must be registered and approved by the Association (Board) and can't measure more than 28" from their feet to their shoulders. Pit Bulls, including any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying a majority of physical traits of any one of more of the above breeds, or any dog exhibiting those distinguishing characteristics of which substantially conforms to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds, are not permitted. The Association reserves the right to have a dog removed if the dog is or has been a nuisance. Dogs MUST be always on a leash while out on the common areas. Do not let them bark excessively and never leave the dog out on the screened patio unattended. By law YOU MUST PICK UP AFTER YOUR DOG. Use a plastic bag or some other airtight method and this should be tied off or sealed and disposed of in the dumpster. No pet of any kind is permitted in the pool or clubhouse area.

Bldg.: _____ Unit: _____

Unit Owner Name(s): _____

Pet Owners Name: _____

Owners Phone: _____ Mobile: _____

Pet Name: _____ Breed: _____

Weight: _____ For Dogs – Height (front paws to shoulder): _____

Color: _____ License/Tag I.D./Chip ID: _____

I/We understand and agree that the above pet(s) is/are the only pet(s) approved to be kept at Hidden Woods of Deer Creek. I/We are fully responsible for the actions of my/our pet and understand and agree to abide by the Condominium Documents and Rules and Regulations regarding pet ownership.

I/We understand and agree that If I/We are found in violation of Condominium Documents or Rules and Regulations that the Association may take any and all necessary actions to enforce the Condominium Documents and Rules and Regulations Including but not limited to levying fines, requiring removal or expulsion of pet and legal actions for damages and Injunctive relief.

Signature: _____ Date: _____

Signature: _____ Date: _____

- Attach Photo of Pet
- Attach copy of current vaccine report
- **ONE** pet per page

Note: only complete forms will be accepted

HIDDEN WOODS OF DEER CREEK INC., A RESIDENTIAL COMMUNITY RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated shall be deemed in effect until amended by the Board of Directors of The Association and shall apply to and be binding upon all Unit Owners and other occupants. The Unit Owners and others shall at all times follow said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, lessees, and persons over whom they exercise control and supervision. Said Rules and Regulations are as follows:

1. Nothing is permitted in the Unit that increases the rate of our insurance or interferes with the rights of other Unit residents or annoys them with unreasonable noise. No noxious or offensive activity that may be or become a nuisance to the neighbors and neighborhood.

2. Between the hours of 11:00PM and 8:00AM residents and their guests, invitees, and lessees are urged to keep the noise level down. No music, radios or televisions, etc. are to be played between 11:00PM and 8:00AM on the patio areas of your Unit or Common Condominium areas. Always be considerate of your neighbors in terms of noise, offensive language, and odors, including second-hand smoke.

3. All refuse, trash and garbage shall be placed in securely tied plastic (or plastic lined) bags and disposed of by:
 - 3a. Placing it directly into a dumpster and must not be left outside of the dumpster or must be immediately and directly removed away from the Common Elements of the Condominium Property. Under no circumstances is trash, garbage or refuse to be left in the hallways, walkways, or stairways.
 - 3b. For large household items, contact the City of Deerfield Beach (954-480-4391) for bulk pick day information. Bulk items must be placed outside the dumpster enclosure no earlier than the evening before pick up.
 - 3c. Construction/renovation/demolition materials or debris from units may not be placed in the dumpster. Unit Owners must arrange for collection and disposal of such materials/debris at their own expense.

4. Pets such as birds, hamsters and cats are allowed as long as they aren't let out on common areas. Dogs must be approved by The Association Board of Directors and cannot measure more than 28" from their feet to their shoulders. Pit Bulls, including any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying most physical traits of any one of more of the above breeds, or any dog exhibiting those distinguishing characteristics of which substantially confirm to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds, are not permitted. The Association reserves the right to have a dog removed if the dog is or has been a nuisance. Dogs must be on a leash at all times while out on the common area. Do not let them bark excessively and never leave the dog out on the patio unattended. By law you must pick up after your dog. Use a plastic bag, or some other airtight method, for collecting dog waste and this should be tied off or sealed and disposed of in the dumpster. No pet of any kind is permitted in the pool or clubhouse area. Service dogs, as defined by the Americans with Disabilities Act (ADA), are permitted on all Common Elements of the Condominium Property, including pool deck and clubhouse.

