

Snug Harbor Lakes Condominium Association Inc.
APPLICATION FOR PURCHASE / RESIDENCY
BUYER TO COMPLETE

*****Color Copy of Photo ID & Administrative Fee Must Accompany This Form.*****
(Include the \$150.00 Administrative Fee. Check payable to Snug Harbor Master Assn.)

PURCHASE ADDRESS:

LOT #:

CLOSING DATE:

APPLICANT 1

APPLICANT 2

FULL NAME:	FULL NAME:
BIRTHDATE:	BIRTHDATE:
PHONE:	PHONE:
EMAIL:	EMAIL:
CURRENT ADDRESS:	CURRENT ADDRESS:

REQUIRED BUYER INFORMATION

VEHICLE MAKE:	VEHICLE MAKE:
VEHICLE MODEL:	VEHICLE MODEL:
PLATE #:	PLATE#
EMERGENCY CONTACT NAME:	EMERGENCY CONTACT NAME:
PHONE:	PHONE:

ADDITIONAL OCCUPANTS

*****Color copy of all occupants' photo ID must accompany this application*****

FULL NAME:	AGE:	RELATIONSHIP:
FULL NAME:	AGE:	RELATIONSHIP:

Snug Harbor Lakes Condominium Association Inc.

PET APPLICATION

(If you do NOT have a pet or NO pets will be living at the home, please initial where indicated at the BOTTOM of this form.)

BUYER TO COMPLETE

1. Dogs over 20 lbs. are prohibited.
2. Up to two (2) dogs or two (2) cats per unit/household.
3. Reptiles are prohibited.
4. Pets, including cats, may not be tethered, kept or housed outside or left unsupervised.
5. Pets may not be allowed to make excessive noise, roam freely or cause a nuisance.
6. Pets MUST be on a, no more than 6' in length, leash at ALL TIMES when in the community.
7. Immediately curb your pet.

The following MUST accompany this Pet Application:

*Color photo of each pet.

*Photo of registration tag OR copy of registration documents.

*Copy of most recent proof of vaccinations (must match the pet(s) listed on this application).

PET 1

PET 2

CAT / DOG – Circle One	CAT / DOG – Circle One
PET NAME:	PET NAME:
BREED:	BREED:
WEIGHT:	WEIGHT:
AGE:	AGE:
COLOR(S):	COLOR(S):

By signing below, I acknowledge that I have read, understand and will abide by the pet rules and regulations:

BUYER SIGNATURE: _____

BUYER SIGNATURE: _____

OR

I do NOT have any pets, however, I do understand that if/when I choose to have a pet that I must REGISTER my pet with the Association: INITIAL HERE:_____

Buyer

Buyer

DATE:_____

Snug Harbor Lakes Condominium Association Inc.

ACKNOWLEDGEMENT & APPLICATION AGREEMENT

BUYER TO COMPLETE

1. In making the following application, I/we confirm to the Board of Directors that the purpose for the purchase of a lot/unit located in the SNUG HARBOR LAKES CONDOMINIUM ASSOCIATION is as follows: **SEASONAL / FULL-TIME RESIDENCE (Circle One).**
2. I/we hereby agree on behalf of myself and all persons who may use the proposed purchased lot/unit I/we will abide by all the restrictions contained in the By-Laws, Rules and Regulations and Condominium Documents and restrictions which are, or may in the future, imposed by the SNUG HARBOR LAKES CONDOMINIUM ASSOCIATION and/or the SNUG HARBOR MASTER BOARD ASSOCIATION, INC.
3. I/we have received, read, understand and agree to abide by the Governing Documents of the SNUG HARBOR LAKES CONDOMINIUM & SNUG HARBOR MASTER ASSOCIATION:
YES / NO _____ (Circle One & Initial).
4. I/we understand that I/we will be advised by the Association within 30 days of this application and interview of their decision, either as accepted or denial. IF THIS APPLICATION IS ACCEPTED, I/we WILL PROVIDE EVIDENCE/PROOF OF OWNERSHIP by Recorded Deed upon closing.
5. I/we understand that the acceptance for purchase of a unit in SNUG HARBOR is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors/Management. Any misrepresentation or falsification of the information provided by us/our representative, may result in automatic rejection of this application.

