

**THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM ASSOCIATION,
INC.**

NOTICE OF INTENT TO SELL

Date _____

Dear Sir/Madam:

In compliance with Article XI of the Declaration of Condominium of The Waterfront on the Ocean at Juno Beach Condominium Association, Inc., I hereby notify you of my (our) intention to sell

Apartment Number _____ to: _____
as purchaser(s), as evidenced by the following attachments:

- ___ 1. Legible, executed and paginated copy of **Sales Agreement**.
- ___ 2. Confidential **Application for Membership**.
- ___ 3. **Three originally signed letters** of reference.
- ___ 4. **Certificate of Approval** (completed by Admissions Committee).
- ___ 5. Copy of Recorded Deed after closing.
- ___ 6. \$100.00 Transfer Fee. (check made payable to Waterfront at Juno Beach Condominium Association, Inc.).
- ___ 7. \$100.00 Estoppel Fee. (check made payable to Luxury Estates Realty & Management, Inc. This check can be paid at closing).
- ___ 8. Appointment of Voting Representative (if applicable).
- ___ 9. **Signed form acknowledging that Purchaser(s) have received, read, understands and will abide by the Documents and Rules and Regulations of the Condominium.**
- ___ 10. Owner **Emergency Data Sheet**.
- ___ 11. Pet Registration (if applicable).
- ___ 12. \$50.00 Fee for each Credit Report and Background Check form. Each permanent occupant over the age of eighteen must complete the form attached. (Check made payable to Waterfront Condominium). Additional fee may be charged for out of state or foreign buyers.

Your action in regard to this application is requested within 30 days in accordance with the requirements of the Declaration of Condominium referred to above.

Seller's Signature

Seller's Signature

OPC Management Staff

Date Received

Realtor Name

Realtor Cellphone

Realtor Email

THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM ASSOCIATION, INC.

APPLICATION FOR MEMBERSHIP

To the Members of The Waterfront at Juno Beach Condominium Association Inc., Juno Beach, Florida.

Request is hereby made by the undersigned for membership in the Association. The undersigned agrees to accept membership in accordance with the terms and provisions of the Association as contained in the Declaration of Covenants and Restrictions, its attachments and exhibits thereto, as they may be amended from time to time.

(Please Print) DATE: _____

Name of Applicant _____ Soc Sec. # _____

Residence Address _____

Phone # _____ Cell # _____

Business Address _____ Phone # _____

Florida Address _____ Phone # _____

Nature of Business _____

Company Name _____ Position _____

Place of Birth _____

Married _____ Widowed _____ Divorced _____

Place of Birth _____

Name and Ages of Children _____

List Permanent Occupants of Apartment _____

Bank Reference (Name) _____

(Address) _____

No. of Pets _____ Species _____ Weight _____

Pictures Enclosed _____ (Recent picture of pet required)

Make of Cars _____ Color _____ License Plate No. _____ State _____

Country, Golf and Yacht club Affiliations:

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Acquainted with the following at The Waterfront: _____

Three Additional Personal References;

Name _____ Address Name _____ Ph# _____

Name _____ Address Name _____ Ph# _____

Name _____ Address Name _____ Ph# _____

It is understood by me that simultaneously with making application for membership in the Association, I have likewise made application to purchase property in The Waterfront at Juno Beach. If I am accepted for membership in the Association, my membership in the Association shall be completed when and if the property is purchased.

I agree to abide by each and every regulation of the Association, and I understand that in the event my membership is approved and I become the owner of property in The Waterfront on the Ocean at Juno Beach, I agree that I will not sell nor rent to any person who has not been approved by the Association.

WITNESS:

_____ Applicant Signature

_____ Joint Applicant Signature (if applies)

ACCEPTED: DATE: _____

**THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM
ASSOCIATION, INC.**

Dear Admissions Committee:

I have been given a copy of THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM ASSOCIATION, INC. Rules and Regulations and a copy of the Association Documents due to my application as a Buyer for Unit Number _____. I have received, read and understand and will abide by the Condo Rules and Regulations and the Waterfront Documents.

Buyer's Signature

Joint Buyer's Signature (if applicable)

Date _____

THIS FORM IS TO BE EXECUTED AND RETURNED PRIOR TO SCHEDULED INTERVIEW.

PERSONAL INTERVIEW OF POTENTIAL BUYERS WITH A BOARD MEMBER MUST OCCUR AT THE CONDOMINIUM PRIOR TO ISSUANCE OF THE CERTIFICATE OF APPROVAL AND CLOSING.

SALE
CERTIFICATE OF APPROVAL

This is to certify that THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM ASSOCIATION, INC. consents to and approves the sale of the following described parcel, to wit:

Condominium Unit No. _____ Storage Locker # _____, Parking Space(s) # _____, and Garage # _____, of **THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM ASSOCIATION, INC.** a condominium, according to the Declaration of Condominium thereof, filed at Official Records Book 8525, Page 1594 of the Public Records of Palm Beach County, Florida.

