

# Lake Mango Shores Property Owners' Association, Inc.

## PURCHASE/RENTAL INFORMATION INSTRUCTIONS:

This application is subject to approval. Please complete and submit with all required documentation to:

**Lake Mango Shores Property Owners' Association**  
c/o Allied Property Management Group, Inc.  
1711 Worthington Rd. Ste 103  
West Palm Beach, FL 33409

**Please note:** applications must be turned in complete. All must check / initial next to each item below to ensure you are submitting all required documentation prior to mailing or dropping off.

▪ **Please note:** if purchasing under a business entity the application must be filled out with said person as signer for such business entity. Proof of authorized signer required such as a print out from Sunbiz.org.

- \_\_\_\_\_ No application fee required at the moment.
- \_\_\_\_\_ Legible copy of each applicant's valid DL or government issued picture ID.
- \_\_\_\_\_ Legible copies of all vehicle registrations that will be parked in the community.
- \_\_\_\_\_ Signed APPLICANT AUTHORIZATION AND CONSENT FOR RELEASE OF INFORMATION form.
- \_\_\_\_\_ Executed copy of the Purchase Agreement or Signed Lease Agreement.
- \_\_\_\_\_ **Acknowledgement:** signed enclosed Rules and Regulations.

**\*PLEASE do not schedule closing or occupy until you have been approved by the board and issued a certificate.**

---

\*Applicant(s) will be contacted once a decision is made. **Please note: the board has up to thirty (30) days to make the decision. You may follow up for the status within two weeks upon receipt of the application via email to: [applications@alliedpmg.com](mailto:applications@alliedpmg.com)** including the following subject line (LMS/ Applicants Last Name – Property address) in your email(s).

---

Applicant(s) Email: \_\_\_\_\_ Email: \_\_\_\_\_

Agent(s) Email: \_\_\_\_\_ Email: \_\_\_\_\_



## NEW RESIDENT APPLICATION

PROPERTY ADDRESS: \_\_\_\_\_

### **Applicant 1**

Name: \_\_\_\_\_ Maiden Name: \_\_\_\_\_

DOB: \_\_\_\_\_ Social Security: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_

Cellular: \_\_\_\_\_ Work: \_\_\_\_\_ Email: \_\_\_\_\_

Driver's License Number: \_\_\_\_\_ State: \_\_\_\_\_ Current Rent: \_\_\_\_\_

Current Address: \_\_\_\_\_ City, State \_\_\_\_\_ How Long: \_\_\_\_\_

Landlord: \_\_\_\_\_ Ph: \_\_\_\_\_ Reason for moving: \_\_\_\_\_

Previous Residence 1: \_\_\_\_\_

How Long: \_\_\_\_\_ Reason for moving: \_\_\_\_\_ Landlord: \_\_\_\_\_

Development/Community: \_\_\_\_\_ Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Current Employer: \_\_\_\_\_ Ph: \_\_\_\_\_ Income: \_\_\_\_\_

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

Previous Employer: \_\_\_\_\_ Ph: \_\_\_\_\_ Income: \_\_\_\_\_

Addr: \_\_\_\_\_ Supr: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

### **Applicant 2**

Name: \_\_\_\_\_ Maiden Name: \_\_\_\_\_

DOB: \_\_\_\_\_ Social Security: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_

Cellular: \_\_\_\_\_ Work: \_\_\_\_\_ Email: \_\_\_\_\_

Driver's License Number: \_\_\_\_\_ State: \_\_\_\_\_ Current rent: \_\_\_\_\_

Current Address: \_\_\_\_\_ How Long: \_\_\_\_\_

Landlord: \_\_\_\_\_ Ph: \_\_\_\_\_ Reason for Moving: \_\_\_\_\_

Previous Residence 1: \_\_\_\_\_

How Long: \_\_\_\_\_ Reason for moving: \_\_\_\_\_ Landlord: \_\_\_\_\_

Development/Community: \_\_\_\_\_ Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Current Employer: \_\_\_\_\_ Ph: \_\_\_\_\_ Income: \_\_\_\_\_

