



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane

Jupiter, FL 33458

561-747-6209 Fax 561-747-6469

riverwalkhoa@comcast.net

www.riverwalkhoa.biz

RENTAL APPLICATION CHECKLIST

_____ COMPLETED APPLICATION

_____ COMPLETED BROWNS BACKGROUND CHECK FORM EACH APPLICANT OR PERSON(S)
THAT WILL BE LIVING IN THE UNIT WHO IS 18 YEARS OF AGE AND OLDER MUST FILL THE FORM OUT

_____ A CHECK OR MONEY ORDER FOR THE APPLICATION FEE OF
\$250.00 (**NON-REFUNDABLE**) MADE OUT TO RIVERWALK HOMEOWNERS ASSOCIATION

_____ A CHECK OR MONEY ORDER FOR \$25.00 DOLLARS (**NON-REFUNDABLE**) MADE OUT TO
RIVERWALK HOMEOWNERS ASSOCIATION FOR EACH PERSON THAT IS HAVING A
BACKGROUND CHECK DONE

NOTE: Anyone with a Criminal Conviction within the Last 10 Years will not be approved for ownership or residency.

_____ A COPY OF THE PURCHASE AGREEMENT

_____ COPY OF EACH PERSONS DRIVERS LICENSE AND CAR REGISTRATION

**RIVERWALK HOMEOWNERS' ASSOCIATION, INC. DOCUMENTS CAN BE FOUND
ON THEIR WEBSITE AT WWW.RIVERWALKHOA.BIZ**

NOTICE OF INTENT TO RENT

UNIT # _____

Intent to rent/lease a unit in RIVERWALK HOMEOWNERS' ASSOCIATION, INC. must be approved by the Association before that unit may be occupied by a renter/lessee.

RIVERWALK HOMEOWNERS ASSOCIATION, INC. Governing Documents state:

Leasing. The Association must approve or disapprove a lease within thirty (30) days of receipt of the last of the information provided pursuant to Section 9.2 hereof. The Association may disapprove a lease on any reasonable grounds, including, but not limited to, any of the provisions defining good cause for transfers of title which might be applicable. The Owners are responsible for the conduct of their tenants on the Properties and, upon violation of this Declaration or any of the other governing documents, the Association has the right to enforce these covenants against the Owner and the tenant, including, but not limited to, by removing the tenant from the Unit and from the Properties. No lease shall be approved for a term which is less than six (6) months or more than twelve (12) months. An Owner may not lease a Unit more than twice in any twelve (12) month period, measured from the commencement date of the most recent previous lease of the Unit.

No renter or lessee may occupy a unit in RIVERWALK HOMEOWNERS' ASSOCIATION, INC. until the tenants have gone through the application process, all fees have been paid, and have been approved by the Board of Directors.

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Owners Name _____ Unit Intended to be leased __

Owners address (if not in Riverwalk) _____

Owners Phone Number _____

Owners Email Address _____

Owner Signature: _____

Date: _____

RIVERWALK HOA RESIDENT APPLICATION

Riverwalk Homeowners Association, Inc., 6285 Riverwalk Lane, Jupiter, FL 33458

Phone: 561-747-6209 Fax: 561-747-6469

APPLICANT ACKNOWLEDGEMENT: By my/our signature below, I/we hereby certify:

1. I/we have read, understand and agree to abide by all Riverwalk HOA Rules & Regulations.
2. That all information in this application is true and I/we understand that false or misleading information constitutes grounds for rejection and revocation of my right to reside on this property.
3. I/we give permission to conduct a nationwide law enforcement background investigation and credit check; that the HOA may deny the lease based on evidence that any occupant may pose a risk to the community or be unlikely to comply with the financial requirements of the lease. The board reserves the right to waive this restriction on a case by case basis.
4. No persons other than those on this application will reside in the unit. Anyone moving into the unit at a later date will be subject to association approval. No visitors may stay longer than 30 days.
5. I/we understand that the Association has the right to deny any application until any delinquent assessment is paid and/or until any violation of the governing documents is corrected.
6. During the term of the lease, if the owner becomes delinquent in the payment of any regular or special assessments due, the association shall notify the lessee and the lessee shall make the rental payment to the Association to cover unpaid maintenance fees. Said payments shall be delivered to the Riverwalk HOA at the above address.