5. No Unit Owner (except Association Board Members or Officers) or occupant shall direct, supervise, or in any manner attempt to assert any control over the vendors/representatives of The Association.

6. Unit Owners may not plant any landscaping material, shrubs, or trees in any common areas without prior written consent of the Board of Directors. All approved landscaping materials become the property of The Association.
7. The hallways, walkways, stairways, drives and all of the Common elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any carriages, bicycles, wagons, shopping carts, chairs, benches, tables or any other objects of a similar type and nature be stored thereon. Electrical rooms servicing each building must not be used for storage of any kind.
 - a. Outdoor furniture such as lounge chairs cannot be left in the common areas unless it's being used and must be removed immediately thereafter.
8. Nothing can be affixed, attached, hung, displayed, or placed on the exterior walls, doors, or windows.
9. No linens, clothing, curtains, rugs, mops, or laundry of any kind, or other like article shall be hung from any of the balconies, windows or doors or exposed on any part of the Common Elements. Common Elements shall be kept free and clear of rubbish, debris, and other unsightly material.
10. No patios shall be enclosed, altered, painted, remodelled, re-floored or enlarged without first submitting a plan of the proposed change and obtaining the prior written approval of the Board of Directors. Under no circumstances shall any patio be walled or glassed in. No carpeting may be affixed to the patio. The Unit Owner may place approved tile or stone on the patio floor and may place outdoor furniture on said patios.
11. No awning(s), canopy, trellis, or any other projection shall be attached to or placed upon the outside walls or roofs or patio of a Unit without prior written consent of the Board of Directors.
12. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on, or upon any part of the Common Elements of the Condominium Property by any Unit Owner or occupant.
13. Installation of a Satellite Dish must be reviewed and approved by The Board of Directors prior to installation.
14. Parking spaces are assigned at the discretion of the Board of Directors. Each Unit will be entitled to one (1) reserved parking space. Parking must be used for motor vehicles only at the designated space for your Unit. No back-in parking permitted in any parking space which is adjacent to buildings.
15. No Unit Owner, guest or tenant shall store, park, or leave boats, campers, recreational vehicles, trailers, motorcycles, trucks (as further defined). Commercial vans/SUVs or other vehicles deemed undesirable by the Board of Directors on Condominium Property. No trucks with camper tops, "fifth wheel" trucks, dump trucks, vans/SUVs, trucks and any vehicle with commercial lettering and or/ladders, toolboxes or any other visible equipment, diesel powered trucks, vans/SUVs with no windows or glass panels or rear seat. An acceptable van/SUV is one that has more than one row of seats with corresponding windows and is clearly a passenger equipped van/SUV and is used only for conveyance of passengers. Rented moving vehicles, such as Trucks/U-Hauls, etc., must be removed from Condominium Property within 72 hours of arrival. Pickup-Trucks without a toolbox, tools or other commercial equipment stored in the bed, may be parked on the Condominium Property. Police units are not considered commercial vehicles.

16. No mechanical repairs, preventative maintenance or oil changes are to be made at any time on any vehicles within the common areas including parking areas.

17. The community bicycle rack is for short-term parking of bicycles between rides and must not be used for long-term storage of bicycles. The Board of Directors reserves the right to request removal of bicycles left unattended for long periods of time. Bicycles parked in the rack are left at the owner's risk. The Association is not liable for any damage or theft of bicycles parked in the bike rack.

18. Fire prevention code and laws must be obeyed.

18a. No flammable, combustible, or explosive fluid, chemical or substance shall be kept in any Unit except such as are required for normal household use.

18b. No cooking shall be permitted on any of the patios or Common Elements of the Condominium Property except during hours and on Common Element areas specifically designated, in writing, by the Board of Directors.

18c. Unit Owners may supply and use their own stand-alone gas grill, charcoal/briquet, hibachi/BBQs to use on the patio, south side of the clubhouse. (No cooking or food on the pool deck). When in use grill must be 10 ft from the building, overhangs, and hedges.

18d. Designated hours are from 8:00AM to 11:00PM for patio use.

18e. Ground floor Unit Owner BBQ's/gas grills must be stored outside their patio against the wall or hedge and covered when not in use.

18f. While in use, BBQ's/gas grills must be moved and used at least 10ft from building and overhangs.

18g. Second floor units may not use or store gas grills or gas (propane) canisters.