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

Previous Employer: \_\_\_\_\_ Ph: \_\_\_\_\_ Income: \_\_\_\_\_

Addr: \_\_\_\_\_ Supr: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

**Other Occupants That Will Reside With You**

Name	DOB	Relationship
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Pets**

Type: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_

Type: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_

**Vehicles to be Parked at Residence (All vehicles must be registered with the Association. Commercial vehicles or motorcycles are not allowed in the community.)**

Vehicle #1: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Tag#: \_\_\_\_\_ Yr: \_\_\_\_\_

Vehicle #2: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Tag#: \_\_\_\_\_ Yr: \_\_\_\_\_

*(Provide copies of each vehicle registration)*

**References (Not Related)**

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

Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

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

Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

Has any applicant ever been:  Evicted  Lost part/all security deposit  Had lease terminated

Give detail: \_\_\_\_\_

**Emergency Contact**

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

Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

I (we) agree to abide by the Declaration of Covenants, Conditions and Restrictions and Amendments thereto, of the governing Association.

I (we) fully authorize an investigation, if necessary, of all answers and references given. Accordingly, I specifically authorize Allied Property Management Group, Inc., its principals, managers or agents to make such investigation and agree that the information contained in this application may be used in such investigation and Allied Property Management Group, Inc., its principals, manager or agents shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Allied Property Management, Inc., its principals, managers or agents.

I (we) understand that should the landlord enter into a lease with me (us), and I have provided false information on this application, I (we) will be subject to having my (our) lease terminated at the landlord's option, and have my (our) full security deposit forfeited as compensation for damages.

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



**APPLICANT AUTHORIZATION AND CONSENT FOR RELEASE OF INFORMATION**

This release and authorization acknowledges that **Allied Property Management Group, Inc.**, may now, or any time while I am renting, conduct a verification of my current and previous tenant history, current and previous employment, credit history, contact personal references, and to receive any criminal history information pertaining to me which may be in the files of any Federal, State, or Local criminal justice agency, and to verify any other information deemed necessary to fulfill the Tenant requirements. The results of this verification process will be used to determine tenant eligibility under **Allied Property Management Group, Inc.**, tenant policies.

I authorize **Background Info USA** and any of its agents, to disclose orally and in writing the results of this verification process to the designated authorized representative **Allied Property Management Group, Inc.**

**I have read and understand this release and consent, and I authorize the background verification.** I authorize persons, schools, current and former employers, current and former landlords and other organizations and Agencies to provide **Background Info USA** with all information that may be requested. I hereby release all of the persons and agencies providing such information from any and all claims and damages connected with their release of any requested information. I agree that any copy of this document is as valid as the original.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Print Name Clearly

\_\_\_\_\_  
Co-Applicant Signature

\_\_\_\_\_  
Print Name Clearly

\_\_\_\_\_  
Co-Applicant Signature

\_\_\_\_\_  
Print Name Clearly

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

# *The ~~Third~~ Fourth Amended Rules and Regulations of Lake Mango Shores Property Owners' Association*

(Additions shown in underline and deletions shown in ~~strikeout~~.)

The Lake Mango Shores Property Owners' Association is regulated by its governing documents, which includes the Declaration of Covenants and Restrictions, its Articles of Incorporation and its Bylaws. The Board of Directors has a legal responsibility to administer the affairs of Lake Mango Shores and its property for the benefit of all the owners. Your understanding and full cooperation in observance of the rules will make the community a congenial place in which to live.

**All homeowners, residents, ~~renters~~, tenants, visitors and guests shall ~~adhere~~ comply to the following Rules and Regulations, as well as the governing documents, Revived Declaration of Protective Covenants, Conditions and Restrictions, as they apply, Palm Beach County ordinances and Florida Statutes, Chapter 720, as amended from time to time.**

**Annual Assessments:** Assessments are payable four times a year and are used to provide funds for the maintenance and other functions of the Association. The fees for electricity for the streetlights are included in the assessments.

