

PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

A community intended and operated for persons 55 and older

215 Holiday Park Boulevard NE., Palm Bay, Florida 32907

Phone: 321-724-2240 Fax: 321-724-8166 E-mail Address: holidaypark@holidayparkfl.com Website: holidayparkfl.com

APPLICATION FOR RENTAL or NON-OWNER

A \$100.00 Non-Refundable Application Fee is due when the application is submitted to the Holiday Park District Office. The number of rental units within Holiday Park is limited to 20% (140) of total lots.

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.

Will the applicant(s) be residing in Holiday Park full-time, part-time, or seasonal status? Please circle one option.

2. Phone Number(s): (____)_____ (____)_____

3. E-mail address: _____

4. There are rules and regulations regarding the keeping of pets as listed in Article II Restrictions on Use of Lot, Section 13 Pets per the “Deed Restrictions”.

Does Proposed Occupant Own a Pet? Yes _____ No _____

Pet One, What Breed? _____ Height _____ Weight _____

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

Pet Two, What Breed? _____ Height _____ Weight _____

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

Approved Board of Trustees 05/27/25, 05/12/25

Approved Board of Trustees 06/24/24

Note: You must submit your veterinarian records for proof of weight and certification of service and emotional support animals. Registered service dogs are exempt from the twenty-five (25) pound restriction.

APPLICANT(S) INFORMATION IN CASE OF EMERGENCY:

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

Name: _____ Name: _____

Relationship: _____ Relationship: _____

Phone Number: _____ Phone Number: _____

E-mail Address: _____ E-mail Address: _____

ADDITIONAL INFORMATION:

6. Year, Make and Model of Automobile(s) to be parked on the homeowner's property: (Any vehicle parked on premises must have a current Holiday Park decal.)

Note: Unloaded commercial vehicles, flat beds, and pick up to 1/2 ton*, which are sole means of transportation of the occupant of the mobile home, must be parked in the carport. Recreational Vehicles, Boats, Trailers, Canoes, etc. CANNOT be parked on the homeowner's property.

****For review/update, current approved Deed Restrictions 12/31/21.***

7. 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(s) will be staying in Holiday Park. Rental applications received for Holiday Park property currently not approved as rental property, must go to the Board of Trustees for approval.

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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 “underage guests” as defined below) of the dwelling unit must be at least forty (40) years of age.

An “underage 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.

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 provide a form of bona fide personal identification including name, birth date, and (if practicable) a portrait photograph at the time of registration. 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. Therefore, its records are open for public inspection to the extent does 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.

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, and ACC Rules and Regulations. These documents will be issued to the applicant upon initial registration.

Approved Board of Trustees 05/27/25, 05/12/25

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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: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument 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 Holiday Park 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 to Brevard County Tax Collector in addition to real estate taxes. The District is administered by a Board of Trustees, elected from Precinct 513, which is Holiday Park. The assessment covers employee wages, roads & drainage, ponds management, mowing operations, facilities and pool maintenance. Residents are provided basic cable and internet, 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 Law. 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 **\$100.00 non-refundable 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

_____ **Date Stamp**

Reviewed by District Manager _____ (Date) _____ [☐] No violations

Approved Board of Trustees 05/27/25, 05/12/25

Approved Board of Trustees 06/24/24