

THE WATERFRONT ON THE OCEAN
AT JUNO BEACH CONDOMINIUM ASSOCIATION, INC.

Dear Admissions Committee:

I have been given a copy of THE WATERFRONT AT JUNO BEACH CONDOMINIUM ASSOCIATION, INC. Rules and Regulations and a copy of the Association Documents due to my application as a Lessee for Unit Number _____. I have received, read and understand and will abide by the Condo Rules and Regulations and the Waterfront Documents.

Lessee Signature

Joint Lessee Signature (if applicable)

Date _____

**THIS FORM IS TO BE EXECUTED AND RETURNED PRIOR TO
SCHEDULED INTERVIEW.**

**PERSONAL INTERVIEW OF POTENTIAL BUYERS WITH A BOARD
MEMBER MUST OCCUR AT THE CONDOMINIUM PRIOR TO
ISSUANCE OF THE CERTIFICATE OF APPROVAL AND CLOSING.**

**THE WATERFRONT ON THE OCEAN
AT JUNO BEACH CONDOMINIUM ASSOCIATION, INC.
800 OCEAN DRIVE
JUNO BEACH, FL 33408**

NOTICE OF INTENT TO LEASE

Date _____

Board of Directors
The Waterfront Condominium Association, Inc.
Juno Beach, FL 33408

Dear Sir/Madam:

In compliance with Article XI of the Declaration of Condominium of The Waterfront Condominium Association, Inc., I hereby notify you of my (our) intention to lease apartment Number _____ to:

as purchaser(s), as evidenced by the following attachments:

- _____ 1. Legible, executed and paginated copy of Lease Agreement.
- _____ 2. Confidential Application for Membership.
- _____ 3. Three originally signed letters of reference. Must have full names, addresses and phone numbers.
- _____ 4. Certificate of Approval (provided by Management).
- _____ 5. \$100.00 Lease Fee. (check made payable to Waterfront on the Ocean at Juno Beach Condominium Association, Inc.)..).
- _____ 6. Signed form acknowledging that Lessee(s) have received, read, understand and will abide by the Rules and Regulations of the Condominium.
- _____ 7. Tenant Emergency Data Sheet
- _____ 8. Tenant Affidavit
- _____ 9. Contingent on OPCM Acceptance Interview.
- _____ 10. \$25.00 Check made payable to OPC Management, Inc. for Credit Report and background check.

Your action in regard to this application is requested within 30 days in accordance with the requirements of the Declaration of Condominium referred to above.

Lessor's Signature

Lessor's Signature

OPC Management Staff

Date Received

Realtor

Interview Person

Interview Date/Time

LEASE
CERTIFICATE OF APPROVAL

This is to certify that THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM ASSOCIATION, INC. consents to and approves the lease of the following described parcel, to wit:

Condominium Unit No. _____ of **THE WATERFRONT CONDOMINIUM ASSOCIATION, INC.** a condominium, according to the Declaration of Condominium thereof, filed at Official Records Book 8525, Page 1594 of the Public Records of Palm Beach County, Florida.

TOGETHER with an undivided interest in the COMMON ELEMENTS as set forth in said Declaration of Condominium and TOGETHER with all other appurtenances thereto, as set forth in said Declaration of Condominium.

By OWNER: _____

To LEASEE: _____

This approval is given pursuant to Section 16 of the Declaration of Condominium of The Waterfront on the Ocean at Juno Beach Condominium Association, Inc., a condominium, as recorded in Official Record Book 8245, Page 566, Public Records of Palm Beach County, Florida, Section 16 B2a (&) Article IV, 10 of the Articles of Incorporation of The Waterfront on the Ocean at Juno Beach Condominium Association, Inc.

Signed this _____ day of _____, 2006.

THE WATERFRONT CONDOMINIUM ASSOCIATION, INC.

By: _____ SEAL
Its: President

Corporate
Seal

Attest: _____ SEAL
Its: Secretary

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

Before me personally appeared _____ and _____, to me well known, and known to me to be the individual(s) described in and who executed the foregoing instrument as President and Secretary, respectively, of said Association, and that the seal affixed to the foregoing instrument by due and regular corporate authority and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal this _____ day of _____, 2008.

