VILLAS ON THE GREEN
C/O CAMPBELL PROPERTY MANAGEMENT
1215 EAST HILLSBORO BLVD.
DEERFIELD BEACH, FL 33441

RENTAL APPLICATION CHECKLIST

Thank you choosing Villas on the Green as your new home! Attached is the application for sale. Please fill out completely and **return every page**. If the page does not have a signature line, please initial at the bottom of the page. As acknowledgement that all pages have been received, please initial next to each page listed on the checklist.

Incomplete applications or applications for accounts in arrears will not be processed.

____ Application Process
____ Unit Information
____ Application to Lease
____ Pet Declaration
____ Pet Restrictions (With Pet Photo, Vaccination/Weight Report, and License)
____ Receipt of Rules and Regulations
____ Credit and Background Check
____ Applicant Background Authorization
____ Pet Ordinances

ESA ONLY
____ Request For Reasonable Accommodation (With Required Documentation)

Please also attach a copy of the rental contract and a copy of a state issued identification card.

Please send your completed application to:
VILLAS ON THE GREEN
C/O CAMPBELL PROPERTY MANAGEMENT
1215 EAST HILLSBORO BLVD.
DEERFIELD BEACH, FL 33441
954-427-8770

Once the application is approved, the Board President will contact you to set up an interview.

Application Process

Renters and Purchasers

Effective 10/13/2016 at the monthly HOA meeting, all applicants for residency in Villas on the Green are notified regarding a change in our application process.

All applicants who complete a Villas on the Green or a designated Property Manger application for residency with supporting specific information (such as resident names, driver license or accommodations, are hereby advised of the following change;

"If an applicant makes, initiates or does not disclose changes or those changes are discovered during the rules review process and those changes to the profile cause the application to be rejected, the applicant cannot simply modify the initial application. A new application must be submitted for each material change in residency, ownership, accommodation, etc."

If you have any questions please ask the property manager at the time of application.

Signature _____ Date _____

Signature _____ Date _____

DEER CREEK VILLAS
C/O CAMPBELL PROPERTY MANAGEMENT
1215 EAST HILLSBORO BOULEVARD DEERFIELD BEACH, FL 33441

UNIT INFORMATION

UNIT OWNER'S NAME _____

UNIT ADDRESS _____

LESSEE'S NAME(S) _____

LESSEE'S HOME PHONE NUMBER _____

LEASE DATES FROM _____ TO _____

REALTOR'S NAME _____ PHONE _____

COMPANY _____

DEER CREEK VILLAS/ VILLAS ON THE GREEN APPLICATION

Unit Owner _____ Lease Term From _____

Unit Address _____ Lease Term To _____

It is required that all lessees read the "USE RESTRICTIONS" and by signature below acknowledge receipt of same. All lessees by signature below warrant that they will cause any lease executed, or to be executed, which will be in force as a result of approval of this application by the Deer Creek Villas Homeowners Association. to contain a clause which will automatically terminate the lease if the Board of Directors of the Deer Creek Villas Homeowners Association, Inc. determines, that, after due warning, there were, or have been, repeated violations of the Declaration of Covenants and Restrictions of the Deer Creek Villas Homeowners Association or Board rules. All lessees are subject to the same governing laws as the owners and are equally responsible.

