



2025 LEASE APPLICATION

For Association:

- ☐ Palm Isles Condominium I
- ☐ Palm Isles Condominium II
- ☐ Palm Isles Condominium III
- ☐ Southwind Estates

Upon submitting your application for approval by the Board of Directors, please include the following items:

- A copy of the lease agreement
- A copy of all applicants driver's licenses
- Your application fee made out to Palm Isles Master
- \$1,000.00 deposit made out to the selected Association

AND

- Your email address for orientation purposes.
- Your realtor's business card.
- Your current address and phone number for notification purposes

Address: _____

Phone Number: _____

Renter's E-Mail Address: _____

**We appreciate your cooperation and
we look forward to welcoming you to Palm Isles**
9545 Palm Isles Drive, Boynton Beach, FL 33437
(561) 369-2995

Check # _____



APPLICATION FOR LEASE OF A HOME

No owner may lease their dwelling unless owned for (24) months. No dwelling in any Association may be leased without the prior written approval of the Board of Directors. This approval will be considered within 30 days of receipt of this properly completed application. No application will be considered for approval if the owner is delinquent in any payments due to the Association. **Homeowners wishing to lease their dwellings should be aware that approval must be obtained prior to execution of the lease.** Persons leasing and persons occupying any dwelling prior to having received written approval are in violation of the Recorded Documents governing all houses of the Association and will be subject to legal action. All homeowners wishing to lease a dwelling located on the property of the Association should have the prospective lessee(s) complete this form with the information and attachments required. It is then the Homeowners responsibility to return this completed package, to the Board of Directors of the Association, c/o Palm Isles Clubhouse, 9545 Palm Isles Dr., Boynton Beach, Florida 33437, at least 30 days prior to commencement date of lease. **A non-refundable application fee must be made payable to "Master Association, Inc." and must be attached to this application. (Application Fee: Condo I, II and Southwind Estates: \$100.00 ; Condo III: \$150.00.) An additional refundable security deposit of one thousand dollars (\$1,000) from the homeowner, made payable to the Association must also accompany this application.** The security deposit held by the Association will be returned upon written declaration by the homeowner of no further intention to lease, less the cost of damages to the Common Property of Palm Isles Master Association, and/or the selected Association and any other damages for which the homeowner is responsible under the terms of our documents. Within fifteen days (15) after the expiration date of the lease and on examination of the premises and not finding any problems, the security deposit will be refunded. **IMPORTANT:** The Associations of Palm Isles is an Adult Community in accordance with the State and Federal requirements. No house may be leased unless at least one of the persons who will be residing in the house is 55 years of age or older. **Southwind applicants** must meet Tenet Evaluation Criteria to be approved.

USE OF HOUSE/APARTMENT

Dwellings within Palm Isles may not be leased for less than six (6) months and no more than twelve months. A dwelling may not be rented more than once in any twelve (12) month period. Dwellings are for Single Family use only. Children 18 years of age or younger are not permitted to reside in any dwelling unit beyond a maximum of 60 days per calendar year. Other restrictions apply. Please refer to the documents governing your Condominium and/or Homeowner' s Association and the Palm Isles Master Association, as recorded in the public records of Palm Beach County. **Palm Isles requires prospective lessee(s) to attend an orientation at the time, place, and date set by the association.** The purpose of this orientation is to ensure that each person who will be residing in a home at designated Association is familiar with the rules and regulations of the community. The orientation shall take place within 15 days after commencement date of the lease.



INSTRUCTIONS:

- If applicants are not legally married, a separate application for each occupant must be submitted with an application fee for each.
- If any question is not answered or left blank, this application may be returned, not processed and not approved.
- Please print legibly. Telephone numbers and complete addresses are required.
- Missing information will cause delays in processing your application.
- Only the applicants are authorized to sign all forms.

