

May, 2022

**HAMPTON COMMUNITY ASSOCIATION, INC.**

**C/O Campbell Property Management**

**9897 Lake Worth Road Suite 304, Lake Worth, FL 33467**

**OFFICE: 561- 432-2703 FAX: 561-432-2181**

APPLICATION FOR PURCHASE or LEASE APPROVAL

1. This Application, an Application for Approval, and Authorization forms must be completed in detail by each proposed adult occupant, other than husband/wife or parent/dependent child (which are considered one applicant).
2. If any question is not answered or left blank, this application will be returned not processed and not approved.
3. The completed application must be submitted to the Hampton Community Association not less than 14 days prior to the sale or other transfer, at the above address, so that a personal interview and application approval can occur prior to the closing date or move-in date.
4. All applicants must make themselves available for a personal interview prior to the final Board of Directors approval.
5. Occupancy prior to Board approval is strictly prohibited. Any new homeowner or renter who does not have an interview before moving in will be in violation of Documents and subject to fines or eviction.
6. Use of the unit is for single family residence only. No subleases are permitted.
7. No business or commercial activity is permitted on any Lot, nor may any business be conducted on any part thereof.
8. Seller/landlord must provide the purchaser/tenant with a copy of the Hampton Community Association documents or you must purchase them from Campbell Property Management.
9. Please attach a copy of the Sales or Lease Agreement.
10. Please attach a copy of Driver License(s).
11. Please attach a non-refundable check of \$125.00 for the application fee, made payable to: Hampton Community Association. If this is a rental application, a refundable check for \$500.00 must also accompany this application and made payable to the Hampton Community Association.
12. Purchaser must notify the property manager, Lisa M Teets (office: 561-432-2703) with the exact date of their closing.
13. Any violations or past due maintenance fees on the property to be purchased or leased must be corrected and/or paid in full to the Hampton Community Association before a closing or screening can take place.
14. The Hampton is a sub-association of the Aberdeen Community and is a Mandatory Club Membership Community.
15. Starting November 1, 2018 upon acquisition of a recorded title to a lot, each new Owner shall make a non-refundable contribution to the capital of the Association. The Capital Contribution fee of \$ 2000.00, will be payable to the Hampton Community Association, Inc. prior to the closing of the transfer of title by the party taking title to the lot.

**HAMPTON COMMUNITY ASSOCIATION, INC.**  
**(Hampton Community Association)**  
**C/O Campbell Property Management**  
**9897 Lake Worth Road Suite 304, Lake Worth, FL 33467**  
**OFFICE: 561432-2703 FAX: 561-432-2181**

APPLICATION CHECKLIST

- DID YOU COMPLETE ALL PAGES OF THE APPLICATION?
- DID YOU READ AND UNDERSTAND THE ENTIRE APPLICATION?
- DID YOU INCLUDE A COPY OF YOUR LEASE OR SALES CONTRACT?
- DID YOU INCLUDE A CHECK FOR \$125.00 MADE PAYABLE TO HAMPTON COMMUNITY ASSOCIATION FOR YOUR APPLICATION FEE?
- DO YOU UNDERSTAND THAT IF YOU HAVE A PROBLEM SPEAKING OR UNDERSTANDING ENGLISH YOU WILL NEED TO HAVE SOMEONE TO INTERPRET FOR YOU AT THE TIME THE INTERVIEW IS SCHEDULED?
- HAS THE COMPLETED APPLICATION HAS BEEN RETURNED TO CAMPBELL PROPERTY MANAGEMENT?

IF YOU HAVE ANY QUESTIONS REGARDING THIS APPLICATION, YOU MAY CALL CAMPBELL PROPERTY MANAGEMENT 561- 432-2703.



References:

Reference 1 Name (PRINT): \_\_\_\_\_ Years Known: \_\_\_\_\_

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

City: \_\_\_\_\_ ST: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Reference 2 Name (PRINT): \_\_\_\_\_ Years Known: \_\_\_\_\_

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

City: \_\_\_\_\_ ST: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Seller/Lessee Information:

Seller/Lessee Name (PRINT): \_\_\_\_\_

Seller/Lessee Address: \_\_\_\_\_

City: \_\_\_\_\_ ST: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Realtor Information:

Realtor's Name: (PRINT): \_\_\_\_\_

Realtor's Address: \_\_\_\_\_

City: \_\_\_\_\_ ST: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ -EMAIL: \_\_\_\_\_

I (we) declare that the above information is true and correct. I (we) understand that willful misrepresentation will void this application. I authorize Campbell Property Management and/or the Hampton Community Association or its agents to verify the information contained above and to perform a background check.

I (we) acknowledge receipt of and agree to abide by the complete Hampton Community Association Bylaws and Covenants and Restrictions. I (we) understand that Attachment 1 is an extract of these documents which contains the Hampton Community Association Use Restrictions and Articles X of Covenants and Restrictions.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Spouse Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# HAMPTON COMMUNITY ASSOCIATION INC.

