

## **JAMESTOWN POA**

### **APPLICATION CHECK LIST:**

- Copy of the contract for sale or lease
- Application for sale or lease
- Disclosure
- Rules and Regulations
- Cert. of Approval (signed by board member)
- Application fee of \$50 made payable to Jamestown POA

**JAMESTOWN PROPERTY OWNERS ASSOCIATION INC.**  
**SALES/LEASE APPLICATION**

Sale \_\_\_ Lease \_\_\_ Date \_\_\_\_\_ 200 \_\_\_ Unit # \_\_\_\_\_

Street Address of Unit \_\_\_\_\_

This application must be completed and presented to J.P.O.A. for the exclusive use of the Jamestown Property Owners Association, Inc. for processing to determine whether to approve the above transaction. This application must be received by the Management at least 14 days prior to occupancy and in no event shall a unit be occupied before approval by the Board of Directors (allow 30 days for sale).

An application fee of \$50.00 made out to the Jamestown Property Owners Association must accompany this application together with a copy of the LEASE or SALES CONTRACT.

Name of Present Owner: \_\_\_\_\_

Name of Agent/Realtor: \_\_\_\_\_

Closing Date (Sale): \_\_\_\_\_

Period of Occupancy (Lease) From: \_\_\_\_\_ To: \_\_\_\_\_

Name of Applicant \_\_\_\_\_ Relationship \_\_\_\_\_

Name of Applicant \_\_\_\_\_ Relationship \_\_\_\_\_

Current Address \_\_\_\_\_

Current Address \_\_\_\_\_ Residence Phone: \_\_\_\_\_

Occupation \_\_\_\_\_ Business Phone: \_\_\_\_\_

Business Name and Address: \_\_\_\_\_

List last 2 residences if owned, or landlord's/agent's name, address and phone numbers if rented:  
1. \_\_\_\_\_ 2. \_\_\_\_\_

\_\_\_\_\_

List names of others who will be residing in unit, and relationship (Please give ages of Children)

\_\_\_\_\_

\_\_\_\_\_

**SALES/LEASE APPLICATION** (continued page 2 of 2)

**Projected use for the unit (Please check one):**

- A. \_\_\_\_\_ Owner Occupancy Year round.
- B. \_\_\_\_\_ Owner Occupancy; seasonal-with NO off -season rentals
- C.\* \_\_\_\_\_ Owner Occupancy; seasonal-WITH OFF-SEASON RENTALS
- D.\* \_\_\_\_\_ Primarily rentals (minimum 3 months).

\*Prospective owners please be advised: if either one of these options are checked, you must renew the application process for each NEW tenant, and/or , lease renewal.

**NO pet shall be allowed unless prior written approval of the Association is obtained (For BUYERS ONLY). Renters cannot have pets.**

Number,type and weight of pets owned: \_\_\_\_\_  
Pets cannot exceed 20 pounds.

**No trucks, commercial vehicles, recreational vehicles, boats, trailers, pickup trucks or motor cycles shall be permitted. A MAXIMUM of two (2) vehicles per unit is allowed.**

**VEHICLE DESCRIPTION:**

Year \_\_\_\_\_ Make \_\_\_\_\_ Type/Model \_\_\_\_\_  
 License # \_\_\_\_\_ State \_\_\_\_\_  
 Year \_\_\_\_\_ Make \_\_\_\_\_ Type/Model \_\_\_\_\_  
 License# \_\_\_\_\_ State \_\_\_\_\_

I/WE hereby give the Association and its agent the right to investigate any and all information and references supplied herein.

I/WE, the undersigned, hereby state that we have read and signed the Rules and Regulations attached to and make part of this application.

**If a purchaser, I/WE have received a copy of the Declaration of Covenants and Restrictions from the PREVIOUS OWNER AND HAVE READ AND UNDERSTAND THEM. Copies can be provided by the Management Company at the cost of \$50.00.**

Applicant \_\_\_\_\_  
(print or type) Signature \_\_\_\_\_

Applicant \_\_\_\_\_  
(print or type) Signature \_\_\_\_\_

Date \_\_\_\_\_

**Disclosure Requirement for Prospective Purchasers**

A prospective owner in a community must be presented a disclosure summary **before** executing the contract for sale.

