

PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

A community intended and operated for persons 55 and older

215 Holiday Park Blvd. NE

Palm Bay, Florida 32907

Phone: 321-724-2240

Fax: 321-724-8166

E-mail: holidaypark@holidayparkfl.com



APPLICATION FOR RENTAL or NON-OWNER

A \$50.00 Non-Refundable Application Fee is due when form is submitted to office

Long Term rental effective date: _____

Initial Season 20___/ 20___

Re-Certification Season 20___/ 20___

Re-Certification Season 20___/ 20___

Re-Certification Season 20___/ 20___

Property Address: _____

THE UNDERSIGNED HEREBY MAKES APPLICATION TO THE BOARD OF TRUSTEES TO OCCUPY A UNIT IN PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT – HEREAFTER KNOWN AS HOLIDAY PARK

1. Name(s) of Applicant(s): (Please print clearly)

1st _____
LAST NAME FIRST NAME MIDDLE INITIAL DOB

2nd _____
LAST NAME FIRST NAME MIDDLE INITIAL DOB

PLEASE NOTE: Each Applicant shall attach to this application a photocopy of a bona fide personal identification including name, birth date, and (if practicable) a portrait photograph. Acceptable forms of identification include driver's license, passport, Birth Certificate or other Government Issued identification. Holiday Park is a public body subject to the Florida Public Records Law and therefore its records are open for public inspection to the extent not exempt from disclosure under Chapter 119 of the Florida Statutes.

APPLICANT'S PERSONAL HISTORY:

2. Current Home Address: _____
(Street) (City) (State) (Zip Code)

3. [] Current Home Telephone Number: (____) _____

4. [] Cell Phone Number: (____) _____

5. Email address: _____

Applicant's Initials _____ Initials _____

DETAILS OF PROPERTY OWNER:

6. Name of Owner: _____

Owners who are renting their property must notify the District Office by mail, fax or e-mail of when the tenant will be staying in Holiday Park.

Tourist Development Tax: Rentals for six (6) months or less are subject to a 5% Resort tax. This tax is collected by the Brevard County Tax Collector pursuant to Brevard County Code, Chapter 102, "Taxation", Article III, as authorized by Florida Statute 125.0104. This 5% tax is in addition to the 7% State of Florida Sales and Use Tax remitted to the Florida Department of Revenue.

Properties applying for rental status must be cleared by the District Manager as to the property being in compliance with our Deed of Restriction's and Rules and Regulations. If the mobile or property is found to be non-compliant, the property will not be approved for rental status until violations are cured.

A re-inspection by the District Manager will be necessary and the District Manager will sign off on the violations that were cured. Once all violations have been cured the rental application will then move forward with the approval process. The owner of the property acknowledges this process when signing the rental application

Signature of Owner: _____

Date: _____

Owner's Initials _____ **Initials** _____

Pets:

7. There are rules and regulations regarding the keeping of pets as listed in Article III, Restrictions on Use of Lots per the "Deed Restrictions" in the "Information Packet".

Does Proposed Occupant Own a Pet? Yes _____ No _____

If Yes, What Breed? _____ Height _____ Weight _____

License number: _____ (Please provide a copy of license with your application)

NOTE: If at any time your pet exceeds the twenty five (25) pounds mature weight, he / she may be subject to removal from Holiday Park. Registered service dogs are exempt from the twenty five (25) pound restriction.

INFORMATION CONCERNING INTENDED OCCUPANCY:

8. (Including owner(s) will anyone other than the person(s) on this application be occupying the dwelling unit?

Please check Yes or No : _____ (Yes) _____ (No)

If Yes, Provide Name, Age(s) and Relationship to you:

_____ Name _____ Age _____ Relationship _____

Anticipated Length of Stay: () 3 months () 6 months () 9 months () Full time () Other _____

_____ Name _____ Age _____ Relationship _____

Anticipated Length of Stay: () 3 months () 6 months () 9 months () Full time () Other _____

NOTE: Occupancy is limited to THREE (3) PERSONS, one of whom must be 55 years of age or older and the other of whom must be 40 years of age or older. Holiday Park is "housing for older persons" within the meaning of the Fair Housing Amendments Act of 1988, U.S.C. Sections 3601, et seq. A proposed occupant who does not meet the foregoing criteria must be a bona fide caregiver, who must be separately approved by the Board of Trustees. See "Deed Restrictions", Article III, Sections 1,2,3,4,5 and 6.

APPLICANT'S INFORMATION IN CASE OF EMERGENCY:

9. Contact Person in Case of Emergency: (Other than co-applicant)

Name: _____ Name: _____

Relationship: _____ Relationship: _____

Address: _____ Address: _____

Telephone: _____ Telephone: _____

Applicant's Initials _____ **Initials** _____

ADDITIONAL INFORMATION:

11. Make and model of automobiles to be parked on Premises: _____

NOTE: Commercial Vehicles, Recreational Vehicles, Boats, Trailers, Canoes, etc. CANNOT be Parked on the Premises.

12. Does Proposed Occupant Own (?):

Recreational Vehicle: _____ If Yes, Type and Size: _____
Yes No

Boat: _____ If Yes, Size: _____
Yes No

Cargo/Utility Trailer: _____ If Yes, Size: _____
Yes No

NOTE: There are rules and regulations regarding the keeping of vehicles (other than passenger vehicles). Arrangements for off-premises storage may be required. Space in the vehicle compound is limited to one (1) space on a first come first serve basis. See Rules and Regulations – Storage Compound Rules.