## ATTACHMENT 1

### ARTICLE 7 of the DECLARATION OF COVENANTS AND RESTRICTIONS

#### ARTICLE VII USE RESTRICTIONS

In addition to all other covenants, conditions, restriction, rules, and regulations governing the Property, all the Property shall be held, used, and enjoyed subject to the following use restrictions, the Rules and Regulations, and all additional rules and regulations which may, from time to time, be adopted by the Board:

7.1 Residential Use. All Lots shall be used only as single family, private, residential dwellings and for no other purpose. No business, trade, profession, commercial activity, or other nonresidential use shall be permitted within any Lot or Unit, except that a home office is permitted so long as no customers or excessive deliveries are caused thereby, as determined in the sole discretion of the Board.

7.2 Garage Sales. Garage sales, rummage sales, yard sales, or similar sales are prohibited within the Property.

7.3 Pets. Owners may keep as pet's dogs, cats, fish, and birds, provided that no such pets are kept, bred, or maintained for any commercial purpose. No other animals, livestock, horses, or poultry of any kind shall be kept, raised, bred, or maintained on any portion of the Property. All dogs must be on a leash or carried when on the Property and outside of a Unit or fenced-in area on a Lot. No pets shall be permitted within any recreational areas, including, without limitation, the Hampton Pool, under any circumstances. It shall be the pet owner's obligation to remove the pet's solid waste material from all property maintained by the Association. The Board shall have the right to order the removal of any pet which is considered, in the Board's sole discretion, a nuisance. In such event, the Board shall give written notice thereof to the pet owner, and the pet shall immediately thereafter be permanently removed from the Property. Pet owners are responsible for the cost of repair or replacement of any Common Property, property of the Association, and all other property maintained by the Association that is damaged by their pet. Each pet owner who determines to bring a pet within the Property hereby agrees to indemnify the Association and hold the Association harmless against any loss or liability of any kind or character whatsoever arising from or growing out of such pet owner having any pet on the Property.

7.4 Boats. Boat mooring facilities on any lake shall be limited only to facilities which may be provided by the Master Association. No one other than the Master Association shall be permitted to install docks, moorings, or similar structures or to keep or moor boats on the lakes. In no event shall motor powered boats be permitted, nor shall any boats be permitted to be stored or kept on boat trailers, on any lawn, driveway, or on Common Property adjacent to the lakes. Boats may be stored in garages, provided they are not visible to outside view.

7.5 Temporary Structures. No temporary buildings, structures, sheds, or tents, either with or without living, sleeping, or eating accommodations, shall be placed, located, kept or maintained within the Property.

7.6 Nuisances. No use, activity, or practice which is, in the sole opinion of the Board, either an annoyance to or an interference with the peaceful possession and proper use of the Property by other Owners, residents, tenants, or guests shall be allowed. There shall not be erected, constructed, suffered, permitted, committed, maintained, used, or operated on any of the Property any nuisance of any kind or character as

determined by the Board. No loud noises or noxious odors, as determined by the Board, shall be permitted within the Property. No Owner, resident, tenant, or guest of a Lot shall permit or suffer anything to be done or kept within such Lot or make any use of the Common Property which will increase the rate of insurance on any portion of the Property. No improper, offensive, hazardous, or unlawful use shall be made of any Lot or Unit. All laws, zoning ordinances, and regulations of all controlling governmental authorities shall always be complied with by all Owners, residents, tenants, guests, invitees, and licensees. Violations of laws, ordinances, orders, rules, regulations, codes, or other requirements of any governmental agency having jurisdiction there over relating to any Lot shall be corrected by, and at the sole expense of, the Owner of said Lot.

7.7 Signs and Outdoor Items. No sign, symbol, advertisement, ornament, poster, decoration, or other similar item shall be affixed, attached, hung, displayed, erected, pasted, posted, or placed by an Owner, resident, tenant, guest, or invitee or licensee of an Owner, resident, tenant, or guest, on the Common Property or on dedicated or reserved areas. Except for holiday decorations as set forth in Section 7.8 below, no sign, symbol, advertisement, ornament, poster, decoration, or other similar item shall be affixed, attached, hung, displayed, erected, pasted, posted, or placed on the exterior walls, doors, fence, balconies, windows, vehicles (on the exterior of a vehicle or within the vehicle which is visible from outside of the vehicle), or from within a Unit which is visible from outside of the Unit, without the prior written approval of the Board. Notwithstanding the foregoing, security signs not exceeding a size determined by the Board are allowed at locations on a Lot approved by the Board. Any permitted signs must comply with all specifications as may be adopted by the Board. The Association shall not consent to any type of "For Sale", "For Rent", "By Owner", or similar sign for the renting or sale of a Lot.

7.8 Holiday Decorations. The hanging, erection, display, or installation of holiday decorations and lighting shall not require the prior written approval of the Board. Holiday decorations and holiday shall only be hung, erected, displayed, or installed during the month of the holiday and must be removed within two (2) weeks of the passing of the holiday (e.g., Halloween lighting and decorations can only be installed on or after October 1 of each year and must be removed on or before November 14 of each year; Christmas lighting and decorations can only be installed and displayed on or after December 1 of each year and must be removed on or before January 8 of each year).