Applicant's Name(s) _____ Phone ( )_____

Address _____

City State Zip

Occupation_____ ( )_____

Employer Address Phone Position

Other Occupants of the Unit

_____

Name Relationship

_____

Name Relationship

Vehicles

_____

Type Make Year License Number State

_____

Type Make Year License Number State

References_____( )_____

Name Address Phone

_____( )_____

Name Address Phone

Pets _____

Breed Color Weight Name

Pet Declaration

Number of pets residing in household (2 allowed) _____

Owner's name_____

Pet Name_____

Breed & Gender_____

Color_____

Weight (not to exceed 25 pounds) at maturity_____

Current Photo attached

Copy of Current Rabies Vaccination attached

Pet Name _____

Breed & Gender _____

Color _____

Weight (not to exceed 25 pounds) at maturity_____

Current Photo attached

Copy of Current Rabies Vaccination attached

Above information certified by pets veterinarian

_____Date_____

Signed by Property owner and pet owner

_____Date_____

VILLAS ON THE GREEN
C/O CAMPBELL PROPERTY MANAGEMENT
1215 EAST HILLSBORO BLVD.
DEERFIELD BEACH, FL 33441

PET RESTRICTIONS

- PETS CANNOT WEIGH MORE THAN 25 LBS AT MATURITY
- UPDATED VACCINATION AND WEIGHT REPORT MUST BE FURNISHED
- PICTURE OF PET MUST BE PROVIDED
- COPY OF BROWARD COUNTY LICENSE MUST BE PROVIDED
- DOGS MUST BE LEASHED AT ALL TIMES AND MAY NOT RUN LOOSE
- PET WASTE MUST BE PICKED UP AND PROPERLY DISPOSED OF
- ALL CAT LITTER MUST BE DISPOSED OF IN A MANNER THAT DOES NOT OFFEND OTHERS
- CATS MAY NOT FREELY ROAM THE PROPERTY
- OWNERS WILL BE FINED IF WASTE IS NOT PICKED UP. ANY COMPLAINTS RECEIVED WILL BE GIVEN TO THE GRIEVANCE COMMITTEE TO DETERMINE FINDINGS. IF SITUATION IS NOT CORRECTED IN FIVE DAYS, OWNER MUST REMOVE PET FROM PREMISES IMMEDIATELY. ANY LEGAL FEES OR COURT COSTS WILL BE AT THE OWNER'S EXPENSE.
- IF OWNER OR RENTER HAS NO PET WHEN TAKING RESIDENCE AND THEN OBTAINS A PET AT A LATER DATE, OWNER AGREES TO FILL OUT THIS FORM AND TURN INTO ANGELA ERVIN AT CAMPBELL PROPERTY MANAGEMENT AT THE ABOVE ADDRESS.

Owner or renter_____ Date_____

Interviewer _____ Date_____

VILLAS ON THE GREEN/DEER CREEK VILLAS
C/O CAMPBELL PROPERTY MANAGEMENT
1215 EAST HILLSBORO BLVD.
DEERFIELD BEACH, FL 33441

By signature below, I/we acknowledge receipt of the Rules and Regulations of the D.C. Villas Homeowners Association.

_____ _____

Witness Lessee

_____ _____

Witness Lessee

Date_____

Credit and Background Check

You are hereby authorized to release to Lexis Nexis/Resident Data any information requested regarding my banking, credit, employment, residence and possible criminal background. Lexis Nexis is also authorized to obtain a consumer credit report.

I waive all rights and privileges concerning the release of said information and reports to Lexis Nexis/Resident Data.

Name of Applicant_____

Social Security #_____ Date of Birth_____

Driver's License #_____ State_____

Current Address_____

Signature_____

Name of Applicant_____

Social Security #_____ Date of Birth _____

Driver's License #_____ State_____

Current Address

_____

Signature_____

Name of Applicant_____

Social Security #_____ Date of Birth_____

Driver's License #_____State_____

Current Address_____

Signature_____

Applicant Authorization

Lexis Nexis Resident Data, Inc.

In connection with my/our application for residence at Deer Creek Villas/Villas on the Green I hereby authorize any consumer credit agency, current and previous employer, current and any former landlord, law enforcement agency, any check authorization agency, and state employment security agency to release all information any of them may have about me to Lexis Nexis Resident Data, Inc. I hereby release all of these parties from any liability in connection with release of such information.

A facsimile or other copy of this authorization shall be shall be sufficient for release by the aforesaid parties.

I have submitted a non-refundable fee to process my application for residence. I understand that this sum is not a rental payment or deposit and will not be refunded even if my application is denied or cancelled by me after submission.

This authorization is for this transaction only and continues in effect for one (1) year unless limited by state law, in which case the authorization continues in effect for the maximum period, not to exceed one (1) year, allowed by law.

