

APPLICATION FOR OCCUPANCY

All new residents (owners and/or tenants) are required to apply with **SERENITY POINT HOMEOWNERS' ASSOCIATION, INC.** prior to moving in. The application process could take roughly one to two weeks. A proposed buyer or tenant MUST be approved before moving in. You MUST obtain the required forms from the office of:

GRS MANAGEMENT, INC
15280 NW 79TH COURT, SUITE 101
MIAMI LAKES, FL 33016
PHONE 305-823-0072
FAX 305-823-4888

All applications MUST be submitted to **SERENITY POINT HOMEOWNERS' ASSOCIATION, INC.** All forms must be 100% complete and correct and must be signed by the appropriate parties. Incomplete applications WILL NOT be accepted nor processed.

Please note all application requests are only valid for 30 days. If there are any pending items, the application will automatically be cancelled upon 30 days after submission. All applications fees are non-refundable.

The following must be included with the application:

- Application processing fee of \$150.00 for legally married couples. Any other applicant over 18 years of age must pay an additional \$150.00 per applicant. Made payable to: **GRS MANAGEMENT, INC. (Cashier's check or money order only)** - Application fees are non-refundable.
- If the application is for sale, an estoppel MUST be requested before or at the time this application is submitted. ESTOPPEL FEE OF \$250.00 (standard) OR \$350.00 (rush) is required. Made payable to: **GRS MANAGEMENT, INC (Cashier's check or money order only)**
- Copy of Local Police Record
If unable to secure local appointment, the GRS Management, Inc. office may run a background check for an additional \$55.00 per applicant. Made payable to: **GRS MANAGEMENT, INC. (Cashier's check or money order only) - Fees are non-refundable.
- Signed copy of the contract for sale or lease.
- Completed application with a copy of all applicants' driver licenses or photo IDs.

All inquiries in reference to the application process must be done via e-mail to customer@grsmanagement.com.

Sincerely,

Applications Department
GRS Management, Inc.

SERENITY POINT HOMEOWNERS' ASSOCIATION, INC.

Application for Occupancy

PLEASE FILL IN ALL BLANKS. APPLICATIONS NOT FULLY COMPLETED, WILL NOT BE PROCESSED.

Note: Please note all applicants over the age of 18 (not married to primary applicant) must complete a separate application.

Date: _____ Desired Date of Occupancy: _____

This Application is for a: Lease () Purchase () of Unit # _____

Property Address: _____

Realtor's Name: _____ Phone # _____

Applicant's Name _____

Phone# _____ Cell Phone# _____

E-Mail Address: _____

SSN# _____ DOB _____

DL # _____ State _____

MARITAL STATUS: Married () Separated () Divorce () Single ()

Spouse's Name: _____

Phone# _____ Cell Phone# _____

E-Mail Address: _____

SSN# _____ DOB _____

DL # _____ State _____

No. Of People who will occupy the unit: _____

LIST OF OCCUPANTS

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

PETS

Yes () No () How Many: _____ Weight: _____ Breed: _____

Weight: _____ Breed: _____

VEHICLES

Make: _____ Model: _____

Tag # _____ State: _____ Year: _____

Make: _____ Model: _____

Tag # _____ State: _____ Year: _____

RESIDENCE HISTORY

Present Address: _____

City _____ State _____ Zip _____ OWN () RENT () Years _____

Name of Landlord _____ Phone # _____

Previous Address: _____

City _____ State _____ Zip _____ OWN () RENT () Years _____

Name of Landlord _____ Phone # _____

Previous Address: _____

City _____ State _____ Zip _____ OWN () RENT () Years _____

Name of Landlord _____ Phone # _____

EMPLOYMENT HISTORY

ARE YOU: Self-Employed? Yes () No () Retired? Yes () No ()

Present Employment:

Employer Name: _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

From: _____ To: _____ Dept or Position: _____

Supervisor: _____ Monthly Income: _____

Previous Employer: Employer Name: _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

From: _____ To: _____ Dept or Position: _____

Supervisor: _____ Monthly Income: _____

Spouse's Employer

Self-Employed? Yes () No () Retired? Yes () No ()

Present Employment: Employer Name: _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

From: _____ To: _____ Dept or Position: _____

Supervisor: _____ Monthly Income: _____

Previous Employer: Employer Name: _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

From: _____ To: _____ Dept or Position: _____

Supervisor: _____ Monthly Income: _____

REFERENCES (No Relatives)

Name _____ Years Known _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

Name _____ Years Known _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

Name _____ Years Known _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

LEASE ADDENDUM

In the event the Lesser is delinquent in his or her obligation to pay to the Association, any general or special maintenance assessments, or any installment, the Association shall have the right, but not the obligation, to require the Lessee to pay said rental installment, or a portion thereof sufficient to pay said delinquent maintenance assessments, directly to the Association, upon the Association giving written notice of exercise of such right to the Lessee and Lesser. The right of the Association is cumulative and in addition to any and all other rights or remedies the Association may have against the Lessee or Lesser.