7.9 Antennae. Except as otherwise deemed permissible by Federal and/or State law, no antennae, satellite dish, aerial, or other device for the reception or transmission of television, radio, or other signals of any kind shall be erected, placed, installed, or maintained anywhere on the Common Property (unless installed by the Association) or the exterior of any Lot, without the prior written approval of the Association. Subject to the Federal Telecommunications Act of 1996, as amended from time to time, a satellite dish may be installed on a Lot without the prior approval of the Association so long as such satellite dish is no greater than one (1) meter in diameter and installed in accordance with the Community Standards adopted by the Master Association and consistent with the Over-The-Air Reception Devices rules adopted by the Federal Communications Commission ("FCC"). To the extent that same may be accomplished without impairing reception of an acceptable quality signal, unreasonably preventing or delaying installation, maintenance, or use of a satellite dish, or unreasonably increasing the cost of installing, maintain, or using a satellite dish, the satellite dish shall be placed in a location which minimizes its visibility from the Common Property and other Lots. Satellite dishes may not be installed on the roof surface unless that is the only location on the Lot where an acceptable signal can be obtained. The preferred installation location is attachment at the eave. If a satellite dish is installed on a roof, the Owner shall indemnify and hold the Association harmless for any roof damage, repairs, or consequential damage caused by the installation of the satellite dish on the roof.

7.10 Vehicles and Parking. No recreational vehicles, commercial vehicles (other than in connection with pickups and deliveries), inoperative vehicles, vehicles without a valid license plate and current registration, trailers, motor homes, mobile homes, or golf carts shall be stored or parked within the Property, unless parked within a garage with a closed door so that it is out of public view. No maintenance or repair shall

be performed on any vehicle within the Property, unless performed within a garage with a closed door so that it is out of public view. For purposes of this subsection, trucks of every kind having a published payload capacity exceeding one-half (1/2) ton shall be conclusively presumed to be a commercial vehicle. No Owner, resident, tenant, or guest shall keep any vehicle within the Property which is deemed to be a nuisance by the Board. All vehicles parked within the Property must be in good condition. Determinations as to acceptable vehicles shall be made in the sole discretion of the Board. The parking and storage of vehicles shall be limited to the driveways of Lots and/or garages and other paved surfaces designated by the Association. No parking shall be permitted upon or along the roadways within the Property in accordance with all relevant County codes and ordinances. The Association shall have the right to authorize the towing away of any vehicle in violation of this Section 7.10 with the costs and fees, including attorneys' fees, costs, and expenses, if any, to be borne by the vehicle owner or violator, which shall also be chargeable against the Lot to which the towed vehicle is associated and collectable as an Individual Assessment.

7.11 Trash Containers. No rubbish, garbage, debris, or other waste material shall be deposited, kept, or permitted on any of the Property, except in clean, sanitary, self-locking containers located in appropriate areas. All trash containers and contents thereof shall be stored in an area not visible from the streets or adjoining Lots other than at times of scheduled trash removal. No odor shall be permitted to arise from garbage or trash containers to render the Property or any portion thereof unsanitary, offensive, detrimental, or a nuisance to Owners, tenants, residents, or guests. For purposes of periodic trash removal, trash containers shall be placed at locations convenient for pickup no sooner than 6:00 p.m. on the evening before trash pick-up is scheduled, and trash containers shall be returned to its storage area before 8:00 p.m. on the evening of trash pick-up.

7.12 Awnings. No awnings, canopies, or shutters, including, without limitation, hurricane or storm shutters, shall be attached or affixed to the exterior of any Unit unless such awnings, canopies, or shutters have been approved by the ARB.

7.13 Clothes Drying Facilities. No outside clothesline or other clothes drying facility shall be permitted which is visible from the street or and other Lot, except as may be required by Federal and/or State law. Clothes drying areas will be permitted only in locations approved by the Association and only when protected from view by screening or fencing approved by the Association.

7.14 Landscaping. No Owner, resident, tenant, guest, or invitee or licensee of any Owner, resident, tenant, or guest, shall place any landscaping on a Lot outside the Unit without the express prior written consent of the Association. In the event such consent is given, the landscaping installed in accordance with such consent shall be maintained, repair, and replaced by the Owner.

7.15 Subterranean Activities. No mining, oil drilling, quarrying, or other similar subterranean activities shall be permitted within the Property.

7.16 Lighting. Each Owner shall maintain a minimum of one (1) outdoor light on the Owner's Lot which illuminates the reflective house number plaque, and such lighting shall be on and operating from dusk until dawn, regardless of whether the Owner or any other person is occupying the Lot. All outdoor lighting, including, without limitation, lighting structures, fixtures, and wattage, shall conform to the standards established by the Association.

7.17 Hampton Pool. Use of the Hampton Pool shall be at the sole risk of those individuals using the Hampton Pool. The Association shall not be held liable for any claim, damage, or injury of any kind or type whatsoever occurring thereon or related to use of the Hampton Pool. The Association shall not be liable for the negligence or intentional misconduct of any party in connection with the use of the Common Property, the Hampton Pool, or any other portion of the Property.