**Homeowner assessments are due on the first day of January, April, July and October.**

**Late payments: Any assessment not paid on the due date is considered delinquent.**

- A courtesy **Notice of Late Assessment** shall be mailed to owners advising they have **30 days** to pay the assessment in full without incurring additional fees and legal expenses.
- If the assessment is not paid in full within **30 days**, the account will be sent to the attorney for lien foreclosure.
- Owners will be responsible for the delinquent assessment plus interest, cost of collection fees, administration fees, and legal fees.
- In the event of a financial hardship, owners are requested to make payment arrangements **PRIOR** to the account becoming delinquent.
- Once a delinquent account is sent to the attorney, owners shall address all concerns and questions to the attorney's office, not the Board of Directors, Property Manager, or Allied's Accounting Department.

**Annual Meeting:** The annual meeting shall fall between the 15<sup>th</sup> day of January and the 28<sup>th</sup> day of February in each and every calendar year.

**Residential use:** No trade, business profession or any commercial activity of any kind will be conducted upon any lot that will take away from the residential character of the neighborhood. The Association supports and requires compliance of ~~enforces~~ all Palm Beach County Ordinances and Florida Statutes, Chapter 720, as amended from time to time.

**Exterior modifications, Improvements and Alterations:**

- No improvements, alterations, added structures, repairs, excavations, landscaping or other work, which in any way alters the exterior appearance of any lot, home, fence, roof, driveway; or other improvement located thereon shall be made without prior written approval of the ARB (Architectural Review Board).
- This includes colors of paint and materials to be used in original construction, repairing or reconstruction. All repainting requires ARB approval.
- Please refer to your ~~governing documents~~ Revived Declaration of Protective Covenants, Conditions and Restrictions, prior to any work being performed.
- Owners are responsible for contacting Palm Beach County for inspection and permit requirements.
- If work is performed without ARB approval, an ARB application will still be required. If denied, owners shall comply, at their expense, with the governing documents.

### **Addendum, effective January 29, 2019**

- The exterior of single-family homes shall be painted within the following color schemes: Neutral, Pastel, Key West, or subdued Tuscany. Neutrals include shades of white, beige, taupe or gray; Pastels include pale blues, greens or yellow; Key West includes shades of blue, green or yellow; Tuscany includes subdued tans, greens or yellow, per ARB approval.
- Owners of single-family homes are required to select colors that are consistent with their surrounding areas and conform to the other color schemes in Lake Mango Shores.
- Driveway colors shall be Sherwin Williams Gull Gray HC132 or Pearl Gray HC164.
- Driveways begin at garage door and stop at the sidewalk. Do not paint beyond or over sidewalk, to the street. It is a violation of PBC code enforcement.
- Other driveway materials, patterns or colors require ARB approval.
- Owners of townhomes are required to use Sherwin Williams 2045 for the main building and Sherwin Williams 2043 for front doors, garage doors, trim and window trim.

**Unit Owner Maintenance Responsibilities:** Maintenance of single-family lots and townhomes shall be the duty of each unit owner at their sole cost and expense, to maintain, repair, replace, and restore lots/homes/townhomes as may be subject to their respective control or jurisdiction in a neat, clean, sanitary and attractive condition. The following examples include, but are not limited to:

- Pressure clean house, townhome, driveway, sidewalk, walkway, and/or roof in order to keep free of dirt and mold
- Screens kept in good condition with no holes or tears
- Fences or wood on homes kept in good condition; not leaning, rotting or moldy
- Hurricane shutters removed once threat of storm has passed. Shutters cannot remain on windows all year long. Residents are required to comply within 14 days of the date a letter is received notifying them of a maintenance issue that needs attention.

**Fences and Walls:** The composition, location and height of any fence or wall to be constructed on any lot shall be subjected to the approval of the A.R.B. (Architectural Review Board). No front yard fences of any type are permitted.

**Lake:** This is a water catchment area.

- No swimming, boating, fishing or recreational activity is allowed on the ~~lake~~ Association sides of the lake, due to potential Association liability. Fishing is permitted on the PBC berm, south side of lake unless otherwise prohibited by Palm Beach County or any other authority.
- Should an alligator take up residence in the lake, it is NOT TO BE FED under any circumstances.

**Signs:** No signs of any kind shall be permitted on any lot except For Sale or For Rent.

**Nuisances:** Nothing shall be installed or maintained on any lot, which may be or become an annoyance or nuisance to the neighborhood. If a dispute or question arises as to what may be or become a nuisance, the question or concern should be reported to the Palm Beach County Sheriff's Office.