APPLICATION FOR LEASE

Application Date _____ Date Received (Office Only): _____

Address of Unit: _____

Name of Owner: _____

Name of proposed Lessee(s) as it will appear on the Lease:

A. _____ Age: _____ B. _____ Age: _____

Other persons who will occupy the unit with you (If not on title, a separate occupancy application must be submitted):

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Lease term (Start and End Dates): _____

Have you ever resided in Florida before? (circle one) YES / NO

If yes, please state the name of the development: _____

In case of emergency notify (name): _____

Address of emergency contact: _____

Phone number of emergency contact: _____

Employed by (or retired from): _____ Phone: _____

Duration of Employment: _____ Title of Position: _____

Have you ever been convicted or pled guilty to a crime: _____

Number of cars to be parked here: _____

1. Make: _____ Model: _____ Year: _____ Plate #/State: _____

2. Make: _____ Model: _____ Year: _____ Plate #/State: _____

Driver's License No. 1: _____

Driver's License No. 2: _____

STATEMENT OF UNDERSTANDING

The undersigned affirm the following:

1. All information provided on or with this application is true and complete.
2. The Lessee agrees and acknowledges to the lease agreement and will abide to the terms and conditions between the owner and the lessee as well as the governing documents of the sub and Master Association.
3. The Lessee and Owner understand that if a renewal is to be made that a new Lease Application must be filed with the office with every Lease Renewal.
4. In the case of a Lease, the owner of the house understands that he/she is fully responsible for repairing any damage caused by the tenant either to the exterior or the leased premises, the common area of the Association, the Clubhouse or any other common areas of the Palm Isles Master Association.
5. I have read and understand the above information.

SIGNATURE OF LESSEE: _____ **DATE:** _____

SIGNATURE OF LESSEE: _____ **DATE:** _____

SIGNATURE OF OWNER: _____ **DATE:** _____



2025 PALM ISLES MASTER ASSOCIATION, INC.

ANIMAL REGULATION FORM

*All Unit Owners in Palm Isles having or desiring to obtain Pets or Animals in Palm Isles, must submit the below "Animal Registration Application Form". This registry shall **include forms of vaccination, and documentation of inoculations**; the breed, weight at maturity, and attestation of proper inoculations as follows:*

No owner is permitted to obtain or keep a domestic pet, whether permanent or temporary, in his Dwelling Unit without the prior written permission of Palm Isles Master Association, Inc. Such permission in one instance shall not be deemed to institute a blanket permission in any other instance and any such permission may be revoked at any time in the sole discretion of the Master Association Board of Directors. Service animals or emotional support animals may require additional paperwork to be submitted or requested outside this form.

The following rules apply to all Palm Isles Associations:

Pets or animals weighing over thirty-five (35) pounds at maturity are forbidden. Any pet that cannot be insured in your homeowner's policy will not be allowed in Palm Isles. All pets and animals must be leashed when allowed out of the units. All owners must curb their dogs. All animal waste must be picked up by the Owner or his/her representative from any property outside his/her unit. No animal shall be kept on any enclosed porch or patio unless someone is present within the unit. All Owners must take whatever steps are necessary to assure their neighbors will be free from any nuisance caused by their animals, such as, but not limited to dog barking and other conduct which interferes with the peaceful and quiet enjoyment of Palm Isles residents. Each Owner who owns an animal agrees to indemnify Palm Isles Master Association, Inc. and all Palm Isles Associations, and hold them harmless against any loss or liability of any kind or character whatsoever arising from or growing out of his/her having any animal in Palm Isles. Visitors, accompanied by animals, must comply with all regulations including registration if visit is more than a week. All residents are responsible for their visitors' compliance with the above rules and regulations. Animals are not permitted in any part of the Palm Isles Master Association Clubhouse, pools, tennis courts, shuffle board courts and cafe.

All animals residing in Palm Isles shall be registered, on the following form, with the Master Association Board of Directors.

APPENDIX A: PET REGISTRATION APPLICATION FORM

NAME OF OWNER _____ DATE: _____

ADDRESS: _____

ASSOCIATION: _____

NUMBER OF PETS: _____ CLASS OF PET(S) DOG _____ CAT _____ OTHER _____

NAME OF PET(S) _____

BREED OF PET(S) _____

SIZE OF PET(S) SMALL _____ MEDIUM _____ OTHER _____

WEIGHT OF PET(S) AT MATURITY _____ AGE OF PET(S) _____ YRS

COLOR OF COAT _____

COPY OF CURRENT INOCULATION: YES _____ NO _____

COPY OF CURRENT LICENSE: YES _____ NO _____

WRITTEN DOCUMENTATION FOR SERVICE ANIMALS/EMOTIONAL SUPPORT ANIMALS:

YES _____ NO _____

RESIDENT SIGNATURE: _____ TEL # : _____

PLEASE RETURN THIS COMPLETED FORM TO:

PALM ISLES MASTER BOARD OF DIRECTORS

9545 Palm Isles Drive

Boynton Beach FL 33437

ASSOCIATION APPROVAL: _____ MASTER APPROVAL: _____