

THE WATERFRONT CONDOMINIUM ASSOCIATION, INC.

NOTICE OF INTENT TO SELL

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

Date \_\_\_\_\_

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 sell

Apartment Number \_\_\_\_\_ to: \_\_\_\_\_  
as purchaser(s), as evidenced by the following attachments:

- \_\_\_ 1. Legible, executed and paginated copy of **Sales Agreement**.
- \_\_\_ 2. Confidential **Application for Membership**.
- \_\_\_ 3. **Three originally signed letters** of reference.
- \_\_\_ 4. **Certificate of Approval** (completed by Admissions Committee).
- \_\_\_ 5. Copy of Recorded Deed after closing.
- \_\_\_ 6. \$100.00 Transfer Fee. (check made payable to Waterfront on the Ocean at Juno Beach Condominium Association, Inc.).
- \_\_\_ 7. Appointment of Voting Representative (if applicable).
- \_\_\_ 8. **Signed form acknowledging that Purchaser(s) have received, read, understand and will abide by the Documents and Rules and Regulations of the Condominium.**
- \_\_\_ 9. Owner **Emergency Data Sheet**.
- \_\_\_ 10. Pet Registration (if applicable).
- \_\_\_ 11. \$25.00 Fee for Credit Report and Background check. (Check made payable to OPC Management, Inc.)

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.

\_\_\_\_\_  
**Seller's Signature**

\_\_\_\_\_  
**Seller's Signature**

\_\_\_\_\_  
OPC Management Staff                      Date Received                      Realtor

\_\_\_\_\_  
Interview(s)                                      Interview Date/Tim

**THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM ASSOCIATION, INC.**  
APPLICATION FOR MEMBERSHIP

To the Members of The Waterfront on the Ocean at Juno Beach Condominium Association Inc., Juno Beach, Florida.

Request is hereby made by the undersigned for membership in the Association. The undersigned agree to accept membership in accordance with the terms and provisions of the Association as contained in the Declaration of Covenants and Restrictions, its attachments and exhibits thereto, as they may be amended from time to time.

(Please Print) DATE: \_\_\_\_\_  
 Name of Applicant \_\_\_\_\_ Soc Sec. # \_\_\_\_\_  
 Residence Address \_\_\_\_\_ Phone # \_\_\_\_\_  
 Business Address \_\_\_\_\_ Phone # \_\_\_\_\_  
 Florida Address \_\_\_\_\_ Phone # \_\_\_\_\_  
 Nature of Business \_\_\_\_\_  
 Company Name \_\_\_\_\_ Position \_\_\_\_\_  
 Place of Birth \_\_\_\_\_  
 Mother's Maiden Name \_\_\_\_\_  
 College Applicant Attended \_\_\_\_\_  
 Married \_\_\_\_\_ Widowed \_\_\_\_\_ Divorced  
 Wife's Maiden Name \_\_\_\_\_  
 Place of Birth \_\_\_\_\_  
 Wife's Mother's Maiden Name \_\_\_\_\_  
 Wife's Father's Name \_\_\_\_\_  
 College Wife Attended \_\_\_\_\_  
 Name and Ages of Children \_\_\_\_\_  
 List Permanent Occupants of Apartment \_\_\_\_\_

Bank Reference (Name) \_\_\_\_\_  
 (Address) \_\_\_\_\_  
 No. of Pets \_\_\_\_\_ Species \_\_\_\_\_ Weight \_\_\_\_\_  
 Pictures Enclosed \_\_\_\_\_ (Recent picture of pet required)  
 Make of Cars \_\_\_\_\_ Color \_\_\_\_\_ License Plate No. \_\_\_\_\_ State \_\_\_\_\_

Country, Golf and Yacht club Affiliations:  
 Name \_\_\_\_\_ Address \_\_\_\_\_  
 Name \_\_\_\_\_ Address \_\_\_\_\_  
 Name \_\_\_\_\_ Address \_\_\_\_\_

Acquainted with the following at The Waterfront: \_\_\_\_\_  
 Three Additional Personal References;  
 Name \_\_\_\_\_ Address Name \_\_\_\_\_ Ph# \_\_\_\_\_  
 Name \_\_\_\_\_ Address Name \_\_\_\_\_ Ph# \_\_\_\_\_  
 Name \_\_\_\_\_ Address Name \_\_\_\_\_ Ph# \_\_\_\_\_

It is understood by me that simultaneously with making application for membership in the Association, I have likewise made application to purchase property in The Waterfront at Juno Beach. If I am accepted for membership in the Association, my membership in the Association shall be completed when and if the property is purchased.