7.18 Additional Rules and Regulations. The Board, from time to time, may establish, adopt, amend, alter, or rescind additional reasonable rules and regulations governing the Lots, the Units, and the Common Property and as may be deemed by the Board to be for the best interests of the Association and its Members. All rules and regulations shall not in conflict with this Amended and Restated Declaration, the Amended and Restated Articles, nor the Amended and Restated By-Laws.

7.19 Variances. The Board may, in its sole discretion, authorize variances from compliance with any of the use restrictions of this Amended and Restated Declaration and/or the Rules and Regulations when circumstances, such as and for example purposes only, hardship, may require a variance. Any such variance must be evidenced in a signed writing. No violation of the use restrictions of this Amended and Restated Declaration and/or the Rules and Regulations shall be deemed to have occurred with respect to a matter for which the variance was granted. The granting of such a variance shall not, however, operate to waive any of the covenants, conditions, and restrictions contained in this Amended and Restated Declaration or the Rules and Regulations for any purpose except as to the Lot and provisions covered by the variance.

7.20 Enforcement. In addition to all other remedies available to the Association, in the event of violation of the covenants, terms, conditions, and restrictions of this Amended and Restated Declaration and/or the Rules and Regulations, the Association shall have the right to enter upon the Lot and the Unit upon which such violation exists to abate, remove, or otherwise cure the violation, the costs and expenses of which shall be assessable as an Individual Assessment. The Association, its directors, officers, agents, and employees shall not be deemed guilty of any manner of trespass for such entry, abatement, removal, or other cure of such violation.

---

## HAMPTON COMMUNITY ASSOCIATION, INC,

### ATTACHMENT 2

#### ARTICLE 10 of the DECLARATION COVENANTS AND RESTRICTIONS

##### ARTICLE X SALE, LEASE, OR OTHER TRANSFER OF LOTS

In order to maintain a community of congenial residents who are financially responsible and to protect the value of the Property, the sale, lease, or other transfer of a Lot by any Owner, including without limitation, gift, devise, inheritance, and acquisition of title to a Lot through foreclosure or by deed in lieu of foreclosure, shall be subject to the following provisions, which provisions each Owner covenants to observe:

10.1 Transfer Subject to Approval. The sale, lease, or other transfer of a Lot shall be subject to the prior written approval of the Association. If any Owner shall acquire title by devise, inheritance, or other transfer required by operation of law, occupancy of the Lot shall be subject to the approval of the Association. No Owner may mortgage his/her/its Lot, or any interest therein, without the prior written approval of the Association, except to a Mortgagee. The approval of any other mortgage shall be upon such conditions as shall be determined by the Association, in its sole discretion. Any sale, lease, or other transfer or mortgage not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association.

10.2 Lease Restrictions. No Lot shall be leased during the first eighteen (18) months of ownership commencing on the date the Owner obtains title to a Lot as evidenced by the recordation of a deed or other instrument of conveyance among the Official Records of the County. Each Lot may be leased only one (1) time during each calendar year, and each lease shall be for a term of not less than three (3) months and not more than one (1) year. No lease shall automatically renew or extend the initial term thereof. In the event a lease agreement contains such automatic renewal or extension language, such language in any lease agreement entered into after the effective date of this Amended and Restated Declaration shall be deemed null and void and be of no force or effect whatsoever. No Lot shall be subleased. No room(s) or other portion of a Lot shall be separately leased. No Owner may list the Owner's Lot on, or rent their Lot through, any website (e.g., and without limitation, Airbnb, VBRO, or Home Away), print, or online publication advertising the Owner's Lot for short term, "hotel-like" rental. Occupancy within a leased Lot shall only be by the tenant(s) and those individuals listed as occupants in the lease agreement.

No Owner may lease a Lot if such Owner is delinquent in the payment of any monetary obligation to the Association. In the event an Owner whose Lot is leased is delinquent in the payment of any monetary obligation to the Association, the Association may, without limitation of other lawful remedies, make written demand to such Owner and such Owner's tenant(s) for payment of rent to be remitted to the Association in accordance with the relevant provisions of Chapter 720, Florida Statutes, as amended from time to time. All leases are hereby made subordinate to any lien filed by the Association, whether prior or subsequent to such lease.

