

MERIDIAN PARK CONDOMINIUMS, INC.

A Condominium Community

3001 Meridian Way S.

Palm Beach Gardens, Florida 33410

MeridianParkCondos@gmail.com

Summary of Basic Rules and Regulations

For a complete listing of Rules and Regulations, refer to Meridian Homeowners Association Inc., Documents and Amendments are available at www.MeridianParkPBG.com

1. All prospective buyers and renters must be interviewed and approved by the Board prior to the resident occupying the unit.
2. We are an age-restricted community for 55+ adults; a second person must be at least 30 years of age.
3. Leasing your unit is permitted if your Condo does not already exceed 20% rentals and has Board approval.
4. We are a no-pet condominium with an exception for individuals meeting ADA requirements.
5. Each unit has one reserved parking space. Two (2) vehicles maximum per unit. Further details in the condo documents. Guest spaces are for guests only.
6. Motorcycles are not permitted to be parked on our property.
7. No commercial vehicles, travel trailers, utility trailers or vehicles with commercial signage of any kind may be stored or parked on our property except those providing daily consumer repairs or service.
8. Meridian consists of 14 condominiums under the umbrella of the Meridian Park Condominiums Inc. Each Condo stands on its own regarding income and expenses including special assessments. If your Condo has 12 units, your share is 1/12th, etc.
9. TV, Internet, Water, Sewer and Clubhouse Internet services are included in your monthly maintenance dues. Service may be changed or deleted at the discretion of the Board.
10. Interior and Exterior Changes require Board approval.
11. The Clubhouse doors and Pool gates are always locked. However, residents have received a special key that will open the doors and the pool gates. Special functions by owners require Board authorization. The pool is for residents and their overnight guests only. Pool use is from ½ hour after sunrise to ½ hour before sunset.
12. If your unit is to remain vacant for more than 48 hours, please turn off all water to the unit.
13. There is a non-refundable \$100 application fee. A background and credit check are required.

MERIDIAN PARK CONDOMINIUMS, INC.

Application

Please Check One: Application for Purchase _____ or Rental _____ for Condo # ____, Unit # _____,

(Address of Condo to be purchased or leased)

Desired Date of Occupancy: _____ Closing date for purchase: _____

Present Owner Name(s): _____ (phone) _____

Purchaser or Renter Name(s): _____ (phone) _____

Board Approval is Required Prior to Occupancy

The following items must be provided with this application:

1. Application Fee is \$100 which is non-refundable. Make check payable to Meridian Park Condominiums Inc.
2. Copy of the Driver's License, Passport or Birth Certificate for each resident.
3. Signed copy of the Age Requirement Statement for each resident.
4. Signed copy of the **CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER.**
5. Copy of Vehicle Registration for each vehicle.
6. Copy of Purchase Contract or Rental Lease.
7. Three personal reference letters with hand-written signatures and phone numbers.
8. A Bank Letter stating you are in good standing and the length of time you held an account. Do Not Include Account Numbers.

Applications can be accessed and printed from the website, www.MeridianParkPBG.com.

Please mail (via US Postal Service- no signature required) or hand deliver your completed application with the application check to:

Meridian Park Condominiums Inc., 3001 Meridian Way North, Palm Beach Gardens, FL. 33410 ATTN: Secretary

DO NOT USE FED EX OR UPS – these carriers will not leave an envelope in the mail slot.

Once the “completed” application is received and reviewed, an interview time and date will be scheduled. Please allow 30 days for the “completed” application to be processed.

MERIDIAN PARK CONDOMINIUMS, INC.

Application is hereby made:

For Purchase & Occupancy _____, or Rental & Occupancy _____, or Occupancy Only _____, of: Condo # _____

Unit # _____ located at _____, Palm Beach Gardens, FL 33410

Current Unit Owner(s): _____

Desired Date of Occupancy _____ Closing Date for Purchase _____

NAMES OF OCCUPANTS: ADULT (Age 55 or Older) and other ADULTS (Minimum Age 30 or Older)

Name _____ ss# _____ D.O.B. _____

Spouse _____ ss# _____ D.O.B. _____

Other _____ ss# _____ D.O.B. _____

Current Home Address: _____

Phone: (H) _____ (Cell) _____

Email Address: _____

Emergency Contact: _____ Phone # _____

Present Landlord / Mortgage: _____ Phone # _____

Previous Landlord _____ Phone # _____

All leases must extend for a minimum of 3 consecutive months. Condo units may not be sublet.