In making the forgoing application, I/we are aware that the decision of the SNUG HARBOR CONDOMINIUM ASSOCIATION will be final and no reason will be given for any action taken by the Board of Directors. I/we agree to be governed by the determination of the Board of Directors.

SIGN APPLICANT#1 _____ DATE _____

SIGN APPLICANT #2 _____ DATE _____

Snug Harbor Lakes Condominium Association, Inc.

ACKNOWLEDGEMENTS (2)

BUYER TO COMPLETE

I/we hereby acknowledge that I/we have received copies of all SNUG HARBOR LAKES ASSOCIATION, INC. Governing Documents and understand the following:

1. I/we are purchasing a unit in a "55" and older community.
2. I/we understand no minor children will be allowed to occupy the unit on a permanent basis (under 18 years of age) in SNUG HARBOR LAKES CONDOMINIUM ASSOICATION (Refer to Declaration of Condominium documents, 7.4 entitled "Children").
3. I/we understand there are restrictions and rules regarding pets, pursuant to the Condominium Documents, Amended Sections, 7.5.1.3 and 7.5.1.4 and the Declaration of Condominium Documents, 7.3.2.1; 7.5.2.2; 7.5.2.3
4. I/we understand recreational vehicles (R.V./Travel Trailers) cannot be left in the driveway, carport or lot. I/we understand the vehicle must be unloaded and then stored. It cannot be left on the street overnight. I/we understand arrangements must be made for storage of the vehicle. The vehicle cannot be parked on the common grounds in the condominium or Master Association Common areas (not on the grass).
5. I/we understand it is our responsibility as a permanent resident or a part-time resident to assure that our landscaping/lot are kept generally weed free and turf is kept under 6" in height.
6. I/we understand all guests staying longer than three days must be registered in the office.
7. I/we understand I/we are bound by all Florida Statues 718, the By-Laws, rules, and regulations of the Associations.
8. I/we understand if I/we choose to lease out our unit, all privileges to the amenities are transferred to the renter (Reference 718.106.4) Rental terms must be 3 months or more.

SIGNED: _____ SIGNED: _____

PRNT NAME: _____ PRINT NAME: _____

DATE: _____

Snug Harbor Lakes Condominium Association

A Not-for-Profit Corporation

7645 Kyak Court

Micco, Florida 32976

PH: 772.663.5832

Email: snugharbormicco@outlook.com

WELCOME TO SNUG HARBOR

Snug Harbor Lakes Condominium Association unit owners are governed by the Association of Condominiums, the Florida State Statutes 718, and other rules and restrictions, which have been adopted by Snug Harbor Condominium and Snug Harbor Master Board. It is the owners' responsibility to maintain their units as required by the Declaration of Condominium documents, the Florida State Statutes, and to observe all adopted rules and regulations. Not everyone embraces rules even when they are for the common good of all owners. However, the State of Florida and the condominium by-laws and adoptions have been designed to protect the property values of the homeowners and uphold a high quality of life for all members.

Please refer to the most common asked questions regarding the rules, restrictions, and by-laws. This document does not excuse you from any other by-laws or Florida Statutes that you may need to refer to regarding the care of your unit or common grounds. It is your responsibility to familiarize yourself with any other information found in the condominium documents, adopted rules and restriction or Florida State Statutes:

