



**HOMEOWNERS' ASSOCIATION, INC.**

6285 Riverwalk Lane

Jupiter, FL 33458

(P) 561-747-6209 Fax 561-909-0847

[riverwalkhoa@comcast.net](mailto:riverwalkhoa@comcast.net)

[www.riverwalkhoa.biz](http://www.riverwalkhoa.biz)

**PURCHASE APPLICATION CHECKLIST**

**\*\*\*In order for your application to begin being processed all items below must be included. Keep in mind processing can be up to 30 days\*\*\***

**ARE ALL OF THE BELOW COMPLETED/ATTACHED?**

\_\_\_\_\_ Completed application. Pet information must include color photo and health certificate.

\_\_\_\_\_ Completed background check(s) form must be completed by **each applicant or resident over the age of 18 years of age.**

\_\_\_\_\_ Copy of Driver's License and Valid Vehicle Registration

\_\_\_\_\_ a check or money order made payable to Riverwalk HOA for: 1.the application fee of \$250.00 and 2. \$25.00 dollars per each person that is having a background check done

**Note anyone with a criminal conviction within the last 10 years cannot be approved for ownership or residency in accordance with Riverwalk's Governing documents.**

\_\_\_\_\_ A copy of the executed (signed by both buyer & seller) purchase agreement

INITIAL HERE: \_\_\_\_\_ ***UPDATED June 2021 – Prior applications WILL NOT BE ACCEPTED; you must submit this version as it is most current***



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**APPLICATION FOR PURCHASE**

**PLEASE PRINT CLEARLY**

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

PURCHASE CLOSING DATE: \_\_\_\_\_

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

**APPLICANT(S) INFORMATION AS IT WILL APPEAR ON THE WARRANTY DEED:**

Name: \_\_\_\_\_ DOB: \_\_\_\_\_ Email: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Work Phone #: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_

Name: \_\_\_\_\_ DOB: \_\_\_\_\_ Email: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Work Phone #: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_

Please name all occupants and relationship to 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
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

# RIVERWALK HOMEOWNERS' ASSOCIATION, INC.

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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](http://riverwalkhoa.biz). Copies of these documents can be obtain upon written request.**

**As a member 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. I further acknowledge that per page 14 of Riverwalk's Rules & Regulations: "Violations of the rules and regulations by a unit owner, tenant, or guest may result in a fine against the Unit Owner."**

RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BUILDING-UNIT NUMBER: \_\_\_\_\_

# **RIVERWALK HOMEOWNERS ASSOCIATION – Background Check**

## **CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER**

**Riverwalk Building and Unit No:** \_\_\_\_\_ - \_\_\_\_\_

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4<sup>th</sup> floor, Independence, OH 44131, telephone 800-853-3228. I understand that you may be requesting information from various federal, state and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Associations' Board Members and Employees of Riverwalk and may be reviewed by a unit owner if it's a rental.

For conformation of identity, a copy of your current driver's license must include with your request.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the above mentioned information:

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Applicant Name (Last, First and Middle)      \*Date of Birth      Social Security Number  
\*Date of Birth is requested in order to obtain accurate retrieval of records.      If International please provide Number      Passport Number

\_\_\_\_\_  
Alias/Previous Name(s) (if Applicable)

\_\_\_\_\_  
Current Physical Address      City & State      Zip code

\_\_\_\_\_  
Telephone Number:      Email:

\_\_\_\_\_  
Signature of Applicant      Date

## Riverwalk Pet Rules & Regulations

### 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. If a dog's breeding is in question, DNA testing will be requested when applying for residency. If the DNA testing results show no dangerous breed exists, the HOA will incur the cost of said testing.

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

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Owner or Resident: \_\_\_\_\_

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

**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 pet's "Proof of Vaccinations" must be included with the Pet Registration Form.

**Breed (*Be specific – give complete description, color, etc.*): A photo of each pet must be provided.**

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PLEASE ATTACH COLOR 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: \_\_\_\_\_

# NOTICE OF LEASING RESTRICTIONS

Be advised the below are additions to the “Declaration of Covenants and Restrictions for Riverwalk”

**Individual One-year Leasing Moratorium.** Establish a one-year waiting period before a unit can be leased to or occupied by persons who are not the fee simple unit owner or an immediate family member of the fee simple unit owner.

A new section is added to the Declaration:

No Owner may lease a Unit, and no Lease will be approved, during the first 12 months of ownership of the Unit measured from the date the Unit was transferred to Owner, regardless of how title vested. After the first 12-months of ownership, an Owner may lease Owner’s Unit subject to Association’s approval.

Violations of this provision may be enforced as provided in ch. 83, Part II, Florida Statutes, as amended from time to time, and this Declaration, cumulatively.

**Rental Cap.** Establish a cap of 115 total units which may be leased or occupied by non-unit owners at any given time.

A new section to the Declaration is added: “No more than 115 Units in Riverwalk may be rented at any one time. Violations of this provision may be enforced as provided in ch. 83, Part II, Florida Statutes, as amended from time to time, and this Declaration, cumulatively. Specific Rules and Regulations shall be adopted by the Board to define which owner is next in line to rent their unit in the event the 115 unit limit is reached but subsequently falls below said 115 unit limit because one or more units are no longer rented.”

## **APPLICANT ACKNOWLEDGEMENT:**

**By my/our signature below, I/we hereby certify that  
I/we have read and understand the above Riverwalk Leasing Restrictions**

1. **APPLICANT SIGNATURE:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**PRINT APPLICANT NAME:** \_\_\_\_\_

2. **APPLICANT SIGNATURE:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**PRINT APPLICANT NAME:** \_\_\_\_\_