APPLICANT’S ACKNOWLEDGEMENT OF THE DISTRICT RESTRICTIONS

Before Applicant completes and signs this Application, Applicant is advised that Port Malabar Holiday Park Mobile Home Park Recreation District is a “Deed Restricted Community” pertaining to ownership and the use of property in Holiday Park. Accordingly, Applicant is hereby advised to obtain from the Seller or Real Estate Broker (if any) or that Applicant may receive from the Holiday Park District Office, a copy of the “Newcomer Packet” containing all current District rules, regulations and restrictions.

THE UNDERSIGNED HEREBY ACKNOWLEDGES RECEIPT OF THE “NEWCOMER PACKET” AND HAS READ AND UNDERSTANDS THE CONTENTS OF THE DOCUMENTS IN THEIR ENTIRITY:

Signature of 1st Applicant: _____ Date: _____

Signature of 2nd Applicant: _____ Date: _____

Applicant’s Initials _____ Initials _____

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Under 55 Disclosure

I / We understand Port Malabar Holiday Park Mobile Home Park Recreation District is a community intended and operated as "housing for older persons" within the meaning of the Fair Housing Amendment Act of 1988, U.S.C. Sections 3601, et seq.

I / We understand occupancy of a dwelling unit on a lot shall not be permitted unless at least one person in such dwelling unit shall be fifty-five (55) years of age or older; provided however, all other occupants (excluding "under age guests" as defined below) of the dwelling unit must be at least forty (40) years of age.

An "under age guest" of a lot owner or an authorized lot renter shall, without restriction due to age or familial status, be permitted to stay, with a resident, for a maximum of twenty-one (21) days or less per visit, two (2) times a year with a minimum of thirty (30) days between each visit within any twelve (12) month period.

Reference: "Deed Restrictions", Article III, Sections 1,2,3,4,5 and 6.

By signing below, I agree to all of the conditions stated above:

Signature of 1st Applicant: _____ Date: _____

Signature of 2nd Applicant: _____ Date: _____

Applicant's Initials _____ Initials _____

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AGE VERIFICATION STATEMENT

As provided by Federal Law, Port Malabar Holiday Park Mobile Home Park Recreation District is a community intended to provide housing for older persons in accordance with the Housing for Older Persons Act. Part of that Act requires housing providers to verify the ages of residents who live in the community.

Name of 1st Applicant: _____

Name of 2nd Applicant: _____

Check the method of Age Verification Provided:

1st Applicant

2nd Applicant

Date of Birth _____

Date of Birth _____

_____ Driver's License

_____ Driver's License

_____ Passport

_____ Passport

_____ State Identification

_____ State Identification

_____ Birth Certificate

_____ Birth Certificate

Signature of 1st Applicant: _____ Date: _____

Signature of 2nd Applicant: _____ Date: _____

Applicant's Initials _____ **Initials** _____

ACKNOWLEDGEMENT OF DEED RESTRICTIONS & OVER 55 COMMUNITY

Applicant(s) is /are advised that certain restrictions, conditions, covenants and other provisions pertain to the ownership and use of property in the District. Accordingly, Applicant(s) must acknowledge receipt of District's Deed Restrictions, Rules and Regulations, Policies and By-Laws. These documents are made available for viewing at the District Office and <http://www.holidayparkfl.com/> at no charge and are included in the "Newcomer Packet".

As property owner, the undersigned hereby acknowledges that I/We shall be held responsible for compliance with all the restrictions, conditions, covenants and other provisions contained in them, including, but not limited to 1) restrictions concerning the use of such property, 2) restrictions concerning the ages of occupants, and 3) restrictions include the undersigned's family, guests and other licensees.

Application approval is conditioned upon the undersigned's agreement to abide by and comply with the above described restrictions, conditions, covenants and other provisions contained in the District documents as presently constituted and as the same may be hereafter amended from time to time.

Under penalty of perjury, the undersigned declares and affirms that the undersigned has examined the application and to the best of the undersigned's knowledge and belief, it is true and correct.

I have received, read and understand the above documents pertaining to the District

Signature of Applicant: _____ Date: _____

Signature of Co-Applicant: _____ Date: _____

Witness's Signature: _____

STATE OF _____

COUNTY OF _____

The foregoing Certificate was acknowledged before me this _____ day of _____, 20 _____

By _____, who

(Notary choose one) () is/are personally known to me, or () has produced _____

Identification.

Signature of Notary Public

Printed name of Notary Public, affix seal and state
Notary's commission number and expiration date

District Overview: Port Malabar Mobile Home Park Recreation District is a community intended and operated for persons over 55 years of age under the Federal Fair Housing act of 1988. It functions as a Special Taxing District according to Florida Statute 418. It is a subdivision of privately owned lots and homes, which are Deed Restricted. Regulations include, but are not limited to, size and number of pets, duration of stay of visitors and Architectural Controls. A non-ad valorem assessment is levied which is paid annually in addition to real estate taxes. The District is administered by a Board of Trustees, elected from Precinct 101, which is Holiday Park. The assessment covers employee wages, roads & drainage, ponds management, mowing operations, facilities and pool maintenance. Residents are provided basic cable, gate access 24 /7 and the choice to join HPPOA, the community's social and activities non-profit association. The elected officials of the District conduct business at Public Meeting and in accordance with government in the Sunshine. From time to time, they may elect to impose fees. When, in the course of conducting District business, the office finds itself performing duties rising from private or contractual changes in ownership, occupancy, rentals, leases or vacancies, a **\$50.00 fee is payable to Port Malabar Holiday Park Mobile Home Park Recreation District is required.**

FOR USE BY THE DISTRICT OFFICE

_____ REVIEWED APPLICATION FOR ACCURACY AND COMPLETENESS
Initials

_____ Date

Received Stamp

	Owner has been notified	No Violations
Violation Status Reviewed by District Manager	[]	[]

COMMENTS:

Reviewed by District Manager _____
Initials and date