Notary Public
My Commission Expires:
(NOTARY SEAL)

WATERFRONT CONDOMINIUM

OWNER/LESSEE RESIDENT INFORMATION FORM NOT FOR PUBLICATION

NAME		UNIT #
LOCAL ADDRESS		
LOCAL PHONE #	AWAY PHONE #	
AWAY ADDRESS		
CITY	STATE	ZIP
CURRENT OWNER NAME:		
ARE YOU A FULL-TIME RESIDENT? (YES/NO)		
IF PART-TIME RESIDENT SPECIFY OCCUPANCY PERIODS		
NEAREST RELATIVE'S NAME		PHONE NUMBER
RELATIVE'S ADDRESS		
CITY	STATE	ZIP
OTHER OCCUPANTS IN UNIT?		RELATIONSHIP
PET INFORMATION (ATTACH PICTURE)		
EMAIL ADDRESS (OPTIONAL) _____		
ADDITIONAL INFORMATION:		
Is there any information you would NOT want published in the Directory? _____		

WATERFRONT CONDOMINIUM PET REGISTRATION

Unit # _____

Owner Name _____

Number of Pets _____

(Restricted to two, combined weight not to exceed 25 pounds)

1. Species _____ Male ___ Female ___ Pet Name _____

Coloring _____ Age _____ Weight _____ ***(Not to exceed 25 lbs.)***

License No. _____

2. Species _____ Male ___ Female ___ Pet Name _____

Coloring _____ Age _____ Weight _____ ***(Not to exceed 25 lbs.)***

License No. _____

Provide Recent Photograph(s) _____

Owner Signature

Date

Developer Approved _____

Association Approved _____

THE WATERFRONT ON THE OCEAN AT JUNO BEACH
CONDOMINIUM ASSOCIATION, INC.

Dear Admissions Committee:

I have been given a copy of The Waterfront on the Ocean at Juno Beach Condominium Association, Inc. Rules and regulations, Inc. due to my application as a Lessee for Unit # _____. I have received, read and understand and will abide by the Condo Rules and Regulations.

LESSEE'S SIGNATURE

JOINT LESSEE'S SIGNATURE (if applicable)

DATE: _____

THIS FORM IS TO BE EXECUTED AND RETURNED PRIOR TO SCHEDULED INTERVIEW.

**TENANT'S SWORN AFFIDAVIT OF LEASE AT
THE WATERFRONT ON THE OCEAN AT JUNO BEACH
CONDOMINIUM ASSOCIATION, INC.**

BEFORE ME, the undersigned authority, this day personally appeared
_____, **who being sworn to tell the truth**
says:

1. I have executed a lease with owner of Unit _____, located within the above condominium.
2. This above lease is a bona fide lease for a minimum term of 180 days. There is no side agreement to lease the unit for a lesser period of time.
3. As a tenant, I am obligated to pay rent to the unit owner for the entire lease term.
4. I have read and understand this Affidavit and hereby swear and affirm by signing below that the above is true and correct under penalty of perjury as provided for in Florida Statutes 837.012.

Signed _____ this day _____, 2006

STATE OF FLORIDA COUNTY
OF PALM BEACH

Before me personally appeared _____ and _____, to me well known, and known to me to be the individual (s) described in and who executed the foregoing instrument as _____ and _____ respectively, of said Association, and that the seals affixed to the foregoing instrument by due and regular corporate authority and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal this ____ day of _____ 20__.

Notary Public _____ (Notary Seal) My Commission
Expires:

WATERFRONT PARKING INFORMATION 2005

AUTOMOBILE INFORMATION:

VEHICLE #1

Type & Color _____

State Of Registration & Tag # _____

VEHICLE #2

Type & Color _____

State Of Registration & Tag # _____

VEHICLE #3

Type & Color _____

State Of Registration & Tag # _____

PLEASE INDICATE WHICH OF THE FOLLOWING YOU OWN:

Garage: Yes _____ If Yes, # _____ No _____

Parking Space(S) Vehicle 1. # _____ Vehicle 2. # _____

DO YOU USE THE SPACE(S) EXCLUSIVELY FOR YOUR OWN VEHICLES?

Yes _____ No _____

IF NO, HAVE YOU GIVEN PERMISSION TO ANOTHER WATERFRONT RESIDENT TO USE YOUR PARKING SPACE(S)? Yes _____ No _____

If Yes, Please Indicate The Name Of The Resident And Parking Space Number Below:

Resident With Permission To Use Your Space:

_____ SPACE # _____

If You Have A Guest For A Visit, Please Notify the Building Manager So He Can Be Aware Of This Temporary Usage, The Parking Space Numbers And The Dates It Will Be Used.

WATERFRONT

OUTLINE FOR INTERVIEWS ON RE-SALES AND LEASES

Reason for the interview:

To clarify any points in question on the papers presented prior to the interview by the prospective buyer or lessee.

To answer the inquiries of the buyer/lessee and give them the following:

1. Have you received and read a copy of the Declaration of Condominium and the Rules and Regulations?

Do you have any questions pertaining to the above?

