

APPLICATION FOR OCCUPANCY

PURCHASE ONLY

The Association requires prospective owners to attend an orientation meeting to learn the rules and regulations of the community. This meeting will take place at the Club house. You must bring a copy of the warranty deed from closing with you.

Failure to comply with the rules and regulations of the community will result in assessed fines.

All prospective owners must complete a Master Association's application and must submit the following documents.

_____ Association Application

_____ Pet Registration Form (Pet Registration, Picture of the Pet and Shot records)

_____ Copy of valid identification card and/or driver's license for ALL residents

_____ Vehicle Registration

_____ Copy of Warranty Deed within 10 days of Closing.

Without this application and a copy of your warranty deed we will be unable to process you as an owner. You will not have access through the gate, entered into the database or receive coupons for your maintenance payments

Please drop off in person or mail the original to:

Sonoma Bay Homeowner's Association
3600 Sonoma Drive
Riviera Beach FL 33410
Phone: (561) 623-5786
Fax: (561) 623-5787
Sonomabay@yahoo.com
www.sonomabaycommunity.com

APPLICATION FOR OCCUPANCY

Please complete all questions and fill in all blanks. If application is incomplete, this may result in your application not being processed. If the question does not apply, answer N/A. Print legibly or type all information.

Sonoma Bay Address: _____ Date of Occupancy: _____

Sellers Name: _____

Buyer's Name: _____

Contact Phone #: _____ Cell Phone #: _____

Alternate Address _____

Email Address: _____

Realestate Agent Name _____ Phone# _____

Applicants: Please list ALL person that will be residing at this residence.

| Full Name: | Age: | Driver License #: | Relationship |
|------------|-------|-------------------|--------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

VEHICLES: Please list all automobile information. (MUST PROVIDE COPY OF REGISTRATION FOR EACH VEHICLE)

Year: _____ Make: _____ Model: _____ Color: _____ Tag #: _____

Year: _____ Make: _____ Model: _____ Color: _____ Tag #: _____

Pets Yes / No Pet Name _____

If this application is NOT legible or is not completely and accurately filled out, Sonoma Bay Association will not be liable or responsible for any inaccurate information.

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

It is the Homeowner's Responsibility to keep Sonoma Bay advised of any and all resident information changes

**SONOMA BAY
PET REGISTRATION FORM**

Pet Owner is Owner

Sonoma Bay Address: _____

Description of Pet: _____

Breed: _____ **Weight:** _____ **lbs.** _____

Anticipated full grown weight: _____ **Age:** _____ **Name:** _____

Pet Owners agree to the following terms and conditions:

1. No animals, livestock, reptiles or poultry of any kind shall be raised, bred, or kept on or in any Common Areas.
2. No dog, cat or other pet may run loose (unleashed) on the Common Areas and all pets must be on a leash not more than six (6) feet long or carried when outside of the Dwellings.
3. Pet owners agree to adhere to local ordinances, including leash and licensing requirements.
4. Pet owners agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
5. Pet owners agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made from neighbors or the Property Manager.
6. Pet owners agree that at no time are pets allowed in the pool area.
7. Pet owners agree to pay immediately for any damage, loss, or expense caused by their pet.
8. Pet owners agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted.
9. Pet owners agree to furnish the Property Management with a picture of their pet with this application
10. Under **NO** circumstances will any dog whose breed is noted for its viciousness or ill-temper, in particular, the "Pit Bull", Rottweiler, Mastiff, Presa Canario, or any crossbreeds of such breeds be permitted on any portion of the Property.
11. Pet Owners acknowledges and agree that Sonoma Bay Homeowners Association is authorized to revoke permission to keep the pet should the pet owners violate any of the terms of this Agreement or should the pet become a nuisance which determination shall be at the sole discretion of the Board of Directors.
12. No pet is to weigh more than 35lbs at time of Maturity.
13. All pet owners are required to participate in PooPrints which collects pet DNA. Pet Registration fee is \$30.00.
14. All pet owners must email a current photo their pet to Sonomabay@yahoo.com

Owner _____

Tenant _____

Date: _____

Date: _____

SONOMA BAY RULES AND REGULATIONS 2018

Rules and Regulations

The Association shall have the absolute right to regulate the use of the Properties, and may from time to time modify, amend and supplement the Rules and Regulations. A current copy of all the Rules and Regulations established hereunder, and any modifications, amendments or supplements thereto, shall be made available at the request of any Owner.