REFERENCES:

Name _____ Address: _____

(Ph.) _____

Name _____ Address: _____

(Ph.) _____

Name _____ Address: _____

(Ph.) _____

Bank Ref _____ Address: _____

(Ph.) _____

Have you ever filed for bankruptcy? Yes _____ No _____ Chapter _____

Please explain: _____

BACKGROUND CHECKS
CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER
Meridian Homeowners Association Inc.

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. I understand that you may be requesting information from various federal, state and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Association and may be reviewed by a unit owner if it's a rental.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the above-mentioned information:

_____/_____/_____
Applicant Name Date of Birth* Social Security Number
*Date of Birth is requested in order to obtain accurate retrieval of records. If International please provide
Passport Number

_____/_____/_____
Co-Applicants Name Date of Birth Social Security Number
If International please provide
Passport Number

Alias/Previous Name(s)

Current Physical Address City & State Zip code

California, Minnesota & Oklahoma Applicants Only: Please check here to have a copy of your consumer report sent directly to you.

Notice to CALIFORNIA Applicants

Under Section 1786.22 of the California Civil Code, you have the right to request from AISS, upon proper identification, the nature and substance of all information in its files on you, including the sources of information, and the recipients of any reports on you, which AISS has previously furnished within the two-year period preceding your request. You may view the file maintained on you by AISS during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

SIGNATURE _____ DATE _____

Co-Applicant
SIGNATURE _____ DATE _____

MERIDIAN PARK CONDOMINIUMS INC.

APPROVAL REQUIRES A CREDIT SCORE OF 650 OR HIGHER & MUST BE VERIFIED.

What is your score? _____

Have you been convicted of a crime? Yes _____ No _____ If yes, what was the date of conviction _____

Applicant(s) hereby authorize(s) the Board of Directors of Meridian Park Condominiums Inc. to institute such Investigation of the Applicant(s) as the Board may deem necessary.

Prospective Owners: I (We) understand that any addition(s) to original plans for condo units whether built by the Contractor to original plans or added later) will be maintained by the owner. Any and all improvements or alternations to the original plans of apartments must be approved by the Board of Directors. Meridian Park Condominiums, Inc., will not be responsible for any repairs or maintenance of such additions.

Purchaser(s)/Lessee(s) acknowledge that they have received, read and are familiar with Meridian Park Condominium Inc. Documents and Rules and Regulations, as amended, and agree that they, family members and guests will abide by the same.

Age Requirement Acknowledgment Statement of Purchaser or Resident

The undersigned acknowledges that Article XXIII of the Declaration of Condominium No. 1 through 14 inclusive provides that after a residence is sold, leased or transferred, it shall not be occupied unless at least one occupant (owner or renter) is age 55 or older, with a minimum age 30 for the other occupant(s). The undersigned agrees to abide by this requirement.

If the transfer is a sale, then the new owners are required to sign. If there is a lease, then the owner and resident is required to sign. Anyone residing in your unit for more than 30 days that is not on your lease must go through the new resident application process and meet with the Board.

Authorization of Release of Information:

Applicant(s) represents that all the above information and statements on the application are true and complete, and hereby authorizes verification of any and all information relating to residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed. Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of the right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State. No oral agreements have been made.

MERIDIAN PARK CONDOMINIUMS INC.

Condominium # _____ Unit # _____

Unit Address _____ Palm Beach Gardens, FL 33410

Owner Signature _____ Date _____

Owner Signature _____ Date _____

Resident Signature _____ Date _____

Requests for estoppel must be submitted 15 days prior to closing.
The fee for providing the estoppel is \$100.00