Initials: _____

Lesser (Owner) Signature

Lessee (Tenant) Signature

RULES & REGULATIONS

I, _____, acknowledge that if I wish to receive a full copy of the bylaws, the full package is purchasable at the GRS Management, Inc office. I understand that all members of my household and/or any guests are required to comply with all rules of the Association.

Signature _____

Date _____

Have any of the applicants ever been arrested for any other than a minor traffic violation?

Yes () No () Convicted Yes () No ()

Name of applicant: _____

If yes, please explain: _____

Applicant acknowledges that all information given is true and correct, and understands that as part of our procedure for processing your application, an outside screening agency, may make an investigation from the information given and present their findings to GRS Management Inc. and the association for review. This investigation may include, but is not limited to, character, general reputation, credit, residence and criminal search. Applicants agree not to hold the Association or its agent or GRS Management, Inc or the unit owner liable for the discovery or non-discovery of information or any actions taken as a result of this investigation. Authorization is hereby given to release banking, credit, residency, employment and other information pertinent to this application. I/We acknowledge that upon request, a copy of any adverse information may be provided to solely the applicant in which had an adverse report with valid ID. The Association reserves the right to deny this application based on its investigative findings.

Signature: _____ Date: _____



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15280 NW 79th Court, Suite 101
Miami Lakes, FL 33016
PH: (305) 823-0072 Fax: (305) 823-4888
Email: Customer@grsmanagement.com

AUTHORIZATION FOR FILE DISCLOSURE

(Only to be completed if background by GRS Management, Inc. will be completed)

I hereby consent to allow GRS Management, Inc. and Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow GRS Management, Inc. and Verify Screening Solutions, Inc. and its designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction. Results may only be provided, upon request, to the following applicant:

Signature: _____ Date: _____

Full Name- First, Middle and Last Name (Please Print):

Home Address (Unit # if applicable):_____

Applicant's Contact Phone Number (Required):_____

Social Security Number: _____ DOB: _____

Driver's License Number and State Issued: _____



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ACKNOWLEDGEMENT OF RULES AND REGULATIONS

I, _____, the applicant of this property (property address listed below) acknowledge that I have been provided with a copy of the rules and regulations of the Association. I understand that all members of my household and/or any guests are required to comply with all rules of the Association.

I, _____, the owner of this property understand that if I lease this property, I will be responsible for any violations of any rules and regulations caused by my lessee/tenant and I may be subject to violations and/or fines to my property.

Association Name: _____

Property Address: _____

Applicant Signature: _____

Date: _____

Serenity Point Homeowner's Association, Inc.
Rules and Regulations
Approved December 12, 2024

1. **Residential Use:** The Property subject to these Covenants and Restrictions may be used for residential living units and for no other, purpose. No business or commercial building may be erected on any Lot and no business may be conducted on any part thereof. No lot shall be divided, subdivided or reduced in size. **(V. Restrictions)**
2. **Nuisances:** Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to the neighborhood. No obnoxious, offensive, or unlawful activity shall be carried on upon The Properties nor shall anything be done thereon which may be or may become an annoyance or nuisance to other Owners. Without limiting the generality of the foregoing, no hunting or discharge of firearms is permitted at any time. Hours: Sunday-Thursday no excessive noise, music or outdoor parties after 10pm. Three-day Federal or State recognized holidays will exclude Sunday from the 10pm curfew. Friday & Saturday noise, music and outdoor parties must cease at midnight. **(V. Restrictions)**
3. **Easement:** Easements for installation and maintenance of utilities are reserved as shown on the recorded plat. Within these easements, no structure or other material shall be place or permitted to remain which may damage or interfere with the installation and maintenance of utilities or easements. The easement area of each Lot and all improvements on and in it shall be maintained continuously by the Owner of the Lot. **(V. Restrictions)**
4. **Drainage:** No changes in the elevation of any Lot shall be made which will cause undue hardship to adjoining property. **(V. Restrictions)**
5. **Care and Appearance of Premises:** The structures and grounds of each building Lot shall be maintained in a neat and attractive manner (such as roofs, driveways, sidewalks, landscaping, buildings structures, etc.) **(V. Restrictions)**
6. **Utility Connections:** Building connections for all utilities, including, but not limited to water, sewer, electricity, telephone and television shall be run underground from the proper connecting points to the building structure in such a manner to be acceptable to the governing utility authority. **(V. Restrictions)**
7. **Roofs:** All buildings shall have cement tiles and or Aluminum or similar in appearance. **(V. Restrictions)**
8. **Exterior Color Plan:** All exterior color of any unit must be pastel colors and conform to the existing natural color scheme of and for Serenity Point. **(VI. Restrictions)**
9. **No Temporary Buildings or Outdoor Religious Structures:** No tents, shacks, tanks, temporary or accessory buildings or structures, including religious images or monuments, shall be erected or permitted to remain on any Lot without written consent of the Declarant or the Association. **(VI. Restrictions)**