No Owner may lease a Lot where such Owner is, at the time the Owner desires to lease a Lot, in violation of the covenants, terms, conditions and restrictions of this Amended and Restated Declaration, the Amended and Restated Articles, the Amended and Restated By-Laws, or the Rules and Regulations. Every lease shall be in writing and shall specifically provide (or, if it does not, shall be automatically deemed to provide) that a material condition of the lease shall be the tenant's full compliance with the covenants, terms, conditions, restrictions of this Amended and Restated Declaration, the Amended and Restated Articles, the Amended and Restated By-Laws, and the Rules and Regulations. The Association shall have the right, but not the obligation, to terminate such lease agreement upon any violation thereof by the tenant(s) and to evict/eject such tenant(s) and exercise all such other legal remedies as may be available to the Association on behalf of the Owner. In the event a lease agreement does not contain such termination and ejection language, all lease agreements entered into after the effective date of the First Amendment to the Amended and Restated Declaration of Covenants and Restrictions for Hampton Community Association, Inc., recorded in the Official Records of the County in Official Records Book 28761, Page 695, shall be deemed to include such language as if specifically set forth therein. Additionally, all attorneys' fees, costs, and expenses, including appeals (if any), associated with such eviction/ejection and/or action for other legal remedies as may be available to the Association shall be assessable against the Lot as an Individual Assessment. If such Individual Assessment is not paid within thirty (30) days after the Association's demand for such payment, such amounts shall be collectible by the Association in any lawful manner not limited to a manner similar to any other Assessment due, and to the extent permitted by law, not limited to the filing of an Assessment lien and subsequent foreclosure, for failure to satisfy such obligation. All attorneys' fees, costs, and expenses, including appeals (if any), incurred by the Association incident to the collection of the forgoing shall be assessable against the Lot as an Individual Assessment and collectible by the Association in any lawful manner including, but not limited to, a manner similar to any other Assessment.

When a Lot is leased, the tenant shall have all use rights in the Common Property otherwise readily available for use generally by Owners, and the Owner of the leased Lot shall not have such rights, except as a guest, unless such rights are waived in writing by the tenant. Nothing herein shall interfere with the access rights of the Owner as a landlord pursuant to Chapter 83, Florida Statutes, as amended from time to time. The Association shall have the right to adopt rules to prohibit dual usage by an Owner and a tenant of the Common Property otherwise readily available for use generally by Owners.

The Owner shall be jointly and severally liable with the tenant to the Association for any amount which is required by the Association to repair any damage to the Common Property resulting from acts or omissions of tenants and all other occupant(s) of the leased Lot (as determined in the sole discretion of the Association) and to pay any claim for injury or damage to property caused by the negligence of the tenant and all other occupant(s) of the leased Lot, and Assessments may be levied against the Lot therefor.

10.3 Failure to Obtain the Approval of the Association. In the event of any sale, lease, or other transfer in contravention of this Article X, the Association may, in its sole discretion and without obligation or notice, at any time after receiving knowledge of such sale, lease, or other transfer in contravention of this Article X, approve same. Additionally, in the event of any sale, lease, or other transfer in contravention of this Article X, the Association shall have the right, without limitation of other lawful remedy, to nullify the transaction, evict/eject the unapproved purchaser(s), tenant(s), occupant(s), or transferee(s) and obtain all such other legal remedy as may be available to the Association to enforce these provisions. All attorneys' fees, costs, and expenses, including appeals (if any), associated with such action(s) shall be assessable against the Lot as an Individual Assessment. If such Individual Assessment is not paid within thirty (30) days after the Association's demand for such payment, such amounts shall be collectible by the Association in any lawful manner not limited to a manner similar to any other Assessment due, and to the extent permitted by law, not limited to the filing of an Assessment lien and subsequent foreclosure, for failure to satisfy such obligation. All attorneys' fees, costs, and expenses, including appeals (if any), incurred by the Association incident to the collection of the forgoing shall be assessable against the Lot as an Individual Assessment and collectible by the Association in any lawful manner including, but not limited to, a manner similar to any other Assessment.

10.4 Approval of the Association. The approval of the Association shall be obtained in the following manner:

10.4.1 Notice of Intent. An Owner intending to make a bona fide sale, lease, or other transfer of a Lot or any interest therein, shall give to the Association notice in writing of such intention at least thirty (30) days prior to the date of such sale, lease, or other transfer. Such notice of intent to sell, lease, or otherwise transfer a Lot shall include the following: (i) the name(s) and current address(es) of the proposed purchaser(s), tenant(s), occupant(s), or transferee(s); (ii) a copy of the proposed purchase and sale agreement, lease agreement, or other transfer document which includes all the terms thereof; (iii) an application fee as determined by the Board from time to time to be used for the purposes of the sale, lease, or other transfer application, including but not limited to background checks and credit checks; and (iv) such other information as the Association may reasonably require, including, without limitation, social security and driver's license numbers for identity verification and background check and credit check purposes.

10.4.2 Personal Interview. The Board, in its sole discretion, may personally interview any intended purchaser(s), tenant(s), occupant(s), or transferee(s) at a date, time and place agreeable by the Board and such intended purchaser(s), tenant(s), occupant(s), or transferee(s) or may personally interview any intended purchaser(s), tenant(s), occupant(s), or transferee(s) via telephone, videophone, or other real-time communication method. Such personal interview shall occur not less than fourteen (14) days prior to the date of the sale, lease, or other transfer.

10.4.3 Security Deposit. The Association shall have the right to require a Security deposit as a condition for approving a lease. Such security deposit shall be a reasonable sum, not to exceed the equivalent of one month's rental, which may be used by the Association to repair any damage to the Common Property resulting from acts or omissions of tenant(s) or occupant(s) (as determined in the sole discretion of the Board). Payment of interest, claims against the security deposit, refunds and disputes regarding the disposition of the security deposit shall be handled in the same fashion as provided in Part II of Chapter 83, Florida Statutes, as amended from time to time.