Parking

- Parking on the Property shall be restricted to private automobiles and passenger-type vans, jeeps, and pick-up trucks and sport utility vehicles, motorcycles, motor scooters.
- No person shall park, store or keep any boat, watercraft, jet ski or boat trailers, any commercial vehicle including dump truck, motor home, trailer, cement mixer, oil or gas truck, panel truck, delivery truck, moving van, panel van or vehicles with commercial lettering or emblems on them.
- Head in Parking Only! All vehicles parked in reverse will receive a warning sticker. Exception: Loading and unloading vehicles does not require head-in parking.
- Units with Garages can only park in garage or driveway.
- **Each unit resident may have 2 registered vehicles with the exception of the end Garage units which may have 3 cars (one in garage and 2 on driveway). Residents of garage units may not park in any numbered or lettered street space. They are reserved for the non-garage units.**
- **Residents who have been approved for 3 bar codes will continue to be approved as long as the registered driver remains the same.**
- **All guests of garage units and non garage units may park in the lettered street spaces**
- **Motorcycles must be parked in a garage, on a driveway or on the street in the resident's designated space.**

Gate Access

- Barcodes will only be issued to a resident of Sonoma Bay. Your vehicle registration must show the address of the unit and be in the name of someone living at your address.
- All Residents of Sonoma Bay **MUST** purchase a Bar Code for Gate Access. Residents may call the guard gate and/or the automated guest call in number and give the full name of their overnight guest. (Example: Call the guest call in #, enter your pin#, select your option, say guest first & last name then state: "Issue my guest an overnight pass". When the guest arrives, the guard will issue an overnight pass. Guest must have a current drivers' license. At **NO** time will a guest pass be issued to a residents' vehicle. **It is the responsibility of the resident to make sure the guest pass is on the dashboard and visible at all times.**

NO Certificate of Approval for a Rental will be issued without the purchase of the Bar Code.

- All residents are to call in their guest ahead of time. **Guest Call in # 561-800-0445.** Your Pin Code Number is: _____ If you do not have a pin #, contact the office to obtain one.
- Anyone entering the property **MUST** have a valid Driver's License. If they do not, they will be denied access to the property. If they are denied access and they enter the property anyway, (this includes running the gate, walking in or jumping the wall) they will be trespassing and the police will be called.)

Exterior Antennas

NO exterior antennas, satellite dishes (Direct TV) or similar equipment shall be permitted in Sonoma Bay without prior approval from the Association. You must complete and ARC form and have it approved by the Association before installing the Dish. The Dish can only go between you're A/C unit and shrubs. **The Dish cannot be mounted on the building.** If your location does not have direct line of sight for the approved location of the dish you cannot have the Dish. Contact Hotwire Communications for your cable/internet/phone service provider. You may reach their customer service at (855) 244-1051.

Disclosure: Residents who currently have Satellite dishes will be able to continue with their prospective companies. Any resident who moves out of the community or to another address within the community will have the satellite dish removed.

Signs

No sign, poster, sticker, display, billboard or other advertising device of any kind including For Sale or For Rent signs shall be displayed to the public view on any portion of the Property.

Animal Restrictions

- No animals, livestock, reptiles or poultry of any kind shall be raised, bred or kept on or in any area of the Association.
- No dog, cat or other pet may run loose on any part of the property. Pets must be on a leash if outside of a unit.
- Owners shall be limited to not more than 2 pets. Each pet cannot weight more than 35lbs at maturity.
- Aggressive breeds such as Pit Bulls, Dobermans and Rottweiler's or other similar breads or mixed breads are not permitted to be in the community at any time.
- Residents must pick up after their dog. Doggie stands have been provided for your convenience.
- Pets must be walked in the following areas:
 1. Behind your unit and staying within the boundaries of your unit ONLY
 2. 4 Doggie area Stations which are located in the 4 corners of the community.
 3. **No pets may relieve themselves around the lake or any other common areas within the community.**
 4. **A \$100 fine will be assessed to the address of any violation to the above.**

Exterior Alterations

No Owner or occupant of a Dwelling shall cause or allow improvements or changes to the structure or exterior of any Dwelling or in any manner change the appearance of any portion of the exterior of their Dwelling, without obtaining the prior written consent of the Association.

- Hurricane shutters, holiday lights and decorations must be removed in a timely fashion.