I agree to abide by each and every regulation of the Association, and I understand that in the event my membership is approved and I become the owner of property in The Waterfront on the Ocean at Juno Beach, I agree that I will not sell nor rent to any person who has not been approved by the Association.

WITNESS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ Applicant Signature  
 \_\_\_\_\_ Joint Applicant Signature (if applies)

ACCEPTED: DATE: \_\_\_\_\_

**THE WATERFRONT 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 Buyer for Unit Number \_\_\_\_\_ . I have received, read and understand and will abide by the Condo Rules and Regulations and the Waterfront Documents.

\_\_\_\_\_  
**Buyer's Signature**

\_\_\_\_\_  
Joint Buyer's 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.**

**SALE**  
**CERTIFICATE OF APPROVAL**

This is to certify that THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM ASSOCIATION, INC. consents to and approves the sale 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 SELLER: \_\_\_\_\_

To BUYER: \_\_\_\_\_

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 \_\_\_\_\_, 2007

THE WATERFRONT CONDOMINIUM ASSOCIATION, INC.

By: \_\_\_\_\_ SEAL  
Its: President

Corporate  
Seal

Attest: \_\_\_\_\_ SEAL  
Its: Managing Agent

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 Managing Agent, 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 \_\_\_\_\_, 2007.

\_\_\_\_\_  
Notary Public  
My Commission Expires:  
(NOTARY SEAL)

To the Secretary of  
**THE WATERFRONT ON THE OCEAN AT JUNO BEACH  
CONDOMINIUM ASSOCIATION, INC.** (the "Association").

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Unit No. \_\_\_\_\_ have designated

\_\_\_\_\_  
(Name of Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles and Bylaws of the Association.

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative (NOT A THIRD PERSON).
- (ii) Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating an officer or employee entitled to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
- (iii) Unit owned by John Jones. No Voting Certificate required.
- (iv) Unit owned by Bill and Mary Rose, husband and wife. Voting Certificate not required.

This Certificate is made pursuant to the Declaration and the Bylaws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
OWNER

**NOTE:** This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the Voting Representative, not a third person.

**WATERFRONT CONDOMINIUM**

**OWNER/LESSEE EMERGENCY DATA SHEET  
CONFIDENTIAL INFORMATION ... NOT FOR PUBLICATION**

NAME		UNIT #
LOCAL ADDRESS		
LOCAL PHONE #	AWAY PHONE #	
AWAY ADDRESS		
CITY	STATE	ZIP
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) _____		
MAY WE PUBLISH YOUR EMAIL ADDRESS IN THE DIRECTORY? YES OR NO ( CIRCLE ONE)		
ADDITIONAL INFORMATION:		
Is there any information you would NOT want published in the Directory? _____		

**WATERFRONT 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. \_\_\_\_\_

Provide Recent Photograph(s) \_\_\_\_\_

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.

NON-NATURAL PERSON OCCUPANCY DESIGNATION

The undersigned person does hereby certify that he or she is the officer, trustee or partner (circle one) authorized to designate the family or individual who shall be entitled to occupy the Waterfront Unit in accordance with the requirements of the Declaration of Condominium for the Waterfront on the Ocean at Juno Beach Condominium Association Inc. 16. B (3), "Approval of Corporate or Partnership Purchases". No more than one change in occupancy will be approved in any 12 month period.

AUTHORIZED OCCUPANTS:

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I hereby designate:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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PHONE# \_\_\_\_\_ FAX# \_\_\_\_\_

As the authorized primary occupant to represent Unit # \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Dated



## WATERFRONT PARKING INFORMATION 2007

### 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 \_\_\_\_\_ No \_\_\_\_\_ If Yes, # \_\_\_\_\_

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.