**Disclosure Summary for Jamestown Property Owners' Association**

1. As a purchaser of property in this community, you will be obligated to be a member of a Homeowners' Association.
2. There have been Recorded Restrictive Covenants governing the use and occupancy of the properties in this community.
3. You will be obligated to pay assessments to the Association, which assessments are subject to periodic change.
4. Your failure to pay these assessments could result in a lien on your property.
5. There is **not** an obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of membership in the Homeowners' Association.
6. The Restrictive Covenants **cannot** be amended without the approval of the Association Membership.
7. The Statements contained in this Disclosure Form are only **summary in nature**, and, as a Prospective Purchaser, you should refer to the Covenants and the Association Governing Documents.
8. These Documents are matters of **Public Record** and can be obtained from the Record Office in Martin County.

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

Purchaser: \_\_\_\_\_

Purchaser: \_\_\_\_\_

**RULES AND REGULATIONS OF JAMESTOWN PROPERTY OWNER'S ASSOCIATION, INC.**

(page 1 of 2)

1. No pets shall be allowed unless prior written approval of the Association is obtained, and the association may revoke such approval at any time. It shall be the responsibility of the pet owners to clean up after his/her pet. Pets must be leashed at all times. Dogs, cats, or pet birds confined in cages, may be permitted provided that only one (1) dog or 1 (one) cat shall be permitted in each unit. Further provided, no pet shall exceed 20 inches in height or shall weigh more than (20) twenty pounds at maturity.
2. No parking is permitted on roadways or grass. Parking is permitted only in designated parking areas. A maximum of two (2) vehicles per unit, exclusive of guest is permitted.
3. No unit may be leased for a term of less than three (3) months, and all lessees must be approved by the association pursuant to Section VII of the Declaration. No unit owner may dispose of a unit or any interest in the unit by sale, lease, gift, devise or inheritance without the approval of the association.
4. No unit shall be used for any purpose other than residential.
5. No one shall do, or permit to be done, any act which is a nuisance to others.
6. No trucks, commercial vehicles, recreational vehicles, boats, trailers, pick up trucks or motorcycles shall be permitted in JAMESTOWN. Service vehicles shall be allowed only during such time as service is being performed. No maintenance or repair shall be done upon any motor vehicles within JAMESTOWN. Vehicles in violation will be towed at the owner's expense.
7. No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be allowed in JAMESTOWN.
8. No livestock, poultry, or wild animals of any kind shall be raised, bred or kept captive by any unit owner.
9. No sign of any kind or character shall be displayed to the public view by any unit owner or realtor without written permission of the Association.
10. No yard sales of any kind shall be permitted.
11. Garbage must be bagged, tied and put in underground containers with lids closed. Any trash or garbage that will not fit in container must not be put out until the day of pick-up.
12. Each unit owner shall keep his/her yard area free of all rubbish, trash, garbage or other waste. All storage or disposal of such material shall be kept in a clean and sanitary condition.
13. No clothes lines or outside drying areas shall be allowed in JAMESTOWN and railings on balconies or patios may not be used as drying areas.
14. Unless prior written approval has been obtained from the Association, no exterior electronic antenna or aerial of any kind may be erected or maintained in JAMESTOWN.
15. No weeds, underbrush or other unsightly growth shall be permitted and no refuse pile or unsightly growth shall be allowed to remain anywhere in JAMESTOWN.

**RULES AND REGULATIONS OF JAMESTOWN PROPERTY OWNER'S ASSOCIATION, INC.**  
(continued page 2 of 2)

16. No easements shall be granted by any unit owner without the express written approval of the association.
17. No changes to the exterior appearance, including planting shall be permitted without the prior written permission of the Association.
18. No skateboards or roller-skates are permitted in JAMESTOWN. Roadways are not to be used as play areas.

