



**Cross Creek Condominium  
1500 N. Congress Ave  
West Palm Beach, Fl, 33401  
561-686-4122**

Unit \_\_\_\_\_

Name \_\_\_\_\_

To whom it may concern:

Please be advised that the Board of Directors requires prior approval to lease or sell a unit and a personal interview with the applicant.

For your convenience, we have an application form for your use in connection with seeking Board approval. The form must be completed and submitted prior to transfer of title or lease and prior to occupancy by purchaser or lessee. All items requested by the application must be provided, along with a copy of the contract for sale or lease agreement. The application must be accompanied by an ONE HUNDRED & FIFTY DOLLAR (\$150) **non-refundable** processing fee. Checks should be made out to the Cross Creek Condominium. Arrangements for the interview will be made by the Screening Committee Chairperson or Property Manager, who will then contact the future resident. **Occupancy prior to final approval is prohibited.**

Cross Creek Condominium Association will make every effort to provide an expeditious answer to the applicant provides all necessary information is submitted as required.

Thank you for your anticipated cooperation in this matter.

Sincerely yours,  
The Board of Directors

- \_\_\_\_ Non-refundable check made out to Cross Creek Condominium Association
- \_\_\_\_ Application completely filled out and signed.
- \_\_\_\_ Copy of lease or sales contract
- \_\_\_\_ Scott Roberts and Associates background form signed and completed
- \_\_\_\_ Copy of Driver's License & 3 check stubs
- \_\_\_\_ Towing rules and regulations signed
- \_\_\_\_ Signed copy of rules and regulations
- \_\_\_\_ Signed copy of pool rules

**Cross-Creek Condominium Association  
1500 N. Congress Ave  
West Palm Beach, Fl, 33401**

**Purchase – Rental Application**

Date \_\_\_\_\_

1. Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home /Cell Phone \_\_\_\_\_ Work \_\_\_\_\_

Hereby applies to the board of Directors of Cross Creek Condominium Association for approval:

a) To purchase unit # \_\_\_\_\_ Closing date \_\_\_\_\_

Name / phone # of agent handling sale (if applicable) \_\_\_\_\_

b) To lease unit# \_\_\_\_\_ Proposed move in date \_\_\_\_\_

Lease term \_\_\_\_\_ to \_\_\_\_\_

\_\_\_\_\_ Adults and \_\_\_\_\_ children will occupy the unit. In addition to applicant the following people will occupy the unit.

	Name	Age	Relationship
1.	_____		
2.	_____		
3.	_____		
4.	_____		

2. The applicant agrees that he/she will abide by all rules and regulations now in effect.

3. If a lease, sub leasing of units is prohibited.

4. If this is an application to purchase, please answer the following:

a. Will this be the applicant's permanent residence Y or N \_\_\_\_\_

b. Approx. how many months each year will you occupy the unit \_\_\_\_\_

c. Do you plan to lease this unit to others Y or N \_\_\_\_\_?

**5. Employer, or business name if self employed**

Name of employer or business name \_\_\_\_\_

Address \_\_\_\_\_

Title Position \_\_\_\_\_ Years employed or in business \_\_\_\_\_

Phone # \_\_\_\_\_

**6. Financial References**

- a) Bank Name \_\_\_\_\_ Type of account \_\_\_\_\_
- b) Bank Name \_\_\_\_\_ Type of account \_\_\_\_\_

**7. Personal References**

- a) Name: \_\_\_\_\_  
Address / Phone: \_\_\_\_\_
- b) Name: \_\_\_\_\_  
Address / Phone: \_\_\_\_\_

**8. Do you own \_\_\_\_\_ or rent \_\_\_\_\_ at your present address**

Name / Phone # of present landlord (if any) \_\_\_\_\_

8. Drivers License # \_\_\_\_\_ State \_\_\_\_\_ Exp. Date \_\_\_\_\_

9. Number of cars \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Tag# \_\_\_\_\_ State \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Tag# \_\_\_\_\_ State \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Tag# \_\_\_\_\_ State \_\_\_\_\_

**Cross Creek Condominium Association shall in no way be liable as respects any matter concerning this application or concerning any act of the present owner of the unit.**

**I have read, Understand, and received a copy of the rules and regulations and agree to abide by the rules and regulations.**

\_\_\_\_\_  
Signature of applicant                      Date

\_\_\_\_\_  
Signature of applicant                      Date

AUTHORIZATION REGARDING BACKGROUND INVESTIGATION

By signing below, I acknowledge receipt of the following separate documents (and certify that I have read and understood them):

- DISCLOSURE REGARDING BACKGROUND INVESTIGATION ON YOU;
- A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT;
- ADDITIONAL NOTICE REGARDING INVESTIGATIVE CONSUMER REPORTS ON YOU;
- ADDITIONAL STATE LAW NOTICES.

By signing below, I authorize **Cross Creek Condominium** (“the Company”) to obtain “**consumer reports**” and “**investigative consumer reports**” about me for tenant purposes.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name:

\_\_\_\_\_

PERSONAL INFORMATION NEEDED FOR BACKGROUND CHECK

**Please supply the following information to facilitate a background check on you.**

Last Name: \_\_\_\_\_

First Name: \_\_\_\_\_

Middle: \_\_\_\_\_

Other Names Used (alias, maiden, nickname): \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Driver License No.: \_\_\_\_\_

State Issued: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Current Address: \_\_\_\_\_  
Street/P.O. Box                      City                      State      Zip Code      Country      Dates

Former Address: \_\_\_\_\_  
Street/P.O. Box                      City                      State      Zip Code      Country      Dates

**Cross-Creek Condominiums  
1500 N. Congress Ave  
West Palm Beach, fl, 33401**

**Cross Creek Condominiums is contracted with a towing company to enforce section B "Vehicle and Parking" in our rules and regulations.**

