



PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Boulevard NE
Palm Bay, Florida 32907-2196

***THE SELLER/BUYER OR AGENT MUST CONTACT THE
OFFICE FOR STATUS OF APPLICATION***

Thank You

Port Malabar Holiday Park
District Office

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 created 5/22/19

update 02/20/19

update 08/26/19

update 03/09/20

APPLICATION FOR RENTAL or NON-OWNER

*If applicable * a \$50.00 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)

** If applicant(s) currently rents a unit in Holiday Park at another location, fee is waived.*

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 1st Applicant: _____ Signature of 2nd 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 application 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

Payment Type, Receipt Number, District Employee Initials

Received Stamp

New Owner No
has been notified Violations

Violation Status Reviewed by District Manager [] []

COMMENTS: _____

Reviewed by District Manager _____