OWNERS SIGNATURE: _____ Date: _____

OWNERS SIGNATURE: _____ Date: _____

APPLICANT SIGNATURE: _____ Date: _____

APPLICANT SIGNATURE: _____ Date: _____

APPLICANT SIGNATURE: _____ Date: _____



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APPLICATION FOR LEASE OR PURCHASE

PLEASE PRINT

DATE: _____ Address: _____

PURCHASE CLOSING DATE: _____

LEASE TERM _____ TO _____ (OWNERS NAME IF LEASE) _____

CHECK THIS BOX IF LEASEE IS MEMBER OF THE UNITED STATES ARMED FORCES

APPLICANT(S) INFORMATION:

Name: _____ DOB: _____ Email: _____

Telephone #: _____ Work Phone #: _____ Cell Phone #: _____

Name: _____ DOB: _____ Email: _____

Telephone #: _____ Work Phone #: _____ Cell Phone #: _____

Please name all occupants and relationship to Lessee/Purchaser (provide age of children and DOB for anyone over 18)

Name	Age	Relationship	Date of Birth
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

VEHICLES: (NOTE: RIVERWALK LIMITED TO A MAXIMUM OF ONLY 2 PARKING DECALS)

Make of Vehicles	Model	License Plate #	Color	State	Year
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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The undersigned hereby acknowledges that he/she has read the RIVERWALK HOMEOWNERS' ASSOCIATION, INC. governing documents comprising of the Declaration of Covenants and Restrictions, Bylaws, Articles of Incorporation, as well as the RIVERWALK Rules & Regulations located on the Riverwalk website at riverwalkhoa.biz. Copies of these documents can be obtain upon written request.

As a member or tenant of a deeded mandatory membership community, you are subject to abiding by certain predetermined covenants and rules and regulations set forth in the association's governing documents. By signing, I hereby state that I will comply with the governing documents and regulations for RIVERWALK.

RECEIVED BY: _____

DATE: _____

UNIT NUMBER: _____

Riverwalk Pet Rules & Regulations

7.1.7 Pets

No more than two (2) pets may be maintained in any Unit and only one of the two pets may exceed 50 pounds at maturity. Such pets shall be permitted to occupy any Unit or be permitted on any Common Area or Recreation Area after the effective date of this amendment. (Pets being maintained on the property prior to the effective date of this amendment which exceed such weight limitations shall be grandfathered.)

Effective July 22, 2016 Riverwalk Rules and Regulations no longer allow the following potentially dangerous pets being registered by new owners or tenants to reside in Riverwalk: Pit Bulls, Rottweilers, Doberman Pinschers, Chow Chows, Great Danes, Boxers, German Shepherds or Alaskan Malamutes. This Rule applies to mixed breed dogs containing any breeding from any of the above prohibited dog breed.

All pets permitted on the premises shall be under leash when walked or exercised outside of the Unit on the Common Areas or Recreation Areas or the adjoining land and docks leased from the South Florida Water Management District.

Each unit owner shall be responsible for removal of any pet waste and shall be personally liable for any costs incurred in the repair of damage caused by the pet or a pet owned by a tenant. A photograph or video recording of any unleashed pet or failure to immediately cleanup a pet's waste shall be deemed sufficient grounds to pursue a fine on the offending unit owner.

Pets shall not be permitted to create a nuisance including but not limited to persistent barking or whining or physically attacking other people or animals. Upon consideration by the Board of Directors, any pet deemed a nuisance shall be permanently removed by its owner from the property within fifteen (15) days after receipt (or the date of refusal to accept receipt) of written notification sent via Certified Mail, Return Receipt Requested..

Upon the death or disappearance of any grandfathered pet weighing in excess of 50 pounds, maintained in a Unit prior to the effective date of this amendment, no replacement pet may exceed the 50 pound (at maturity) weight limitation.