Trash

No Dwelling shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash must be put in garbage bags and tied closed to ensure the contents remains in the bag. **Put the garbage into the dumpsters. Garbage that falls out to the ground because resident did not secure the bag properly or leaves trash outside of the dumpsters will be charged a fee of 100.00 for cleanup. Do Not block dumpster doors with garbage.**

- **Residents are responsible for picking up trash in front, alongside and behind their units.**
- **Do Not put any large bulk items in the dumpsters designated for Household Garbage.**

Bulk Garbage—NO HOUSEHOLD GARBAGE

- Bulk pick up is every Thursday. It is the resident's responsibility to place all bulk items in the dumpster on the corner of Hibiscus Lane and Sonoma Dr. **Place bulk items inside the dumpster**

Leasing

Leasing of Dwellings shall be subject to the prior written approval from the Association. All leases shall be on forms approved by the Association and shall provide **that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of the Associations Documents.**

Pool

- Pool hours are Dawn until Dusk.
- The Pool is for the sole use of Sonoma Bay Residents and their guests.
- All guests must be accompanied by the resident. Guests are limited to 2 per household.
- All swimmers must wear bathing suits.
- NO Shirts, Shorts or street clothing may be worn in the pool.
- NO one under the age of 15 is permitted in the pool area without adult supervision.
- NO food is permitted in the pool area.
- Water in plastic containers only. No glass containers of any kind.
- All music must be played using personal head phones only.
- Running, pushing or other boisterous play is prohibited.
- NO pets in the pool area.
- NO smoking permitted in the pool area.
- Use a towel on the chairs and chaise lounges.
- Infants and toddlers must wear swim diapers under bathing suit in the pool.
- Playing with the lifesaving buoy is not permitted.

Anyone violating the pool rules accordance with the Declaration, Bylaws and Rules and Regulations of the Community will be evicted from the pool area.

Window Coverings, Screens & Patios

All units must have proper window coverings such as Drapes, Blinds, and/or Shades. Paper, Sheets, Towels, foil, cardboard, broken window dressings or other such materials are not allowed.

Window Screens must not be ripped, torn, bent or hanging off window.

Grills and Patio Furniture (Not indoor furniture) are allowed on your back patio only. Nothing will be kept in the front or side of your Unit. **New Patios—please move grill to grass area for cooking; move back to patio after cooling. Clean any stains that are on the patio.**

Garages, Driveways & Walkways

- No Garage is allowed to be converted into living space.
- All Garage doors must be kept closed except when entering or exiting the garage.
- All driveways and walkways must be kept clean. No oil residue, paint, dirt or any other substance should be on the driveway and/or walkway. No furniture in driveway or walkway.
- Outdoor Patio Furniture is allowed on your back patio only.
- Cleaning Windows and doors is the responsibility of the resident

Nuisances

Nothing shall be done or maintained on any Dwelling or anywhere on the Properties which may be ore become an annoyance or nuisance to the occupants of other Dwellings. The following is a general list of what is considered a nuisance and not permitted in Sonoma Bay.

- Loud music or outdoor parties that disturb the peaceful enjoyment of their accommodations or community facilities
- Party rental equipment including Bounce Houses and D.J's are not permitted on any common area of Sonoma Bay.
- Cars that are in disrepair and/or leak oil must be repaired or replaced. The cost of repairs for oil cleanup will be charged to the violating address

Help your community

If you see anyone resident or non-resident breaking the rules to the community such as Jumping the fence, vandalism, people not cleaning up after their pet, not putting trash in the dumpster or someone in the pool area breaking the rules. Please notify security, Take a photo and email to the office so we may address these issues.

Tenant _____ Date _____

Tenant _____ Date _____

IMPORTANT NUMBERS

Sonoma Bay

561-623-5786 (o)

561-623-5787 (f)

Sonomabay@yahoo.com (e)

www.sonomabaycommunity.com (w)

Guest Call in # _____

561-800-0445

Hotwire Communications

855-355-5668

www.gethotwired.com

Gate House

561-282-1130

Non-Emergency Police

561-845-4123

Animal Control

561-233-1200

FPL

561-478-6399

Waste Management (Bulk Pick up)

561-547-4000

Trash days

Monday, Wednesday, Thursday and Saturday

Green Tote days are Monday and Thursday

Water Department

561-845-4185

Office Hours

Monday - Thursday

9 AM to 3 PM

Wednesday

12:00am – 7:00pm

Friday

9 AM to 2 PM

RESIDENTS KEEP THIS LAST PAGE