_____	_____
Signature	Signature
_____	_____
Printed Name	Printed Name
_____	_____
Date	Date

2/23/2016 – The amount of canine and feline issues among homeowners in our community is out of hand. The Board of Directors has attempted to intercede with respect for each homeowner's pet regarding compliance without success.

Pet owners who violate Broward County leash and waste pickup ordinances when canines or felines are off their property or with canines or felines "at large", creating a nuisance, is unacceptable. In the event you are wondering, although felines do not require a leash when "at large", it is a requirement for the owner to pick up any waste and be responsible for them not to be creating a defined nuisance.

Those master ordinances have been previously posted on the web site for reference. Effective immediately, the Board of Directors has made formal its commitment to require self-regulation by homeowners with canine and feline pets. While the HOA will potentially intercede where / when appropriate, all homeowners are responsible for enforcement of the canine / feline nuisance provisions. In the event there is a repeated lack of self-enforcement by homeowners, then the HOA is committed to call in violators to Broward County for citations / trapping of those animals. If that does not work, the HOA will consider resuming contracting a trapping service for felines and canines per the Broward County guidelines under "creating a nuisance".

The HOA genuinely regrets this action and desires not to have to officially initiate it in our community, but recent events have forced us to engage enforcement by Broward County personnel / procedures / ordinances. Use of their services to eliminate homeowner behavior regarding their pet(s) behavior has become a necessity.

These ordinances do not alter the HOA restriction of two animals per household.

To view the section regarding action when confronting nuisance canines or feline situation, access the link below, proceed to Nuisance Dogs / Nuisance Cats section and follow the prescribed process.

http://www.broward.org/ANIMAL/PROGRAMSSERVICES/Pages/ReportingAnimalIssues.aspx

12/19/2016

Request for Reasonable Accommodation

Dear Applicant:

Deer Creek Villas Homeowners Association, Inc., (Association) has a two (2) pet limit on animals in the community not to exceed a weight of twenty-five (25) lbs. You are requesting a reasonable accommodation for an oversized dog as an accommodation to the Associations pet restriction which allows owners to keep small pets up to twenty-five (25) pounds at full maturity while prohibiting dangerous breeds (not limited to Pit Bull, American Straffordshire Terrier or wolf breeds). Accordingly based on our provision below animals in excess of twenty-five (25) lbs., are not permitted.

Article 8 Section (j) of the Declaration of Covenants and Restrictions covers this provision:

"No animals, livestock or poultry of any kind shall be kept raised or bred within the confines of the Subdivision except dogs cats and other household pets which may be kept thereon, provided they are not kept bred or raised for an commercial purpose(s). The Board of Directors (BOD) shall have the right, from time to time, rules and regulations restricting the number and size of each dog, cat and other household pet that may be kept by a lot owner, and pertaining to the use of common areas and lots by such animals."

However, Federal / State laws exist that require communities to make reasonable accommodation(s) to its pet restrictions under appropriate circumstances, for an individual with a qualifying disability to equally use and enjoy the benefits of the residents dwelling unit. Further, guidelines for reasonable accommodation define there must be a relationship between the individual's disability which has a negative impact on major life activity (e.g. walking, sleeping, thinking, concentration, sitting, interacting with others, etc.) and the assistance provided by an Emotional Support Animal (ESA).

Regardless of status, all animals are the responsibility of the unit owner and generally abide by other restrictions that are, or may be, put in place (such as controlling the animal, leashed at all times, so it does not represent a nuisance or danger to other owners and guests). If the safety of other residents and guest is threatened, the incident reporting will be the same manner as a non-ESA animal and reported to Broward County as a nuisance animal for resolution. The Association web site outlines specifics with links to Broward County Ordinance for such matters. Additionally, if the existing ESA animal is replaced, for whatever reason, approval must be obtained in writing from the Villas Board of Directors. We request compliance with the twenty-five (25) lb. limit for dogs.

Signature _____ Date_____

Signature_____ Date_____