The following vehicles will be tagged and allowed 48 hrs to correct the violation before being towed

- Expired tags or no tags displayed
- Flat tires
- Disabled vehicles
- Commercial vehicles and vans
- Any vehicle that has the outward appearance of being used in connection with a business. A vehicle which is commercially lettered carries a presumption of having an "outward appearance of being used in connection with a business or trade"
- Vehicles with altered tags
- Trailers, Boats, motor homes and busses.
- Vehicles parked in two parking spaces

The following could be towed immediately with no warning

- Parking in a handicap parking space without a permit
- Vehicles parked on the road
- Vehicles parked in the grass
- Vehicles parked in a fire lane
- Vehicles blocking dumpsters

I have read and understand the parking rules and regulations at Cross Creek Condominium

Signature \_\_\_\_\_ Date\_\_\_\_\_

The reason for this notice is to make sure all residents of Cross Creek Condominium Association are made aware of the Rules and Regulations governing the Association.

**DISTURBANCE** – No owner or lessee shall create or permit any disturbance that will interfere with the rights, comforts, or convenience of others. No loud music or disruptive behavior will be tolerated.

**PETS** – Cross Creek does not allow pets on the property.

**GARBAGE AND TRASH** – All garbage and trash must be placed in a plastic bag and disposed of in the trash receptacle (dumpsters). **DO NOT PLACE TRASH OUTSIDE OF DOORS. THIS ATTRACTS BUGS AND RODENTS.**

**WINDOWS AND PATIOS** – Window treatments must be white. Sheets and blankets are allowed only on a temporary basis (two weeks after moving in). No clothes or similar articles should be hung on balconies or outdoors for any purpose whatsoever.

**BICYCLES, TOYS, AND LAWN FURNITURE** – Bicycles, toys and other clutter shall not be left outside at any time. Bicycles, toys, and other clutter left outside or in the hallway will be impounded. All articles must be stored within the owner’s unit. Lawn furniture must be kept on the owner’s balconies. Any property found in the common grounds during maintenance of our grounds will be discarded immediately. We will not be responsible for tracking down owners.

**VECHILES** – There shall be no repair, assembling or disassembling of motor vehicles except for emergency maintenance as in the changing of a tire or battery, ect. Commercial vehicles, boats, trailers, motor homes, buses, campers, motorcycles, mopeds, and other such vehicles shall not be allowed. All motor vehicles must be maintained as to not create an eyesore. Towing signs are posted at the entrance of the community.

**CHILDREN** – Parents shall be responsible to the association for any property damage to the common area by their children.

**PARKING** – Owners must use only those parking spaces assigned to them. Parking in other assigned spaces or on the grass will result in the vehicle being towed away at the owner’s expense.

**SATTELITE DISH INSTALLATION STANDARDS** - The dish must be installed on the patio or balcony beam. It may protrude outside the boundaries of the limited common element but cannot be attached to any roof or wall of the building. Wiring must be attached to the inboard side of the eaves or the top edge of the wall for second story units. Ground floor units must attach wiring to the bottom portion of the wall line. The wiring must be gray or white. Access holes must be sealed with a white or grey sealer.

**Occupancy** – Below are the guidelines for the number of occupants relative to the size of the unit.

1 Bedroom – 2 Adults / 1 Child

2 Bedrooms – No More than 4 occupants

3 Bedrooms – No More than 6 occupants

**GRILLS** – Gas and propane grills are not allowed on property at any time.

**CONDOMINIUM DECLARATION**

I agree to abide by the Rules and regulations of Cross Creek Condominium Association.

\_\_\_\_\_  
Signature                      Date

\_\_\_\_\_  
Signature                      Date

**Cross-Creek Condominium Association  
Pool Rules**

- 1. No children under the age of 16 are permitted on the deck or in the pool without adult owner of lawful occupant supervision.**
- 2. No guest may use the pool area or clubhouse without his/her host with them.**
- 3. All bathers must shower before entering the pool and must shower after using suntan oil or lotions before re-entering the pool.**
- 4. Running or boisterous conduct in or around the pool is not allowed.**
- 5. Beach balls, diving equipment, floats, air mattresses or similar devices of any kind are forbidden in the pool. Skateboards, bikes ECT. Are not allowed in the area.**
- 6. Food and beverages are not allowed within four feet of the water's edge. Cigarette and cigar butts must be placed in the provided receptacles. NO GLASS OF ANY KIND is permitted in the pool or pool area. Canned beverages are allowed.**
- 7. No towels or other articles are allowed to be hung on the pool fence.**
- 8. No animals are allowed in the pool or pool area.**
- 9. There is no reserving of chaise lounges, chairs, or tables.**
- 10. All swimmers must wear swimwear before entering the pool. Cutoff jeans are not used as swimwear.**
- 11. Unit owners or lessees are responsible for advising guests of these rules.**
- 12. All persons using the pool do so at their own risk. Owner and Association are not responsible for any accidents or injuries. The e association reserves the right to deny use of the pool to anyone at any time for failure to obey any of the pool rules.**
- 13. Pool hours are 7 am to 7 pm. Violators will be prosecuted for trespassing.**
- 14. All pool users must have a key to enter the pool area. Pool keys are available in the office and require a deposit of \$25.**
- 15. Any person jumping the fence will lose al pool privileges at Cross Creek.**

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**Signature**

**Date**

## OCCUPANCY

The tenant acknowledges and understands that the only occupants that are authorized to be in the unit are the names listed on the application.

Any person residing in this unit more than 4 times in any 30-day period is considered a resident and must be screened by the association. Failure to comply will result in an eviction from the property. All attorneys' fees will be billed to the tenant.

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Sign and Date