10.4.4 Notice of Approval or Disapproval. Within thirty (30) days of receipt of an Owner's properly completed notice of intent to sell, lease, or otherwise transfer a Lot, the Association must either approve or disapprove the proposed sale, lease, or other transfer in writing to the Owner and the applicant(s). If the Association does not take action or disapprove the transfer application within thirty (30) days, the sale, lease, or other transfer application shall be deemed approved.

10.4.5 Grounds for Disapproval. Intended purchaser(s), tenant(s), occupant(s), or transferee(s) found to have any of the following may be denied:

- (i) a record of financial irresponsibility, including by way of example and not limitation, a prior or current bankruptcy, foreclosure, or bad debt, or the intended purchaser(s), tenant(s), occupant(s), or transferee(s) do not appear to have adequate financial resources available to meet their obligations to the Association;
- (ii) a guilty plea or conviction of a crime of moral turpitude, such as and by way of example and not limitation, a felony involving violence to persons or property or a felony demonstrating extreme dishonesty;
- (iii) a history of being a "bad tenant", including by way of example and not limitation, a prior eviction/ejectment or a failure to abide by the governing documents of a prior community association or of the Association;
- (iv) a false statement, false information, or false document provided in, with, or for the purposes of the application for sale, lease, or other transfer;
- (v) failure to provide the Association with a Certificate of Compliance as issued by the Master Association verifying that the intended purchaser(s) or transferee(s) have paid all Club and Club Facilities fees and dues to the Club Owner;
- (vi) failure to comply with the request of the Board for a personal interview.

10.5 Copy of Deed. Each individual or entity which acquires an interest in any Lot shall provide the Association with a copy of the deed or other instrument creating the interest and the closing of the settlement statement.

10.6 Guests. Guests shall be those individuals who are not Owners or tenants and occupy a Lot for a period of less than thirty (30) days cumulatively in a calendar year. Guests residing in a Lot for a period greater than thirty (30) days cumulatively shall be deemed holdover occupants of said Lot and therefore, prior to the expiration of such initial thirty (30) cumulative day period when such person was considered a guest, must meet the requirements of this Article X. Any holdover occupants failing to meet such requirements shall be deemed, without limitation, trespassing and must immediately vacate the premises.

# HAMPTON COMMUNITY ASSOCIATION, INC

## For Purchases Only (Not for Rental Applications)

I (we) understand that we are required to pay the Hampton Community Association monthly maintenance charge on the 1<sup>st</sup> of each month. I (we) understand that there is a \$25.00 late fee for any payments received after the 10<sup>th</sup> of the month and late payments may incur additional penalties and legal fees.

I (we) understand the current monthly maintenance charge is \$\_\_\_\_\_.

Checks must be mailed to:

Hampton Community Assoc Inc  
c/o Campbell Property Management  
P O Box 668557  
Miami, FL 33166-9418

Applicant Name (print): \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: -----

Spouse Name (print): \_\_\_\_\_

Spouse Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Account Number (filled in by CPM): \_\_\_\_\_

# HOMEOWNER/TENANT SCREENING AUTHORIZATION

Complete for all purchasers/tenants

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

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

City, state, Zip: \_\_\_\_\_

SSN: \_\_\_\_\_ DOB: \_\_\_\_\_

### Current Employer

Company: \_\_\_\_\_ Tel#: \_\_\_\_\_ Position: \_\_\_\_\_

Salary: \_\_\_\_\_ per month

Dates of Employment: From: \_\_\_\_\_ To: \_\_\_\_\_

### Current and Previous Landlords or Residence

Landlord #1: \_\_\_\_\_

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

Day#: ( ) \_\_\_\_\_ Night#: (—) \_\_\_\_\_ Cell#: \_\_\_\_\_

Move in Date: \_\_\_\_\_ Move Out Date: \_\_\_\_\_

Landlord #2: \_\_\_\_\_

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

Day#: ( ) \_\_\_\_\_ Night#: ( ) \_\_\_\_\_ Cell#: \_\_\_\_\_

Move in Date: \_\_\_\_\_ Move Out Date: \_\_\_\_\_

I give my authorization to verify the above information, obtain a credit report, criminal history report and verify employment information (including salary) on myself.

**APPLICANT'S**

**SIGNATURE:**

**WHEN COMPLETED RETURN TO HAMPTON COMMUNITY ASSOCIATION  
C/O Campbell Property Management, 9897 Lake Worth Road Suite 304, Lake Worth, FL 33467**

# HAMPTON COMMUNITY ASSOCIATION, INC.

## Screening Committee

Applicant Name (s): \_\_\_\_\_

Seller/Lessee: \_\_\_\_\_ Address: \_\_\_\_\_

Date Interviewed:

