

DIMENSIONS NORTH AT CHAPEL TRAIL ASSOCIATION, INC.

PROCEDURES AND REQUIREMENTS FOR THE RENTAL OF UNITS IN THE ASSOCIATION

All prospective Leases must first be reviewed by the Homeowners Association's Board of Directors before moving into the community. Procedures and prerequisites will be handled by the Management Office. Any questions can be directed to Pointe Management Group Inc., 1100 SW 10th Street, Suite B., Delray Beach, FL 33444 at (561) 274-3031, FAX (561) 274-3065, Attention: Application Department.

Please be advised that the DIMENSIONS NORTH HOMEOWNER'S ASSOCIATION may take thirty (30) days to process all leases. No one should be told anything to the contrary. The Association will attempt to expedite lease applications as rapidly as possible.

All Lease packages must be filled in completely and thoroughly. The processing fee of \$75.00 must be received in order for the thirty (30) day processing to begin.

The following must be submitted to the Management Office prior to the approval:

1. Fully executed application
2. Seventy Five (\$75.00) processing fee, checks made payable to Dimensions North Homeowners Association, Inc.
3. A Copy of the fully signed lease form
4. Payment of any outstanding maintenance fees to the Association.
5. Processing of the application will not begin if there are any delinquent maintenance fees or charges due to the Association.
6. Signed acknowledgment of the Rules and Regulations of the Homeowner's Association.
7. Application must include a copy of Covenant and/or complete written list of Rules and Regulations as provided in the Covenant to applicant by Lessor.
8. Attached copy of Covenant and/or Rules and Regulations will be initialed and dated by Owner and Tenant and attached to Rental Application.

NOTE: All items should be submitted at the same time. No application will be processed until all items have been received.

Please be advised that anyone moving into the community without Association Approval will be automatically rejected, followed by legal action and/or eviction.

Based on the report from the screening agency and compliance with all of the requirements stated above, the application package will be reviewed by the Board of Directors and a Statement of acknowledgement will be annotated on the Screening page.

DIMENSIONS NORTH AT CHAPEL TRAIL ASSOCIATION, INC.

*This application will not be reviewed if all questions are not answered completely,
Please type or print*

Term of Lease Date: From _____ To _____

Applicant Name _____ Date of Birth _____ Drivers License # & State issued _____

Unit Address _____

S.S.N. _____ Marital Status _____

Spouse/roommate Name: _____

Drivers License # & State Issued _____ Spouse/Roommate S.S.N. _____ Spouse/Roommate Date of Birth _____

Expected Move-In Date _____ (If any Children, names and ages)

Do you have pets; if so how many? Type and Size _____ No Dogs or Cats are allowed to run loose at any time.

RESIDENTIAL HISTORY (Last five (5) years)

1) Present Address _____ How Long there? _____ Own/Rent _____

Name & Address of Landlord/Mortgage Co. _____ Acct #. _____ Monthly Payment _____

2) Present Address _____ How Long there? _____ Own/Rent _____

Name & Address of Landlord/Mortgage Co. _____ Acct #. _____ Monthly Payment _____

3) Present Address _____ How Long there? _____ Own/Rent _____

Name & Address of Landlord/Mortgage Co. _____ Acct #. _____ Monthly Payment _____

EMPLOYMENT HISTORY

Present Employer/Type of Business	Supervisor	Years there
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Employers Address & phone	Position	Salary
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Previous Employer (if less than 5 years)/Types of Business Supervisor	Years there
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Employers	Address & phone	Position	Salary
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AUTOMOBILE INFORMATION

Auto Type and Year	Tag #
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Auto Type and Year	Tag #
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Auto Type and Year	Tag #
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CHARACTER REFERENCES

(Please do NOT include relatives, employees or attorneys)

Name	Address	Home & Work Phone Number
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Name	Address	Home & Work Phone Number
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Name	Address	Home & Work Phone Number
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Name	Address	Home & Work Phone Number
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PREVIOUS NEIGHBORS

(Please list one for each residence, including current place of residence)

Which Residence?

Name	Address	Home & Work Telephone No's
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Name	Address	Home & Work Telephone No's
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Which Residence?