1. **COMMUNITY**: This condominium association is a community association, and you are buying into this community, which is governed by its documents, rules, regulations.
2. **SPEED LIMIT**: Speed Limit on all streets in this condominium association is 15 MPH-I
3. **OFFICE HOURS**: Office hours are Monday, Tuesday, Wednesday, and Friday, From 9:00 am to 1:30 pm. The phone number for the office is 772-663-5832.
4. **MONTHLY ASSESSMENT PAYMENTS**: It is your responsibility to pay your assessments on time. The Association DOES NOT provide envelopes for assessments and we do not issue monthly statements/invoices. Your annual budget mailing informs you of the dues amount expected at the beginning of each fiscal year (12/31 FYE). Assessments are DUE ON THE FIRST of each month and delinquent if not paid by close of business on the FIFTEENTH of each month and late fees apply. Please do not abuse the grace period.
5. **CONDO DOCUMENTS**: The seller is responsible for providing the buyer with a paper copy of the Governing Documents, should it be requested by the buyer. An electronic copy of the Governing Documents is available on the community website at www.snugharbor1.com.
6. **FOBS & MAIL BOX KEYS**: FOBS ARE ISSUED TO THE UNIT, not the resident. Sellers are responsible for passing their key FOBS to the buyer. Sellers/agents are expected to assure the buyer obtains the unit's mailbox key and assignment. The Association has no jurisdiction over mailbox keys, locks or assignments. Two (2) FOBS per unit. There is a charge for replacement FOBS.

SNUG HARBOR LAKES

Welcome, continued

7. LAKES: The lakes are merely retention ponds, so there is no wading, swimming or boating permitted. Fishing is strictly catch and release. The fish in the retention ponds are not edible.
8. SWALES & CULVERTS: This is the depression in your yard next to the road. This is part of the storm drain system and is controlled by John's Water Management System. Altering the swales, including install of foliage/trees, etc. is prohibited. Members are required to maintain their swales and culverts (under driveways or along property) to allow free flow of water. Blocking culverts is prohibited.
9. PARKING: You are not allowed to park your vehicle overnight on the streets. Parking on common or resident lot turf areas is prohibited. Temporary Parking of vehicles at the clubhouse parking lot must be approved by the office or Master Board and may require a parking placard.
10. BOATS, RECREATION VEHICLES, TRAILERS & COMMERCIAL VEHICLES: Boats, recreational vehicles, trailers and commercial vehicles may not be kept on resident lots or community streets. Loading and unloading is permitted for a period of UP TO 4 HOURS.
11. STORAGE FACILITY: There is no free storage for residents or guests. Your guests must also pay a fee to store their recreational vehicles. You are not permitted to take your guests vehicles into the storage area without first registering the vehicle with the office/Master Association. Unauthorized vehicles/items found in the Storage Facility will be towed without notice and at vehicle owner's expense.
12. DOGS AND CATS: A maximum of two (2) pets per unit with a maximum weight of 20lbs each is permitted (1 cat and 1 dog/2 cats, etc). ALL pets must be on a leash no more than 6' in length at all times when in the community. Pets may not be fenced or tethered and must be under supervision at all times. Residents MUST IMMEDIATELY PICK UP AFTER THEIR PETS. All pets must be registered with the Snug Harbor Office.
13. GUESTS: Guests visiting you for less than three (3) days and not using any of the common areas do not need to be registered with the office. However, if your guests will be using the facilities or are visiting in excess of three (3) days, they will need to register with the office and obtain a Guest Pass.
14. CHILDREN: Children under the age of 18 may stay at Snug Harbor for up to 30 days in a calendar year and must be registered with the office. All children must be accompanied by an adult or the unit owner when using the Common Areas.
15. LEASING OUT A UNIT: If you plan to lease out your unit, your renters are bound by the Governing Documents of the Association and expected to adhere to them. Those leasing a home in Snug Harbor must complete the application and interview process BEFORE MOVING IN. Visit www.snugharborl.com where you will find the "Rental Application". The application must be submitted with a copy of the lease agreement, color copy of a photo ID and the Application Fee. Unit owners relinquish their rights to the common areas to the lessee. Unit owners are responsible for furnishing their tenants with key FOBS and copies of the Governing Documents. Leases for a period **less than ninety (90) days are prohibited**. Unit owners are responsible for the "actions" of their tenants. Lessees are NOT members of the Association and may not submit complaints or requests of the Association or attend Board Meetings.