Interviewer 1: \_\_\_\_\_

Interviewer 2: \_\_\_\_\_

APPROVED

DISAPPROVED

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

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

For Office use only

SALE Date: \_\_\_\_\_  Rental Date: From: \_\_\_\_\_ to: \_\_\_\_\_

Email Address 1: \_\_\_\_\_

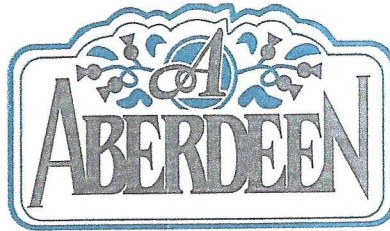
Email Address 2: \_\_\_\_\_

Car 1 Registration Tag Number: \_\_\_\_\_

Car 2 Registration Tag Number: \_\_\_\_\_

PLEASE SIGN HERE \_\_\_\_\_ **DATE** \_\_\_/\_\_\_/\_\_\_ IF YOU WANT TO RECEIVE HAMPTON COMMUNITY E-MAIL NOTIFICATIONS.

IF YOU CHOOSE NOT TO RECEIVE HAMPTON E-MAIL NOTIFICATIONS, THAT IS, ALL E-MAILS CONTAINING INFORMATION RELATIVE TO THE HAMPTON COMMUNITY, THEN YOU HEREBY RELEASE AND DISCHARGE THE HAMPTON COMMUNITY ASSOCIATION INC. AND CAMPBELL PROPERTY MANAGEMENT CO. from any damage or loss that is sustained as a result of your election and the election to NOT RECEIVE E-Mails is strictly voluntary on my part and not as a result of coercion or payment of any kind. Please note, electing NOT to participate in the Hampton Community E-mail program does not relieve you of the responsibility contained within these notifications.



PROPERTY OWNERS ASSOCIATION

**ABERDEEN PROPERTY OWNERS ASSOCIATION, INC.**

**SPECIAL REQUEST FOR COMCAST SERVICE CHANGE**

**CURRENT HOMEOWNERS**

Homeowners should use this form to request a **CHANGE** in their service under the new Comcast bulk contract for the Aberdeen POA. If you want to keep your current service, Triple Play or Video only, you **DO NOT** need to return this form. If you do not return this form, you will automatically keep your current service.

Downgrade in service from Triple Play to Video Only **IS** permitted, this one time only.

Upgrades from Video Only to Triple Play are permitted during this **SPECIAL** opportunity and once a year afterwards – forms must be turned in by September 30, 2021 and by **November 1<sup>st</sup>** in future years.

**TENANTS-** No changes are permitted by tenants; only homeowners can request upgrade or downgrade of service.

A tenant may order retail services from providers (Comcast, AT&T, etc.) at their own expense, outside of the Aberdeen Bulk Comcast Contract.

**PLEASE NOTE:** Current homeowners are only permitted to upgrade (Video Only to Triple Play) once a year and during this **SPECIAL** opportunity. Downgrading (Triple Play to Video Only) is only permitted during this **SPECIAL** opportunity.

**REQUEST FOR CHANGE OF SERVICE**

This form must be submitted to **Campbell Property Management** by September 30, 2021 for changes. Use the address at the bottom of this form.

**CURRENT HOMEOWNERS:**

VIDEO ONLY \_\_\_\_\_ TRIPLE PLAY \_\_\_\_\_ KEEP CURRENT SERVICE \_\_\_\_\_

Name of Homeowner: \_\_\_\_\_

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

Phone #: \_\_\_\_\_ Village: \_\_\_\_\_

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

Aberdeen Property Owners Association, Inc.  
C/o Campbell Property Management  
Attn: Lisa Teets, Property Manager  
9897 Lake Worth Road, Suite 304  
Lake Worth, Florida 33467  
Lteets@campbellproperty.com

**CAMPBELL PROPERTY MANAGEMENT**

**DISCLOSURE REGARDING BACKGROUND INVESTIGATION**

**Campbell Property Management** ("the Company") may obtain information about you from a consumer reporting agency for **tenant screening** purposes. Thus, you may be the subject of a "consumer report" and/or an "investigative consumer report" which may include information about your character, general reputation, personal characteristics, and/or mode of living, and which can involve personal interviews with sources such as your neighbors, friends or associates. These reports may contain information regarding your criminal history, credit history, motor vehicle records ("driving records"), and verification of your education or employment history or other background checks. You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any investigative consumer report. Please be advised that the nature and scope of the most common form of investigative consumer report obtained with regard to applicants for residency is an investigation into your education and/or employment history conducted by **Scott-Roberts and Associates, LLC, 2290 10 Ave. N., Lake Worth, Florida 33461, (888) 605-4265, [www.scottrobertsassociates.com](http://www.scottrobertsassociates.com)** ("Agency"), or another outside organization. **One person per application.** You should carefully consider whether to exercise your right to request disclosure of the nature and scope of any investigative consumer report. By signing this document you agree you have read and understand this disclosure.

