

**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](mailto:holidaypark@holidayparkfl.com)

Application created 5/22/19

update 02/20/19

update 08/26/19

**APPLICATION FOR RENTAL or NON-OWNER**

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

Holiday Park Property Address: \_\_\_\_\_

Current Owner \_\_\_\_\_

**THE UNDERSIGNED HEREBY MAKES APPLICATION TO RENT/RESIDE A LOT / HOME IN PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT – HEREINAFTER KNOWN AS HOLIDAY PARK**

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

_____	_____	_____	_____
Last	First	M.I.	D.O.B.
_____	_____	_____	_____
Last	First	M.I.	D.O.B.

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

3. Current Home Telephone Number: (\_\_\_\_) \_\_\_\_\_

4. Cell Phone Number: (\_\_\_\_) \_\_\_\_\_

5. E-mail address: \_\_\_\_\_

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

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)

**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.**

**APPLICANT'S INFORMATION IN CASE OF EMERGENCY:**

7. Contact Person in Case of Emergency: (**OTHER THAN CO-APPLICANT**)

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

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

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

Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_

**ADDITIONAL INFORMATION:**

8. Year, Make and Model of Automobiles \_\_\_\_\_

Commercial Vehicles, Recreational Vehicles, Boats, Trailers, Canoes, etc. CANNOT be parked on the premises.

9. Does Proposed Occupant Own (?):Recreational Vehicle: \_\_\_\_\_ Boat: \_\_\_\_\_ Cargo/Utility Trailer: \_\_\_\_\_  
If Yes, Type & Size: \_\_\_\_\_

**DETAILS OF PROPERTY OWNER:**

10 Name of Owner: \_\_\_\_\_

11. Signature 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.**

**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 1<sup>st</sup> Applicant: \_\_\_\_\_ Signature of 2<sup>nd</sup> Applicant: \_\_\_\_\_

**ACKNOWLEDGEMENT OF DEED RESTRICTIONS, RULES & REGULATIONS**

**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.

**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 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 all current District rules, regulations and restrictions.

Accordingly, Applicant(s) must acknowledge receipt of District’s Deed Restrictions, Rules and Regulations, Policies and By-Laws. These documents will be issued to the applicant upon initial registration.

As property renter, 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 #1: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant # 2: \_\_\_\_\_ 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

**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 per applicant fee is payable to Port Malabar Holiday Park Mobile Home Park Recreation District is required.**

**FOR USE BY THE DISTRICT OFFICE**

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\_\_\_\_\_ REVIEWED APPLICATION FOR ACCURACY AND COMPLETENESS  
Initials

\_\_\_\_\_  
Date

\_\_\_\_\_  
Payment Type, Receipt Number, District Employee Initials

\_\_\_\_\_  
Received Stamp

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

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewed by District Manager \_\_\_\_\_