IW

IRONWEDGE PROPERTY OWNERS ASSOCIATION, INC.
BUYER APPLICATION PACKAGE

The completed and signed package, along with the Purchase Agreement, must be emailed or mailed to the Property Manager at Blue Ocean Management

Email: manager@blueoceancommunities.com

Mailing Address: 1540 SW 8th St, #1148

Boynton Beach, FL 33426

Phone: 561-288-0049



IW

IRONWEDGE PROPERTY OWNERS ASSOCIATION, INC.

RESIDENT APPLICATION

PRIMARY APPLICANT INFORMATION

Full Name: _____ Date of Birth: _____

Current Address: _____

City/State/Zip: _____ Phone: _____

Email: _____ Marital Status: _____

Driver's License No./State: _____

OTHER OCCUPANTS #2

Full Name: _____ Date of Birth: _____

Current Address: _____

City/State/Zip: _____ Phone: _____

Email: _____ Marital Status: _____

Driver's License No./State: _____

OTHER OCCUPANTS #3

Full Name: _____ Date of Birth: _____

Current Address: _____

City/State/Zip: _____ Phone: _____

Email: _____ Marital Status: _____

Driver's License No./State: _____

CURRENT PROPERTY OWNER (if resale)

Name(s): _____

Property Address: _____

TITLE COMPANY / CLOSING INFO (if applicable)

Company Name:_____

Address: _____

Contact Person: _____ Phone: _____

Email: _____ Est. Closing Date: _____

EMERGENCY CONTACT

Name: _____ Relationship: _____

Phone: _____

EMPLOYMENT

Company Name: _____

Company Address: _____

Phone: _____ Supervisor: _____

Occupation: _____ How long employed: _____

Annual Salary: _____

PETS (List All)

Number and Type: _____

CRIMINAL HISTORY

Have you, or any other occupants ever been convicted of a crime? Yes _____ No _____

If yes, provide details: _____

REQUIRED ATTACHMENTS
Attach copies of the following (if applicable):

- Sales Contract or Lease Agreement

- Driver's License(s) for all adult applicants

- Vehicle Registration(s)

- Proof of Insurance

ACKNOWLEDGEMENT AND AGREEMENT

By signing below, I/We acknowledge that I/We have been provided with, and have had the opportunity to review, the Association's Rules and Regulations, governing documents, and any related disclosures. I/We understand that compliance with these documents is a condition of residency within Ironwedge Property Owners Association.

I/We agree to abide by all present and future rules, regulations, covenants, and policies of the Association, and further acknowledge that violations may result in fines, suspension of privileges, or legal enforcement as permitted by law.

I/We certify that the information provided in this application is true and complete to the best of my/our knowledge, and understand that providing false or misleading information may be grounds for denial or revocation of approval.

I/We hereby release and hold harmless the Association, its Board of Directors, and its management company from any liability in connection with the processing of this application.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

IRONWEDGE HOMEOWNER/RENTER INTERVIEW "SIGN-OFF" FORM

This list of Ironwedge Rules & Regulations and other useful information will help make living here enjoyable for you and all your neighbors.

POA Fees and Payments (Buyer only)

• Quarterly Maintenance Fee is **$2,223.00**. It's due on **Jan. 1st, Apr. 1st, Jul. 1st, and Oct. 1st**. _____ _____

• Payments received after the 10th of the month will incur a late fee of 3.5% of the quarterly fee amount. _____ _____

• Checks should be made payable to IRONWEDGE POA and mailed to: Ironwedge POA, c/o Victory Accounting, PO Box 243399 Boynton Beach, FL 33424-3399. _____ _____
Additional payment options are on the online portal under the My Account tab.

Ironwedge Online Portal

On the portal you can make a payment, submit a work order, view violations, and submit a general inquiry.

• Register for the portal at https://engage.goenumerate.com/. _____ _____

Parking

• All cars must be parked in your driveway or your garage. _____ _____

• No parking of cars is allowed on the grass at any time. _____ _____

• No parking on the white and yellow lines. _____ _____

• Homeowner's commercial vehicles with any exterior writing must be parked in your garage or covered in your driveway at all times. _____

• Motorcycles must be parked in the owner's garage overnight. _____ _____

• Contractor vehicles may be parked in the street for short periods of time during the day. _____ _____

Leasing (Buyer only)

• Renting rooms in your Ironwedge home is not permitted. _____ _____

• Units shall not be used for commercial or professional purposes and shall only be used as single-family residences. _____ _____

• No unit shall be leased more than once in any one calendar year and for a period of time less than six months. The management company must be provided with a copy of the lease prior to the leasing start date. _____ _____

• If a homeowner's account is delinquent, new tenants will not be approved by the POA until the debt is satisfied. _____ _____

• If a homeowner's account is delinquent, and the unit has existing tenants, all funds from the tenants are to be paid directly to the POA via the management company until the homeowner's debt is satisfied. _____ _____

Garbage & Recycling

- Garbage and recyclables are collected on Monday mornings. _____ _____
- Garbage, Organic Debris, and Bulk Trash are collected on Thursday mornings. _____ _____
- Garbage cans and recycle bins should not be placed outside your townhouse on the street before 6 PM the night before collection day. _____ _____

For more information, go to www.swa.org.