\_\_\_\_\_  
Consumer's Signature

\_\_\_\_\_  
Print Consumer's Name

Sign  
Here

**ACKNOWLEDGMENT AND AUTHORIZATION**

I acknowledge receipt of the DISCLOSURE REGARDING BACKGROUND INVESTIGATION and A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT and certify that I have read and understand both of those documents. I hereby authorize the obtaining of "consumer reports" and/or "investigative consumer reports" by the Company at any time after receipt of this authorization and throughout my tenancy, if applicable. To this end, I hereby authorize, without reservation, any law enforcement agency, administrator, state or federal agency, institution, school or university (public or private), information service bureau, employer, insurance company, or other party to furnish any and all background information requested by **Scott-Roberts and Associates, LLC, 2290 10 Ave. N., Lake Worth, Florida 33461, (888)605-4265, [www.scottrobertsassociates.com](http://www.scottrobertsassociates.com)**, another outside organization acting on behalf of **Campbell Property Management**, and/or **Campbell Property Management** itself. I agree that a facsimile ("fax") or electronic or photographic copy of this Authorization shall be as valid as the original.

State of Washington applicants and/or residents only: You have the right to receive a complete and accurate disclosure of the nature and scope of any investigative consumer report as well as a written summary of your rights and remedies under Washington law.

New York applicants and/or residents only: You have the right to inspect and receive a copy of any investigative consumer report requested by the Company by contacting the consumer reporting agency identified above directly.

California applicants and/or residents only: By signing below, you also acknowledge receipt of the NOTICE REGARDING BACKGROUND INVESTIGATION PURSUANT TO CALIFORNIA LAW. Please check this box if you would like to receive a copy of an investigative consumer report at no charge if one is obtained by the Company whenever you have a right to receive such a copy under California law.

Sign  
Here

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

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

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ Middle: \_\_\_\_\_

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

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

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

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

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

Current Employer: \_\_\_\_\_  
Company Name    City    State    Zip Code

\_\_\_\_\_

Hire Date    Supervisor Name/phone #    Salary

Former Employer: \_\_\_\_\_  
Company Name    City    State    Zip Code

\_\_\_\_\_

Hire Date                      End Date                      Salary    Supervisor Name/phone #

Education Information: \_\_\_\_\_  
Institution Name    City    State

\_\_\_\_\_

Highest Degree Achieved                      Major                      Date Degree Awarded

Driver's License #: \_\_\_\_\_ State: \_\_\_\_\_ Gender \_\_\_\_\_ Daytime Phone \_\_\_\_\_

Social Security Number: \_\_\_\_\_ \*                      Date of Birth: \_\_\_\_\_ \*

**\*This information will be used for background screening purposes only.**

Have you ever been convicted of a crime? \_\_\_\_ Yes or \_\_\_\_ No (if yes please provide details)

Details: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE REGARDING BACKGROUND INVESTIGATION  
PURSUANT TO CALIFORNIA LAW**

**Campbell Property Management** ("the Company") intends to obtain information about you from an investigative consumer reporting agency and/or a consumer credit reporting agency for tenant screening purposes. Thus, you can expect to be the subject of "investigative consumer reports" and "consumer credit reports" obtained for tenant screening purposes. Such reports may include information about your character, general reputation, personal characteristics, and mode of living. With respect to any investigative consumer report from an investigative consumer reporting agency ("ICRA"), the Company may investigate the information contained in your tenant application and other background information about you, including but not limited to, obtaining a criminal record report, verifying references, work history, your educational achievements, licensure, and certifications, obtaining your driving record and other information about you, and interviewing people who are knowledgeable about you. The results of this report may be used as a factor in making tenant application decisions. The source of any investigative consumer report (as that term is defined under California law) will be Scott-Roberts and Associates, LLC, 2290 10 Ave. N., Lake Worth, Florida 33461, (888)605-4265, [www.scottrobertsassociates.com](http://www.scottrobertsassociates.com). The source of any credit report will be Scott-Roberts and Associates, LLC, 2290 10 Ave. N., Lake Worth, Florida 33461, (888)605-4265, [www.scottrobertsassociates.com](http://www.scottrobertsassociates.com). Information regarding Scott-Roberts and Associates, LLC's privacy practices (including information about whether any consumer personal information will be sent outside the U.S. or its territories) may be found at <http://scottrobertsassociates.com>.

The Company agrees to provide you with a copy of an investigative consumer report when required to do so under California law.

Under California Civil Code section 1786.22, you are entitled to find out from an ICRA what is in the ICRA's file on you with proper identification, as follows:

- In person, by visual inspection of your file during normal business hours and upon reasonable notice. You also may request a copy of the information in person. The ICRA may not charge you more than the actual copying costs for providing you with a copy of your file.
- A summary of all information contained in the ICRA's file on you which is required to be provided by the California Civil Code will be provided to you via telephone, if you have made a written request with proper identification for telephone disclosure and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.
- By requesting a copy be sent to a specified addressee by certified mail. ICRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the ICRAs.

"Proper Identification" includes documents such as a valid driver's license, social security account number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the ICRA require additional information concerning your employment and personal or family history in order to verify your identity.

The ICRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you. This written explanation will be provided whenever a file is provided to you for visual inspection.

You may be accompanied by one other person of your choosing, who must furnish reasonable identification. An ICRA may require you to furnish a written statement granting permission to the ICRA to discuss your file in such person's presence.