16. ACTION AFTER CLOSING: If not paid in advance, any outstanding Estoppel or Assessment FEES MUST BE PAID AT OR IMMEDIATELY FOLLOWING CLOSING. Buyers are encouraged to confirm which party will be paying these fees at closing so that the funds are provided, along with a copy of the new title/deed, to the Snug Harbor Office.
17. YARD SALES: Yard Sales are Prohibited. The roads in Snug Harbor do not have the width to allow for a high volume of vehicles to be parked at or near a single lot. Moving sales will be permitted, upon written and seven (7) day advance notice to the office. Moving sales may take place for up to two (2) days over a weekend. The home must have a purchase contract in place.
18. ARCHITECTURAL ALTERATIONS: Exterior alterations, including painting (submittal must include paint swatches), window replacement, roof replacement, tree/shrub removal, landscaping, etc. must be approved, in writing, before any change is made. The Architectural Committee (ARC) has a thirty (30) day review period from the date of submission. Changes made without first obtaining written approval may be subject to the change being returned to its original condition or necessary modifications. Simply making repairs does not require Architectural Approval, this includes; wood/trim replacement, touch up or repainting same color as existing, power washing, siding repairs, etc.
19. LATTICE: Shall only be installed on carports attached to structures and as trash can blinders.
- On carports, lattice cannot be any less than 12 inches from the ground.
 - The vertical height of the lattice cannot exceed 5 feet; therefore, the lattice cannot be more than 6 feet, 6 inches from the ground.
20. FLAGPOLES: Must be installed to Brevard County Codes and in accordance with the installation instructions adopted April 24, 2013.
- The A.R.C. has instructions on how to install a flagpole and is available to any homeowner in Snug Harbor Lakes Condominium Association.
21. TURF, TREE & LOT MAINTENANCE: Grass must be cut on a regular basis and must not be allowed to grow in excess of 6" high. Lots and planters must be kept generally weed free. Assure turf is receiving enough water to thrive. Sod or seed visible "bare dirt" areas. Residents must maintain the trees on their lot on a regular basis to include regular trimming and removal when necessary to avoid damage from falling limbs.
22. PRESSURE CLEANING: Homes, driveways and exposed exterior surfaces must be pressure washed/cleaned on a regular basis to remove mold, mildew, rust, stains and dirt. It is good practice to arrange for pressure washing/cleaning every six (6) months.
23. IMPROPER STORAGE/CLUTTER: Lots, driveways, carports and screen rooms should be kept clutter free and neat in appearance. Refrain from storing personal items, tools, boxes and other miscellaneous items in view of common area.

Buyer 1 Initials_____

Buyer 2 Initials_____

Snug Harbor Lakes Condominium Association

QUICK REFERENCE GUIDE

MOST OFTEN REFERENCES SECTIONS OF OUR BYLAWS

PAINTING	REFERENCE	3.2.3
IMPROVEMENTS	REFERENCE	7.1.6.1
Walls/Screenroom/Fences/Lattice, etc.		
TREES	REFERENCE	7.2.5
LITTER/TRASH	REFERENCE	7.2.11
CLOTHESLINES	REFERENCE	7.2.10
SIGNS	REFERENCE	7.2.13.4
FENCES/WALLS	REFERENCE	7.2.14
STRUCTURES	REFERENCE	7.3.2
(PETS) LEASH LAW	REFERENCE	7.5.2.2
(PETS) PET WASTE	REFERENCE	7.5.2.3
GARBAGE	REFERENCE	7.7
PARKING	REFERENCE	7.1
VEGETATION/GRASS	REFERENCE	7.12
FL ROOM/STORAGE/AC UNIT	REFERENCE	7.2.8
SIDE YARDS	REFERENCE	7.2.2.1
SPAS	REFERENCE	7.2.15.1
LANDSCAPING	REFERENCE	7.2.4
FOR SALE/RENT SIGNS	REFERENCE	7.2.13.4
**24" X 24"		
STREET PARKING	REFERENCE	7.1
NUISANCES	REFERENCE	7.7
FLAGPOLES	**SEE ARCH COMM.	
WEATHERSTATIONS	**3' HEIGHT LIMIT	

ST. JOHN'S RIVER WATERING/IRRIGATION RESTRICTIONS:

-EVEN NUMBER home addresses – Water Thursdays & Sundays

-ODD NUMBER home addresses – Water Wednesdays & Saturdays

Set timers to water AFTER 4:00PM or BEFORE 10:00AM

One (1) hour per zone.

NOTE: Restriction apply to Private Wells & Pumps.