TOGETHER with an undivided interest in the COMMON ELEMENTS as set forth in said Declaration of Condominium and TOGETHER with all other appurtenances thereto, as set forth in said Declaration of Condominium.

By SELLER: _____

To BUYER: _____

This approval is given pursuant to Section 16 of the Declaration of Condominium of The Waterfront at Juno Beach Condominium Association, Inc., a condominium, as recorded in Official Record Book 8245, Page 566, Public Records of Palm Beach County, Florida, Section 16 B2a (&) Article IV, 10 of the Articles of Incorporation of The Waterfront on the Ocean at Juno Beach Condominium Association, Inc.

Signed this _____ day of _____, 20__

THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM ASSOCIATION,
INC.

By: _____ SEAL
Its: President

Corporate
Seal

Attest: _____ SEAL
Its: Managing Agent

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

Before me personally appeared _____ and _____, to me well known, and known to me to be the individual(s) described in and who executed the foregoing instrument as President and Managing Agent, respectively, of said Association, and that the seal affixed to the foregoing instrument by due and regular corporate authority and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal this _____ day of _____, 20__.

Notary Public
My Commission Expires:
(NOTARY SEAL)

To the Secretary of
THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM ASSOCIATION, INC. (the "Association").

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Unit No. _____ have designated

(Name of Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles and Bylaws of the Association.

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative (NOT A THIRD PERSON).
- (ii) Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating an officer or employee entitled to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
- (iii) Unit owned by John Jones. No Voting Certificate required.
- (iv) Unit owned by Bill and Mary Rose, husband and wife. Voting Certificate not required.

This Certificate is made pursuant to the Declaration and the Bylaws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED the _____ day of _____, 20____

OWNER

OWNER

OWNER

NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the Voting Representative, not a third person.

**WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM
ASSOCIATION, INC.**

**OWNER/LESSEE DATA SHEET
CONFIDENTIAL INFORMATION**

NAME			UNIT #		
LOCAL ADDRESS					
LOCAL PHONE #			AWAY PHONE #		
AWAY ADDRESS					
CITY		STATE		ZIP	
ARE YOU A FULL-TIME RESIDENT? (YES/NO)					
IF PART-TIME RESIDENT SPECIFY OCCUPANCY PERIODS					
NEAREST RELATIVE'S NAME			PHONE NUMBER		
RELATIVE'S ADDRESS					
CITY		STATE		ZIP	
OTHER OCCUPANTS IN UNIT?			RELATIONSHIP		
PET INFORMATION (ATTACH PICTURE)					
EMAIL ADDRESS (OPTIONAL)_____					
MAY WE PUBLISH YOUR EMAIL ADDRESS IN THE DIRECTORY? YES OR NO (CIRCLE ONE)					
ADDITIONAL INFORMATION:					
Is there any information you would NOT want published in the Directory?_____					

**WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM
ASSOCIATION, INC.**

PET REGISTRATION

Unit # _____

Owner Name _____

Number of Pets _____

(Restricted to two, combined weight not to exceed 25 pounds)

1. Species _____ Male ___ Female ___ Pet Name _____

Coloring _____ Age _____ Weight _____ ***(Not to exceed 25 lbs.)***

License No. _____

Provide Recent Photograph(s) _____

2. Species _____ Male ___ Female ___ Pet Name _____

Coloring _____ Age _____ Weight _____ ***(Not to exceed 25 lbs.)***

License No. _____

Provide Recent Photograph(s) _____

Owner Signature

Date

Association Approved _____

**THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM
ASSOCIATION, INC.**

NON-NATURAL PERSON OCCUPANCY DESIGNATION

The undersigned person does hereby certify that he or she is the officer, trustee or partner (circle one) authorized to designate the family or individual who shall be entitled to occupy the Waterfront Unit in accordance with the requirements of the Declaration of Condominium for the Waterfront at Juno Beach Condominium Association Inc. 16. B (3), "Approval of Corporate or Partnership Purchases". No more than one change in occupancy will be approved in any 12 month period.

AUTHORIZED OCCUPANTS:

I hereby designate:

NAME; _____

ADDRESS: _____

PHONE# _____ **FAX#** _____

As the authorized primary occupant to represent Unit # _____

Dated this _____ **day of** _____, **20**_____.

Authorized Signature

Dated

**WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM
ASSOCIATION, INC.**

AUTOMOBILE INFORMATION:

VEHICLE #1

Type & Color _____

State Of Registration & Tag # _____

VEHICLE #2

Type & Color _____

State Of Registration & Tag # _____

VEHICLE #3

Type & Color _____

State Of Registration & Tag # _____

PLEASE INDICATE WHICH OF THE FOLLOWING YOU OWN:

Garage: Yes _____ No _____ If Yes, # _____

Parking Space(s) Vehicle 1. # _____ Vehicle 2. # _____

DO YOU USE THE SPACE(S) EXCLUSIVELY FOR YOUR OWN VEHICLES?