Pool & Grill Area

- The pool, pool deck area, hot tub, saunas and grill area are open from dawn to dusk and may only be used during that time. _____ _____
- The pool is accessed by a key (given to you at your closing or available from our property management company for a small fee). _____ _____
- Children under the age of 14 years old must be accompanied by an adult at all times. _____ _____
- Pool gates must remain closed at all times for safety reasons and should not be propped open. _____ _____
- Umbrellas should be closed and tied, furniture placed in the correct spot. Clean up after yourself before you leave. _____ _____
- Lock the restroom doors and gates when you leave the pool area. _____ _____
- No food or alcohol in the pool area. _____ _____
- Grills at the pool area are for resident's use only. The burners should be turned off and cleaned after use. _____ _____
- To host a small party at the pool, submit an application form located on the Helpful Information section of the associations Website (www.ironwedgepoa.com). Return this to form to Blue Ocean Management via email manager@blueoceancommunities.com to make arrangements for remitting a $150.00 refundable security deposit. The Association Board must approve your application, and a $150 refundable security deposit must be paid in advance of your party. _____ _____

Pets

- All dogs/pets must be on a leash at all times. _____ _____
- Clean up after your dog. Dog waste receptacles and bags are located around the community for your use. _____ _____
- No more than 2 pets are allowed in any unit. Outdoor cats are not allowed. _____ _____

Signs

Garage Sale, For Sale, and Political signs are not permitted in Ironwedge. _____ _____

Property & Flood Insurance (Buyer only)

- Property and flood insurance are obtained by the Association to cover the outside of the buildings up to the drywall on the interior. _____ _____
- Homeowners need to purchase an HO6 insurance policy to protect the interior of their townhouse. _____ _____

Roofs (Buyer only)

- The roofs are covered by the POA's property insurance for damage caused by a named storm, hurricane, or fire. _____ _____

• Roof repairs and replacement are the responsibility of the homeowner. _____ _____
• Information about approved roofing material can be found on the portal: Helpful Information and Forms section of the Resident Website. _____ _____

Emergency Contact Numbers

• In Case of Fire, Smoke, Odor of Gas, or Medical Emergency, call 911
• For issues with your electricity, contact FPL at 1-866-263-9186
• For issues with your water, contact the City of Boca Water Department at (561) 393-7750

Mailbox Keys

• If you are a new owner or a tenant, you need to get the key from the previous owner. _____ _____
• If there is not a mailbox key, you need to go to the Post Office to request the locks be changed. The Management Company does not have keys to the postal boxes. _____ _____

Termite Protection (Buyer only)

The POA does not deal with termites. Homeowners should have termite protection for their townhouse either by an individual contract with a pest control company or by treatment such as tenting the entire building and sharing the cost equally with all building owners. A copy of your termite protection contract should be sent to the property manager _____ _____

Cable Service (Buyer only)

Cable TV Service is paid by the Association as a part of your quarterly fees: Comcast Digital Starter Channels, 7 HBO channels, 1 digital receiver, 3 digital adapters, 3 remotes. All other TV options, internet, and land line phone costs are paid by the owner. _____ _____

Architect Requests (ACC) (Buyer only)

Architect Requests are for architectural modifications to townhouse exteriors – roof or window replacement, anything that requires a Palm Beach County permit.
• The ACC must be submitted on the Ironwedge portal, located under Helpful Information and Forms at the Resident Portal Website. _____ _____
• The ACC must be approved by the Association Board PRIOR to any work being started. _____ _____
• If you need paint to touch up a fence or replace fascia boards, the paint supplier and exact colors are on the Ironwedge Portal Document Library > Useful Association Information folder > Ironwedge Paint Information document. _____ _____

Groundskeeper & Work Orders

• The Grounds Manager at Ironwedge works mornings Monday through Friday. His supervisors are Property Management and the Association Board of Directors. Please do not make special requests of him. _____ _____
• Work orders should be submitted on the Ironwedge portal under Online Forms or by emailing the Property Manager at manager@blueoceancommunities.com with an attached photo. _____ _____

IMPORTANT: This document does not include all the rules and regulations of Ironwedge. Please refer to the Ironwedge Rules and Regulations document on the portal in the Under Governing Documents folder > Rules & Regulations document.