**Quiet Enjoyment:** No resident shall make or permit any disturbances that will interfere with the rights, comforts or conveniences of others. Concerns about domestic disturbances or loud TV, music, or sound amplification should be reported to the Palm Beach County Sheriff's Office.

**Parking/Vehicles:** Parking is limited in the community. The association supports and requires compliance of ~~enforces~~ all PBC Ordinances and Florida Statutes, Chapter 720, as amended from time to time.

- The roads in Lake Mango Shores are **public**, not private. Vehicles should not be parked on public roads.
- No vehicles permitted other than ~~family~~ family personal, private use, non-commercial cars, family personal, private use, non-commercial passenger vans, family personal, private use, non-commercial SUVs, or family personal, private use, non-commercial trucks, less than one ton, one ton or less.

- Trucks with racks or aftermarket modifications are not permitted. No chemicals, materials or equipment permitted to remain in view, or in the bed of the truck.
- Commercial or non-commercial advertising is not permitted on any vehicle.
- All other motor vehicles, in addition to motorcycles, boats, trailers, campers and RVs must be stored behind that line which is an extension of the front wall of your home and behind a fence, or parked in your garage. Unlicensed or disabled vehicles may not be parked in view anywhere in Lake Mango Shores.

#### **Vehicle Maintenance:**

- Motor vehicles of all types must be properly muffled, licensed and maintained so as to not create any unnecessary disturbance in the community.
- Outside of minor, day-to-day maintenance, such as an oil or tire change, on the homeowner's personal vehicle, no boat or motor vehicle repairs or restoration is permitted.

#### **Landscaping and Residence Maintenance:**

- No underbrush and/or unsightly growth of lawn, bushes or shrubs shall be permitted to grow upon any lot and no refuse of unsightly objects shall be allowed to remain thereon.
- Townhouse sodded areas are to be free of objects. Decorative rocks/stones around landscaping such as trees, bushes, hedges, flowerbeds require a containment barrier so edging/mowing can be done safely.
- In the event that any owner shall fail or decline to keep his/her lot free of underbrush, refuse or any other unsightly objects, then the Association, after providing the owner with written notice, after seven days, may enter said lot and remove same and assess the owner accordingly. Such entry shall not be deemed as a trespass. Overgrowth attracts unwanted wildlife and brings property values down. Please help keep the neighborhood looking attractive.

#### **Trash/Recycle Pickup and Litter:**

- Trash and recycle containers may be placed on the common area no earlier than the night before the days of regularly scheduled garbage or recycle pickup and must be removed from the common area no later than the evening of the scheduled pickup day.
- **Garbage cans cannot be stored in front of residence** per PBC Code. Store trash/garbage cans and recycling bins out of view behind fence, landscaping or, if possible, in the garage after pick up. No building materials, tools, debris, or unsightly objects can be in view. Call SWA for pick up (561) 697-2700

#### **Dogs/Pets:**

- If you are a pet owner, it is your responsibility to familiarize yourself with Palm Beach County Ordinance 98-22, Chapter 4 - Animals.
- No animal of any nature or type is permitted except domestic household pets.
- No owner, tenant or visitor with a pet shall cause a nuisance to their neighbors and any pet maintained shall be on a leash or otherwise restrained when outside the owner's ~~premises~~ residence per county ordinance. (98-22, Sec.4.4)
- Please pick up pet waste per county ordinance. (98-22, Sec.4.9)
- Dog waste not picked up on townhouse common property, whether by owner/tenant, or their guest or invitees, which interferes with the Association's landscape services, may result in such service not being provided until the waste is picked up. The EPA considers dog waste a toxic contaminant.

**Owners who rent** shall ensure all tenants comply with the Revived Declaration of Protective Conditions, Covenants and Restrictions, governing documents, and PBC ordinances and Florida Statutes, Chapter 720, as amended from time to time.

**Note to owners:** please destroy the previous Third Amended Rules and Regulations and replace with this document, approved 02/28/2023.

Please sign and date acknowledging that you have read and understand and will adhere to the above Rules and Regulations of the Association of Lake Mango Shores POA.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date