Yes _____ No _____

IF NO, HAVE YOU GIVEN PERMISSION TO ANOTHER WATERFRONT

RESIDENT TO USE YOUR PARKING SPACE(S)? Yes _____ No _____

**If Yes, Please Indicate The Name Of The Resident And Parking Space
Number Below:**

Resident With Permission To Use Your Space:

_____ **SPACE #** _____

If You Have A Guest For A Visit, Please Notify the Building Manager So He Can Be Aware Of This
Temporary Usage, The Parking Space Numbers And The Dates It Will Be Used.

DISCLAIMER: This document is intended for instructional purposes only and is not intended as legal advice. We recommend you consult with an attorney to review this document and the attached state notices regarding your compliance with the Fair Credit Reporting Act (15 U.S.C. § 1681 et seq.) and applicable state laws related to background screening and consumer notices and disclosures.

NOTICE – BACKGROUND INVESTIGATION

In connection with your tenancy application with [Luxury Estates Realty & Management, Inc.] (the "Company"), this notice is intended to inform you that a consumer report and/or investigative consumer report may be obtained on you from a consumer reporting agency for tenancy purposes. These reports may contain information about your character, general reputation, personal characteristics and mode of living. They may involve personal interviews with sources such as your neighbors, friends or associates. The reports may also contain information about you relating to your criminal history, credit history, education or employment history, or other background checks.

You have the right, upon written request made within a reasonable time after the receipt of this notice, to request disclosure of the nature and scope of any investigative consumer report prepared by contacting the Company and **First Choice Background Screening** – Phone: **888-222-6988 x7808**. For information about **First Choice Background Screening** privacy practices see www.firstchoicebackground.com. The scope of this notice and below authorization is not limited to the present and, if you are approved, will continue throughout the course of your tenancy and allow the Company to conduct future screenings, as permitted by law and unless revoked by you in writing.

ACKNOWLEDGEMENT AND AUTHORIZATION

By signing below 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 the course of my tenancy, if applicable.

Last Name _____ Suffix: _____ First _____ Middle _____
Other Names/Alias _____
Social Security # _____ Date of Birth _____
Driver's License # _____ State of Driver's License _____
Present Address _____ Phone Number _____
City/State/Zip _____
Email Address _____

Signature: _____ Date: _____

032818

Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your credit report;
 - you are the victim of identity theft and place a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.
- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.

- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.
- **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt-out with the nationwide credit bureaus at 1-888-567- 8688.
- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:

1. a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates.

b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:

2. To the extent not included in item 1 above:

a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks

b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act

c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations

d. Federal Credit Unions

3. Air carriers

4. Creditors Subject to Surface Transportation Board

5. Creditors Subject to Packers and Stockyards Act, 1921

6. Small Business Investment Companies

7. Brokers and Dealers

8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations

9. Retailers, Finance Companies, and All Other Creditors Not Listed Above

CONTACT:

a. Consumer Financial Protection Bureau
1700 G Street NW
Washington, DC 20552

b. Federal Trade Commission: Consumer Response Center – FCRA
Washington, DC 20580
(877) 382-4357

a. Office of the Comptroller of the Currency
Customer Assistance Group
1301 McKinney Street, Suite 3450
Houston, TX 77010-9050

b. Federal Reserve Consumer Help Center
P.O. Box 1200
Minneapolis, MN 55480

c. FDIC Consumer Response Center
1100 Walnut Street, Box #11 Kansas
City, MO 64106

d. National Credit Union Administration
Office of Consumer Protection (OCP)
Division of Consumer Compliance and Outreach (DCCO)
1775 Duke Street
Alexandria, VA 22314
Asst. General Counsel for Aviation Enforcement & Proceedings
Aviation Consumer Protection Division
Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590
Office of Proceedings, Surface Transportation Board
Department of Transportation
395 E Street S.W.
Washington, DC 20423

Nearest Packers and Stockyards Administration area supervisor

Associate Deputy Administrator for Capital Access
United States Small Business Administration
409 Third Street, SW, 8th Floor
Washington, DC 20416
Securities and Exchange Commission
100 F St NE
Washington, DC 20549
Farm Credit Administration
1501 Farm Credit Drive
McLean, VA 22102-5090
FTC Regional Office for region in which the creditor operates or
Federal Trade Commission: Consumer Response Center – FCRA
Washington, DC 20580 (877) 382-4357

THE WATERFRONT AT JUNO BEACH CONDOMINIUM, INC.

Consent to Disclose Information

I, _____ (please print), owner of Unit _____ in The Waterfront at Juno Beach Condominium Inc., , do hereby consent to the distribution by The Waterfront, of the following personal information, in a Directory, to other owners in the condominium, as follows:

Owner name(s): _____

Unit # _____

Telephone number(s): Home in Building _____

Cell Phone Number _____

E-mail: _____
(will not be published in directory, it is for community emails only by manager)

Secondary Address: _____

Secondary telephone number(s): _____

Signature(s): _____

Please note that your name and address in the condominium are a matter of public record and are also included in the records of the association, which are open for inspection pursuant to chapter 718, Florida Statutes. The further information requested above will only be included in the Directory if you complete and return this form.