**19. POOL REGULATIONS**

- A. The pool is for the exclusive use of property owners and their guests and lessees and their guests.
- B. Shower before entering the pool. A shower should also be taken between swims if sun tan lotions are used.
- C. Persons with infections or contagious health conditions must not use the pool.
- D. No floating objects or diving equipment are permitted.
- E. Children not toilet trained are not permitted in the pool.
- F. No glass objects or food allowed in pool area.
- G. No pets allowed in pool or pool area.
- H. Children under 12 must be accompanied by an adult.
- I. No diving, running or horseplay in pool area.
- J. No life Guard on duty means that you use the pool at your own risk.
- K. Management reserves the right to refuse use of the pool at any time.
- L. Bathing Load at pool is 18 persons.
- M. Return pool lounges to an orderly arrangement when leaving pool area.
- N. Cover lounges and chairs with towels if using oil or lotion.
- O. Residents are responsible for the conduct of their guests. Kindly inform them of the pool and clubhouse regulations.
- P. Cigarettes must be disposed of in ash trays and trash in the waste paper baskets provided.
- Q. Pool gate is to be locked at all times. Replacement keys are \$10.00.

**Certificate of Approval  
of  
Jamestown Property Owners' Association, Inc.**

**THIS IS TO CERTIFY THAT** \_\_\_\_\_  
has/have been approved by Jamestown Property Owners' Association, Inc. As the purchaser(s) of  
the following described property in Martin County, Florida: UNIT \_\_\_\_\_,  
JAMESTOWN AT HERITAGE RIDGE, SECTION 2-B, according to the plat thereof, as  
recorded in Plat Book B, Page 35, of the Public Records of Martin County, Florida.

Such approval has been given pursuant to the provisions of Section VII of the Declaration of  
Covenants and Restrictions for Jamestown, recorded in Official Record Book 505, Page 1877,  
Public Records of Martin County, Florida.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 200 . . .

JAMESTOWN PROPERTY OWNERS' ASSOCIATION

By: \_\_\_\_\_

By: \_\_\_\_\_

STATE OF FLORIDA )

COUNTY OF MARTIN )

This foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
200 , by \_\_\_\_\_ and \_\_\_\_\_  
ad Director(s) of Jamestown Property Owners' Association, Inc., a Florida Corporation not for  
profit, on behalf of the Corporation and who produced photo identification ( ) are personally  
known to me ( ).

\_\_\_\_\_  
Signature, Notary Public

Notary Seal

\_\_\_\_\_  
Please print name

# NOTICE!

A few tips from Waste Management Nichols Sanitation for collection of:  
**GARBAGE, YARD WASTE, BULKY TRASH and RECYCLING.**

## **GARBAGE:**

Each receptacle may weigh up to 50 lbs.

Heavy mil plastic bags may be used and must be tied.

Furniture and appliances: Notify Nichols Sanitation at 546-7700.

NO construction debris (i.e. carpet, bathroom fixtures, cabinets, sheet rock, lumber, etc.) auto or boat parts, barrels, drums, empty gas tanks/cans. These items must be disposed of **LEGALLY!**

NO hazardous waste (paints, anti-freeze, engine oil, car batteries, etc.) Contact HAZMOBILE at 221-1416 for time and place. Residents may dispose of up to 100 lbs. of hazardous waste **FREE** of charge!

## **RECYCLABLES:**

*Your recycling bins will not be collected if they contain non-recyclable items.*

**YELLOW BIN:** newsprint, catalogs, phone books, **FLATTENED** corrugated and cardboard items (i. e. cereal and tissue boxes, beverage containers etc.)

**BLUE BIN:** Aluminum and steel cans, glass bottles and jars, plastic containers with recycling code 1 thru 7, milk/juice cartons and small drink boxes.

**NO PLASTIC BAGS...RETURN THESE TO YOUR SUPERMARKET!**

## **YARD TRASH:**

**Do NOT use plastic bags for yard trash!**

Branches and limbs do not have to be cut to any special length! They must not weigh more than 50 lbs. If you have a large pile (more than 50 lbs.) Call WM Nichols at 546.7700. They will pickup in up in 1 to 7 days!

**DO NOT MIX HOUSEHOLD WASTE WITH YARD TRASH!**

**If you have any questions call WM Nichols Sanitation at 546-7700**

This information was provided by Martin County Environmental Department, Martin County Sheriff Office, Martin County Code Enforcement Division and Nichols Sanitation, a Waste Management Company.

**\*The purchaser must also contact**

**The Master Association, HERITAGE RIDGE NORTH  
5757 SE Federal Highway  
Stuart, FL. 34997  
(772) 287-8882**