18h. Use of electric grills (<200 sq in) may be stored and used on patio if they comply the fire prevention code.

19. Emergency Contact Information: All Unit Owners must provide Management and the Board of Directors with a local emergency contact name/phone number who can provide access to the unit. In the event a Unit Owner fails to provide a local emergency contact who can provide access, the Unit Owner will be responsible for any and all additional costs incurred by The Association in order to gain emergency access to the Unit, including but not limited to the cost of a locksmith, emergency services breaking into the Unit, and any resulting damages to Common Areas or other Units.

20. Upon issuance of a Hurricane Warning by the National Hurricane Center for Broward County, each Unit Owner must prepare by:

20a. Removing all furniture, plants and other objects from the Unit's patio including outside grills.

20b. If the Unit Owner is absent from the property during Hurricane Season, the Unit Owner shall furnish to The Association the name of a designated firm or individual who will care for the Unit in the event the Unit should suffer hurricane damage.

In addition:

20c. Approved hurricane panels cannot be installed, and approved accordion shutters may not be placed into the closed position, prior to the issuance of a Hurricane Warning by the National Hurricane Center for Broward County.

20d. Approved hurricane panels must be removed, and approved accordion shutters must be placed in the open position within one week following the termination of the National Hurricane Center warnings.

21. Rentals: You may rent your Unit for minimum periods of (1) month. A rental involves a lease agreement and is a financial transaction. Unit Owners who rent their units (landlords) must advise the Board of Directors and Management, using the Hidden Woods registration form(s), of the number of people renting the unit, the names, Unit Owners contact information and dates of arrival/departure. Landlords who rent their units, may not use the Hidden Woods amenities, including parking, pool and clubhouse, while their unit is occupied by tenants. It is not considered a rental if the Unit Owner agrees to allow a family member or friend occupy the Unit for a limited period of time. Unit Owners loaning their units to friends/family are encouraged to register guests in case of emergency.

22. The Board of Directors shall adopt and enforce reasonable rules and regulations (which may include ages, hours, and maximum capacities) governing the use of pool, patio, picnic, and clubhouse room areas, and shall maintain signs in each area showing the Rules and Regulations applicable thereto. In addition:

24a. Pool keys are the property of the Hidden Woods Association. The Association issues one (1) pool key per unit. Loaning/sharing of pool/clubhouse key is prohibited. The clubhouse and pool area are for the exclusive use of the Unit Owners, accompanied guests, and registered tenants/guests. The pool and pool deck may not be rented or reserved or used by non-residents attending clubhouse events. Unit Owners who reside off-site, may not access/use the pool/clubhouse while their unit is under lease.

24b. Clubhouse Rental: To reserve the clubhouse, contact the Board of Directors to obtain the booking contract. Renters are responsible for any and all damages. A refundable security deposit is required. No pets of any kind are allowed. Reservations are subject to availability. Non-resident bookings require a responsible Unit Owner to sponsor. At no time may the clubhouse or pool area be used or in any manner occupied between the hours of 2:00am and 7:00am.

See pool rules on separate page.

Hidden Woods Pool Rules

- Pool Hours Dawn until Dusk.
- Use the poolside shower before entering pool.
- NO LIFEGUARD. Swim at your own risk. It is recommended no one swims unaccompanied.
- No unattended children under 12 years of age.
- Children not toilet trained are not allowed in the pool without a diaper specifically designed for swimming.
- No running, jumping, ball playing, or boisterous behavior is allowed.
- Bathing Capacity - 26 people.
- Persons using suntan oil/lotion MUST use a towel on the chaise lounges and chairs.
- No glass is allowed in the pool or on the pool deck.
- No food is allowed in the pool or on the pool deck.
- No pets, bicycles, scooters, blades, etc. are allowed in the pool area or clubhouse.
- Do not remove furniture from the pool area or clubhouse.
- Reservation of chairs, lounges or tables is not permitted.
- Place trash in containers provided.
- Music and noise must be kept low and, be mindful of others when talking on a cell phone.
- No smoking/vapping at the pool.
- Pool and Clubhouse are for exclusive use of resident Unit Owners, guests accompanied by resident Unit Owner and registered tenants/guests.

AUTHORIZATION FORM

I/We hereby authorize **Associated Credit Reporting, Inc.** to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. **PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY.** If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

(Applicant's Signature)

(Spouse's Signature)

(Applicant's Name Printed)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)