Name	Address	Home & Work Telephone No's
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Name	Address	Home & Work Telephone No's
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Telephone Number where we can contact you this week:

I hereby acknowledge that the Association or Agent assigned by the Association may investigate the information provided by me, and agree that a full disclosure of any information, including residential, employment, banking information, personal and credit related may be made to the Association.

Signature of Applicant:

Date:

Printed name of Applicant:

DIMENSIONS NORTH AT CHAPEL TRAIL ASSOCIATION, INC.

LEASE ADDENDUM

In the event Lessor (Owner) is delinquent in the payment of any monthly maintenance assessment due the Homeowners Association, and if such delinquency continues for a period of excess of the (10) days, Lessee upon receiving written notice of such delinquency from the Homeowners Association or the Management Company, shall pay the full amount of such delinquency as set forth in said notice to the Homeowners Association or Management Company for the benefit of the Homeowners Association. Lessee may deduct from the rental payment due Lessor the amount paid cure the delinquency. It is understood that Lessees shall continue to pay the monthly maintenance payment to the Homeowners Association or the Management Company until such time as Lessee is notified in writing by the Homeowners Association or Management Company that the Lessor's delinquency and default has been cured.

The Lessor and the Lessee specifically acknowledges and agree that the Homeowners Association is hereby empowered to act as agent for the Lessor, with full power and authority to take such action as may be required to compel compliance by the Lessor and/or Lessee's family or guests with the provisions of the Declaration of Homeowners, its supportive Exhibits, the Florida Condominium Act, and the Rules and Regulations of the Community Association. The approval if the proposed Lessee Agreement by the Homeowners Association is expressly conditioned upon the observance of the provisions contained in this Addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease Agreement. The Lessor acknowledges that he remains responsible for the acts of Lessee and Lessee's family and guests. Lessor agreed that he/she remains responsible for any costs incurred by the Homeowners Association, including attorney's fees and costs, pre-litigation, at trial and for any appeals, in remedying violations of this Addendum and/or violations of the Homeowners Documents.

IN WITNESS WHEREOF, the parties hereto have set their hands this ____ day of _____, 20 ____.

Lessee Signature Date

Printed Name

Lessor(s) Signature Date

Printed Name

Witness Signature Date

Witness Printed Name

DIMENSIONS NORTH AT CHAPEL TRAIL ASSOCIATION, INC.

RULES AND REGULATIONS SIGN-OFF FORM

OWNER:

I/we have given our prospective Tenants a copy of the Covenant and/or the written Rules and Regulations of Dimensions North at Chapel Trail Association Inc. and agree to see that they adhere to and abide by these rules.

I/we understand that any violation of any of the Association's Rules and Regulations could be grounds for the Association voiding my Tenants' lease agreement and eviction from the property. I am also aware that any infraction of the Documents is my responsibility and any fines or liens will be on the house of which I own.

Owners Signature Date: _____

Owners Printed Name

Owners Signature Date: _____

Owners Printed Name

*A copy of the written Covenant or Rules and Regulations will be here attached and initialed with date as evidence of issuance to Tenant.

Tenant:

I/we have read & received a copy of the written Covenant and/or Rules and Regulations of the Dimensions North Homeowner's Association and agree to adhere to and abide by these rules.

I/we understand that a violation of any of the Association's Rules and Regulations could be grounds for the Association's voiding my/our lease agreement and eviction from the property.

Tenants Signature Date: _____

Tenants printed Name

Tenants Signature Date: _____

Tenants Printed name

* Tenant will initial the attached copy of Covenant or Rules and Regulations provided by Owner as evidence of receipt by Tenant from Owner.

Dimension North at Chapel Trail Home Owner Association
Rules and Regulations

LEASE ADDENDUM

Dimensions North is a sub-community of Chapel Trail. All Rules and Regulations of Chapel Trail which is the Master Association are applicable to Dimensions North.

As a sub-community of the Master Association, Dimensions North at Chapel Trail does not only adhere to those Rules and Regulations of the Master Association, Chapel Trail but includes a number of additional regulations that are included in their By-Laws. These regulations follow the Chapel Trail regulations but in many cases are more stringent and specific.

