

SEA COLONY COMMUNITY AND CONDOMINIUM ASSOCIATION, INC.
1910 Mainsail Circle
Jupiter, FL 33477
Tel: 561-743-5411 Fax: 561-743-5247
Email: KPalazzo@campbellproperty.com

***NOTICE: Due to the Covid-19 pandemic, Community recreation facilities may be closed at times when necessary for the health and safety of our residents. All applicants must acknowledge they have read the above and understand the recreation facilities may be closed during the term of their lease.**

Applicant Name: _____ Sea Colony Unit #: _____

Signature: _____ Date: _____

Instructions for Lease Application Package

1. **Print and complete this Lease Application package in its entirety.**
2. **A fully executed copy of the lease agreement MUST accompany this completed application.**
3. **The Lease Application Package, including all information and documents requested therein must be completed, executed and submitted to the Association, at the address above *at least* thirty (30) days prior to the expected date of occupancy. A lease *is not* effective nor may the respective lessee(s) occupy the unit without the prior written approval by the Board of Directors of the Association.**
4. **A “Certificate of Approval” will be issued upon approval.**
5. **Please note:**
 - Lake Homes minimum lease is one month - 12 times per year.
 - Condominium minimum lease is two months – twice a year for Units sold after August 15, 2007 (owners prior to this date, minimum lease is one month - 12 times per year).

Thank You,

The Management
Sea Colony Community Association, Inc.

Sea Colony Community Association
Lease Application Package

Lease Term From: _____ To: _____

Property Address

Full Name of Applicant

Name of Co-Applicant

Please list name(s) of children and ages

Present address and how long at present address / Rent or Own

Present Phone Number(s)

Email Address(s)

Will anyone other than spouse and children named above reside with you? ___ YES ___ NO

Do you have pets? ___ YES ___ NO

If "yes", provide number of pets, type, weight and breed: _____

VEHICLE INFORMATION: *PLEASE SEE RULES REGARDING PARKING!

Vehicle #1:

(please list vehicles that will be on the property and include year / make / model / color / State / tag #)

Vehicle #2:

(please list vehicles that will be on the property and include year / make / model / color / State / tag #)

Do you have a motorcycle that will be on property? _____

Property Owner Name Property Owner Phone Number

Name of Agent handling Lease Agent Phone Number & Email Address

Contact in case of Emergency	Phone Number	Relationship
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Applicant's Signature

Date

Co-Applicant's Signature

Date

LEASE ADDENDUM

THIS ADDENDUM, dated this _____ day of _____ 20____, by and between _____, hereinafter referred to as “Landlord” and _____, hereinafter referred to as “Tenant”

WITNESSETH

- WHEREAS, the said property is subject to the Declaration of Covenants and Restrictions for Sea Colony Community Association, Inc. Article XII Section 24 which requires the Landlord to obtain the prior written consent of said Association as a prerequisite to leasing the Unit, and

WHEREAS, the Association has deemed to be in the best interests of the members to require this addendum to be executed by the Landlord and Tenant as a prerequisite to the Association’s approval of such lease,

NOW, THEREFORE, in consideration of the terms as contained herein and within the aforementioned lease agreement and for other good and valuable consideration, the existence and sufficiency of which are hereby mutually and conclusively acknowledged by the parties, the parties do agree as follows:

1. The terms of this Addendum shall prevail over any conflicting terms contained within the lease agreement.
2. The parties hereto do hereby ratify and reaffirm any and all terms of said lease agreement which are not in conflict herewith.
3. In the event Tenant receives notification from or on behalf of the Sea Colony Community Association Inc. that the Landlord is in default under his obligations for payment of assessments imposed by Sea Colony Community Association, Inc., the Tenant shall, within 15 days of receipt of notification by the Association, remit the amount of the rent otherwise due to the Landlord over to the Sea Colony Community Association, Inc. to the extent necessary to satisfy the Landlord’s outstanding financial responsibility to the Association. Payment by Tenant to the Association in compliance with the foregoing shall satisfy Tenant’s obligation to the Landlord to the extent of the amount so paid.
4. Sea Colony Community Association, Inc. shall be deemed to be a third party beneficiary of the terms of this Addendum and shall be entitled to enforce same at law and/or in equity through a court of appropriate jurisdiction in Palm Beach County, Florida. Said Association shall be entitled to recover their costs and reasonable attorney fees from the Tenant and /or the Landlord in the event it becomes necessary for the Association to retain an attorney and/or initiate legal action to enforce its rights here under.

5. The rights of the Association stated herein are in addition to the rights provided in the aforementioned Declaration and/or the law.

IN WITNESS WHEREOF, we have hereunto set our hands and seals to day and year first above written.

LANDLORD OR AUTHORIZED
AGENT:

Date _____

Date _____

TENANT(s):

Date _____

Date _____

SEA COLONY COMMUNITY

ACKNOWLEDGMENT

I hereby acknowledge that I have received, read and agree to abide by the Use Restrictions of the Community Association. I also understand that I am personally responsible for my actions and those of my guests or invitees. Any damages or injunctive relief for failure to comply with these provisions now may be brought against any tenant leasing a unit rather than the owner.

I understand that I am subject to the Declaration of Sea Colony Community Association, Inc.

Failure to comply with any provisions of the Declaration, By-Laws or Use Restrictions of the Association may result in a fine up to \$100.00 per violation, per occurrence, as outlined in Florida Statutes 617 and 720.

Lessee _____

Date _____

Lessee _____

Date _____

Sea Colony Community

TENANT INFORMATION

**This information will be provided to the Guardhouse 561-575-7270*

Address _____

Tenant #1 Name _____

Tenant #1 Cell Phone _____ Other _____

Tenant #2 Name _____

Tenant #2 Cell Phone _____ Other _____

Emergency Contact _____

Cell Phone _____ Other _____

Permanent Guest List:

*This means that you will NOT get a call from Security when your permanent guest is at the gate. **Please note:** All Guests must produce photo I.D. upon arrival at the gate regardless of whether or not they are on the permanent guest list below.*

1. _____ 2. _____

3. _____ 4. _____

Announcing Visitors & Guests:

To announce a visitor or guest, please contact the Guardhouse at 561-575-7270. This would include family, friends, deliveries, caretakers, etc. Once called in the Guard on duty will not need to contact you to announce that they have arrived, unless you request otherwise. Should a visitor or guest arrive without having been called in, the Guard will attempt to contact the tenant to obtain authorization to allow the visitor or guest access to the community. Please note, if you are not reachable the Guard will need to turn your visitor or guest away.

Signature _____ Date _____