2. Advise assessments are billed quarterly.
3. Review specific details pertaining to Condo Rules regarding delivery hours, children, pets, smoking, contractors hours, charges by Palm Beach County for any false fire alarms incurred by owner/lessee or contractors, parking restrictions, etc.
4. Make owner/lessee aware of the fact that they must obtain master keys and garage gate activator from seller.
5. Provide list of telephone numbers of Association office: 561-626-0059, Office Fax: 561-799-1641, OPC Management Company: 561-626-3100, Fax: 561-625-1245.
6. Explain emergency security, smoke and fire alarm system procedures. Information regarding the admittance of guests, delivery people, contractors, etc.
7. Advise owner/lessee to coordinate move in with the Building Manager's office.
8. Be sure the "Emergency Data Sheet" is complete.
9. Leasing of Apartments and Guest Usage.

10. Give information on the following:

Cable TV – Adelphia Cable for premium channels (owner expense)

Newspaper Delivery

Storage lockers – additional rental if available

Exercise room, sauna, pool, jacuzzi

Mailbox Location

Planned social events

No tipping policy

Door and Car keys should be left

No visiting pets of any kind

No plants on the balconies.

Barbecue Guidelines

No storage in A/C Closet

Return grocery and luggage carts promptly

Posting of Association Notices in garage lobbies and at mailbox location

Garbage – Use garbage disposal where possible, all other garbage double bag before depositing down chute. Boxes are to be cut down and placed in dumpster room.

WATERFRONT CONDOMINIUM ASSOCIATION

ADDENDUM TO LEASE FOR UNIT # _____ BETWEEN

_____ & _____ DATED _____
Owner Tenant

Renter agrees to abide by all provisions of the Association's Declaration of Covenants, Conditions and Restrictions, Bylaws, Rules and Regulations, and all other applicable governing documents (the "Governing Documents"). Renter acknowledges receipt of a copy of the Governing Documents. Renter further acknowledges that Renter's failure to abide by the terms of the Governing Documents shall constitute a material breach of this Lease Addendum and the Lease.

The Lease is subject to and consistent with the provisions of the Governing Documents, as the same may be amended from time to time. In the event of any inconsistency between the Lease and the provisions of the Governing Documents, the provisions of the Governing Documents shall take precedence.

Member/Landlord hereby transfers and assigns to Renter for the term of the Lease any and all rights and privileges that Member/Landlord has to use the Association's common elements, including, but not limited to, the use of any and all recreational facilities and amenities from Renter for any reason that it would, under the terms of the Governing Documents, be authorized to refuse a member such access, including Renter's failure to comply with any of the provisions of the Governing Documents, or Member's/Landlord's failure to pay monthly assessments when due.

Renter shall have the right to park ____ (insert number) automobile(s) in the Association parking garage. All vehicles must be registered with the Association, and must have a parking permit affixed to its (insert area of car on which permit should be affixed). Before getting a permit to park the vehicle(s) in the Association parking lot, Renter must provide an executed copy of the Lease and Lease Addendum to the Association. Renter must follow all of the Association's parking rules, which can be found on page 2 of the Rules and Regulations (insert citation to parking rules in governing documents), and is subject to the penalties stated therein for all violations.

In the event of a default by Renter in the performance of the terms of the Primary Lease or this Lease Addendum, or of the Declaration, Bylaws, and/or Rules and Regulations of the Association, then, in addition to all other remedies which it may have, the Association or its representative shall notify the Member/Landlord of the default(s) and demand that they be corrected through the Member's/Landlord's efforts within 30 days after such notice. If the default(s) is not corrected within the 30-day period, the Member/Landlord shall immediately thereafter, at his or her own cost and expense, institute and diligently prosecute an eviction action against Renter. The eviction action shall not be settled without the prior consent of the Association or its representative. In the event the Member/Landlord fails to fulfill the foregoing obligation, the Association shall have the right, but not the duty, to institute and prosecute an action as attorney-in-fact for the Member/Landlord, at the Member's/Landlord's sole cost and expense, including all legal fees incurred. The Member/Landlord hereby irrevocably names, constitutes, appoints and confirms the Association as his or her attorney-in-fact to take all such actions as it deems appropriate on his/her behalf. All costs and attorney's fees incurred by the Association to enforce the terms of the Primary Lease or of this Lease Addendum, or of the Declaration, Bylaws, and/or Rules and Regulations of the Association, or to evict Renter pursuant thereto, will be assessed against the Unit and the owner thereof, and shall be deemed to constitute a lien on the Unit involved. The Association may enforce collection of the lien in the same manner as an assessment. Both the Member/Landlord and Renter acknowledge that the Association is a third-party beneficiary of the Primary Lease and Lease Addendum.

I (we) agree to abide by the Articles outlined in this lease addendum.

Owner Signature

Date

Owner Signature

Date