PET REGISTRATION FORM

Owner or Resident: _____

Address: _____

Contact Number: _____ Email: _____

Type of Pet (Check One): DOG CAT BIRD OTHER _____

How Many Pets: (List each pet on a separate page)

Pet's Name _____ Pet's Age: _____

Pet's Weight: _____ Pet's License/Tag Number: _____

Attach copy of "Proof of Vaccinations" must be included with the Pet Registration Form.

Breed (*Be specific – give complete description, color, etc.*): Provide photo of each pet.

PLEASE ATTACH PHOTO(S) HERE



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CONSENT TO RECEIVE ELECTRONIC NOTICES

The undersigned, being all the Owners of the property located at Unit #: _____ - ___ within **Riverwalk Homeowners' Association**, pursuant to Florida Statutes, hereby consent in writing to receiving notice by electronic transmission, specifically via e-mail, for certain Association mail-outs, meetings of the Board of Directors, Committees, and Annual and Special Meetings of the Members of **Riverwalk Homeowner's Association** as well as any other non-meeting notices and Association information to the fullest extent permitted by law. This includes but is not limited to, such notices required under FL Statute 720.316, as amended from time to time. The undersigned understands that the e-mail address, as indicated below, will not be subject to inspection by Unit Owners, as provided by law. The undersigned designate(s) the following electronic mail address for such purposes:

Email: _____

The undersigned understand(s) that mailed/paper notice, or any other notice authorized by Florida statutes or the governing documents of the Association, may not be provided to the Unit Owners unless the Unit Owners have revoked their consent to receive electronic notice of meetings, by written notice sent to the Association in person or by regular U.S. Mail. The undersigned understands it is my (our) responsibility to notify the **Riverwalk Homeowners' Association Inc.** of any change in my email address. For any change from the originally designated Electronic Mail Address, a Unit Owner may request in writing a form for a Notice of Change of Electronic Mail from the Association office.

All Unit Owners of the Parcel Please **Print Name**, Date and Sign Below:

By: _____

Print Name: _____

Date: _____



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FREE INTERNET INFORMATION FOR NEW RESIDENTS

RIVERWALK HOMEOWNERS' ASSOCIATION HAS SET UP THEIR OWN INTERNET SYSTEM HERE ON PROPERTY FOR RIVERWALK RESIDENTS TO ENJOY FREE INTERNET.

IF YOU WOULD LIKE TO SET UP YOUR FREE INTERNET CHECK WITH THE OFFICE TO MAKE SURE A WALL PLATE FOR RIVERWALK INTERNET WAS INSTALLED.

IF YOU HAVE A RIVERWALK WALL PLATE YOU WILL NEED A MODEM. THE ONLY MODEM RECOMMENDED BY THE BOARD FOR INTERNET ACCESS IS A **MOTOROLA ARRIS SB6141 MODEM WHICH COST ABOUT \$89 NEW. OTHER CABLE MODEMS NORMALLY WORK, BUT RIVERWALK STAFF WILL ONLY BE TRAINED TO SUPPORT THE SB6141 MODEM. LIMITED SUPPLIES OF THIS REFURBISHED MODEM ARE AVAILABLE FOR SALE IN THE RIVERWALK OFFICE FOR \$65 AND HAVE A 1-YEAR WARRANTY. IT IS ALSO HIGHLY RECOMMENDED THAT ALL UNITS CONNECT A NETGEAR NIGHTHAWK AC1900 WI-FI ROUTER (R7000) TO THEIR MODEM TO GET THE BEST, STATE OF THE ART WIRELESS SIGNAL IN YOUR UNIT. THIS ROUTER COSTS \$114 (REFURBISHED) AT NEWEGG.COM**

ONCE YOU HAVE A MODEM PLEASE BRING IT TO THE RIVERWALK HOMEOWNERS' ASSOCIATION OFFICE AND HAVE IT PROGRAMMED AND TO ALSO FILL OUT AN INTERNET AGREEMENT FORM

AFTER YOUR MODEM IS PROGRAMMED YOU WILL BE ABLE TO TAKE IT HOME AND PLUG IN TO THE RIVERWALK WALL PLATE AND HAVE FREE INTERNET