10. **Grass Care and Cutting by Individual Owners:** Each lot owner is responsible for the maintenance and care, which includes sufficient cutting, sodding and watering, of the grass and trees contained within his or her individual lot area (lot area for the purposes of this Declaration, shall be that area between-the edge of the street asphalt and the house and its boundaries). **(VI. Restrictions)**
11. **Boats and Commercial Vehicles:** No trucks or commercial vehicles or campers, mobile homes, motor homes, house trailers or trailers of every other description, recreational vehicles. No privately owned boats or commercial vehicles may be parked, temporarily or permanently, in the front driveway of any unit or lot. **(FIRST AMENDMENT V. Restrictions)**
12. **Security Screens and Fences:** All window and security gates must be placed on the inside of the unit. No outside window or door gate security screens are permitted.
(FIRST AMENDMENT V. Restrictions)
13. **Pets, Livestock and Poultry:** No Animals, reptiles, wildlife, livestock or poultry of any kind shall be raised, bred, kept or stabled on any Lot.
 - a. **Clean up after your pet, regardless if you are on your property or the common areas**
14. **Garbage and Trash Disposal:** No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. Every garbage receptacle, maintained outside of the garbage or container shall be placed on the side of the house not visible from the front of the house or the backyard within the perimeter of the house. All garbage and rubbish shall be placed in the garbage receptacle or container and the owner shall at all times keep and maintain the Lot in a clean and sanitary condition. The requirements from time to time of the applicable governmental authority or other company or association for disposal or collection of waste shall be complied with. *Trash and Recycle bins must be removed from the curb by sun down the day of collection.* Trash Days: Tuesdays and Fridays (recycle is every other Friday)
 - a. **Bulk waste pick up: Call 311. Your pile will be picked up within 9 days from the date you indicated and you must notify the Association with the confirmation number to avoid any notices from the Association.**
 - b. **Bulk Items can also be taken to the Palm Springs North Trash & Recycling Center (7870 NW 178 Street)**
 - c. **Trash bins should be pulled back the same day to prevent any fines from being assessed**
15. **No drying:** No clothing, laundry or wash shall be aired or dried, on any portion of The Property except on any portion of a Lot which is completely screened from the view of all persons other than those on the Lot itself.
16. **Exterior Modifications:** All exterior modifications require prior Architectural Review Board (ARB) approval. *Architectural Request must include detailed plans and are subject to adherence to local and state building codes and satisfactory inspection(s).*
17. **Recreational Equipment:** Recreational equipment shall be placed or installed only with the approval of the Architectural Review Board (ARB).
18. **Unnecessary and excessive noises:** **(Town of Miami Lakes Code of Ordinances Section 16-1)**
 - A. Radios, televisions, phonographs, etc. Loud music or audio (plainly audible at a distance of 100 feet from the building, structure, vehicle or person where the sound is originating) may not be played after 11:00PM and may resume being played at 9:00AM* *Except on July 4th, December

24th, and December 31st in which case, 11:00pm shall be extended to 12:00am of July 5th, December 25th, and January 1st, respectively, of each year.

B. Construction Hours of construction work (as per Section 16-1 (13)):

Monday-Friday 7:01AM-7:59PM

Saturday 9:01AM-7:59PM

Anytime on Sunday

C. Call the non-emergency line at (305) 579-6111

19. Vehicle Parking: (Town of Miami Lakes Code of Ordinances Section 13-1508)

Parking shall not be permitted on sand, lawns, common access areas, rights-of-way, across sidewalks, center islands of culs-de-sac and other nonpaved areas not approved for parking. Overnight parking, any time between the hours of 12:00 midnight and 6:00AM, shall not be permitted on swale areas; however, overnight parking shall be permitted on driveway approach areas if the vehicle does not block the sidewalk.