It is important to be aware of both Association Rules and Regulations as violations or situations can be observed that are acceptable by Chapel Trail but constitutes a violation within Dimensions North and as such can result in fines or further penalties.

**The full aspect of Rules and Regulations can be found within the
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
DIMENSIONS NORTH AT CHAPEL TRAIL**

**The following are significant Rules and Regulations of
Dimension North at Chapel Trail**

Bulk Trash - Picked up ONLY twice a month, the **FIRST THURSDAY** and **THIRD THURSDAY** of each month. Bulk is to be placed on the swale area - **not on the street** - and put out **only** the Wednesday before the designated Thursday.

Bulk trash put out days in advance and left unattended before the scheduled pick-up days can and will be picked-up by the Association at the homeowners' expense. Your landscaper is to take the plant material with him – the City may not pick it up.

Modifications to your property - Any and all modifications to the exterior of your home and property of any kind (including fences and painting) is to be approved by the local and Master Association. Please call your Management Office for guidance or documentation: Ask for an Architectural Approval Request.

Any property modifications must conform to all regulatory agency requirements; for example City Building and Zoning Permits and other municipal and/or State requirements.

Pets - Only domestic pets are allowed to a maximum of 3 pets for a total combined weight of 70 pounds. No pet is to be loose or allowed free roaming within the community. No pit-bulls are allowed in the community. Pit Bull are a type of dog, not a specific species. Be aware of your dog pedigree. Pick-up after your dog both on your property and elsewhere. All dogs are to be walked on a leash and follow both County and City regulations for waste removal.

Street parking - No street parking, day or night. Please use your garage, driveway or swale to park your vehicles. No commercial vehicles, boats or trailers are allowed unless within an individual garage at all times. Other restrictions also apply.

Shutters - Must be open at all times - no exceptions, unless there is a some emergency situation: I.e., hurricane, tornado. Notify Management Company if there are extenuating circumstances that require shutter closure.

Trash containers - To be removed from pick-up spot at the end of the pick-up day, not left out and in view after the evening of pick-up.

Occupancy - Dimensions North are single family homes. No unit shall be permanently occupied by more than two (2) persons for each bedroom in the unit.

Air Conditioning - Only Central Air Conditioning units are allowed. No portable window, wall, or mobile units are allowed.

Garages - Garage doors are to be kept closed when not in immediate use.

Vehicle Repairs - Personal owned vehicle repairs are limited to short term issues that include short periods of immobility (hours) in the driveway. Extended vehicle repair issues require vehicles being placed within the garage. No commercial repair or vehicle sale businesses are allowed.

Vehicles - All resident vehicles are to be legally licensed and insured for street use. Vehicles other than legally registered such as damaged and not drivable or unregistered are to be kept within the resident garage at all times.

Lake Front Property - Residents are responsible for mowing, fertilization, watering and possible irrigation of lake easement areas along water edge. Width of

easement is contained on each property survey. No building or construction of any kind is allowed in this area. Any fence addition must be approved by the Architectural Committee first followed by approval from the South Broward Drainage District. Chapel Trail requires fences to be installed no closer than 12' from the waters mean edge.

Towing of Illegally Parked Vehicles - Dimensions North has a Towing Service. Park only where authorized. Towing of vehicles is at owners expense.

Parking - No parking on front lawns at any time. Only swale between sidewalk and street and driveway areas is permitted.

Leased Homes - Residents leasing homes will be monitored to ensure terms of Lease are strictly adhered too. This also includes number of vehicles approved and listed on lease unless proper notification is made to HOA and Management Company. Any occurrence of modified Lease information, home personnel and/or additional vehicles without proper notification and authorization can result in immediate eviction.

Signs - No "For Sale" signs or other advertising is allowed.

Many Regulatory issues can be avoided by becoming familiar with both Chapel Trail and Dimension North differences in application of Rules and Regulations. When in doubt, contact the local Management Company or local Board of Directors for clarification.

IN WITNESS WHEREOF, the parties hereto have set their hands this _____ day of _____, 20_____.

Lessee Signature *Date:* _____

Printed Name *Date:* _____

Lessor(s) Signature *Date:* _____

Printed Name *Date:* _____

Witness Signature *Date:* _____

Printed Name *Date:* _____