NEW OWNERS/TENANTS (Circle one)

Print _____ Sign _____

Print _____ Sign _____

Ironwedge Address: _____ Date Signed: _____

BOARD OF DIRECTORS CONDUCTING INTERVIEW (Names/Initials)

_____

Interview Date _____ Interviewer's initials _____

IMPORTANT: This document does not include all the rules and regulations of Ironwedge. Please refer to the Ironwedge Rules and Regulations document on the portal in the Under Governing Documents folder > Rules & Regulations document.

NEW OWNERS/TENANTS (Circle one)

Print _____ Sign _____

Print _____ Sign _____

Ironwedge Address: _____ Date Signed: _____

BOARD OF DIRECTORS CONDUCTING INTERVIEW (Names/Initials)

_____

Interview Date _____ Interviewer's initials _____

CONSENT TO RECEIVE ELECTRONIC NOTICE

Ironwedge Property Owners Association, Inc.

The undersigned, being all the Owners, or the Eligible Voter, for Unit No./Address _____, pursuant to Florida Statutes and the governing documents of the Association, hereby consent(s) in writing as follows:

1. **Electronic Delivery of Notices.** I/We consent to receiving all communications, including official notices permitted or required under Chapter 720, Florida Statutes, and the governing documents of Ironwedge Property Owners Association, Inc. by electronic transmission to the email address below.

2. **Designated Email Address.** I/We designate the following email address for the purpose of receiving Association notices (print neatly): _____.

I/We understand that this designated email address will be part of the Association's official records.

3. **Change of Designated Address.** I/We understand that in order to use a different email address, I/We must notify the Association in writing of the change. Until such written notice is received, the Association may continue to use the last email address designated by me/us.

4. **Rescission of Consent.** I/We understand that I/We may revoke this consent at any time by delivering written notice to the Association. If revoked, notices will be provided by U.S. mail as required by law.

5. **Acknowledgment.** I/We acknowledge that by signing this Consent, I/We may no longer receive paper copies of notices unless required by law or unless this consent is rescinded in writing.

Owner(s) / Eligible Voter:

By: _____

Print Name: _____

Date: _____

IRONWEDGE POA – Vehicle Registration Form

Please list only vehicles you currently own or lease. Attach a copy of each vehicle's registration or ownership document. Notify the Association when a vehicle is no longer owned.

Vehicle 1

Name: _____

Address: _____

Email: _____ Phone: _____

Vehicle License Plate:_____Make:_____

Model:_____Color:_____Year:_____

Leased or Owned (if leased, term of lease) _____

Vehicle 2

Name: _____

Address: _____

Email: _____ Phone: _____

Vehicle License Plate:_____Make:_____

Model:_____Color:_____Year:_____

Leased or Owned (if leased, term of lease) _____

Vehicle 3

Name: _____

Address: _____

Email: _____ Phone: _____

Vehicle License Plate:_____Make:_____

Model:_____Color:_____Year:_____

Leased or Owned (if leased, term of lease) _____

Owner Signature:

By: _____Date: _____

Print Name: _____

Wright National Flood Insurance Company
A Stock Company
P.O. Box 33003
St. Petersburg, FL 33733-8003
Customer Service: 1-800-820-3242
Claims: 1-800-725-9472

Policy Number

Date of Notice

STATEMENT OF PRIMARY RESIDENCE STATUS FOR NFIP POLICY RATING

Insured Name:

Property Address:

Date Residency Status Changed:

In the section above, please provide the date when the primary residence status for the policy and property address above changed.

Check one:

☐ **The above address is my primary residence, and I and/or my spouse will live at this location for more than 50 percent of the 365 days following the policy effective date.**

☐ FOR ACTIVE-DUTY MILITARY PERSONNEL: The above address is my primary residence, and I and/or my spouse will live at this location for more than 50 percent of the 365 days following the policy effective date unless I am on extended active duty military deployment. I will not rent or use as income property this dwelling anytime during the policy term, and I will notify my insurer when my status changes.

PURSUANT TO 28 U.S.C. § 1746 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE UNITED STATES OF AMERICA THAT THE FOREGOING IS TRUE AND CORRECT. I UNDERSTAND THAT ANY FALSE STATEMENTS MAY CAUSE MY POLICY TO BE VOID, AND MAY BE PUNISHABLE BY FINE OR IMPRISONMENT UNDER APPLICABLE FEDERAL LAW.

SIGNATURE OF INSURED

DATE

IMPORTANT: Please return completed form to your **Agent of Record**.

Policy Assignment™ Request Form

The named insured is selling or transferring property ownership at the address below. The purchaser is requesting the assignment of the existing Wright Flood insurance policy upon closing to maintain the current policy.

The seller understands they are not able to cancel the policy by signing this form. If the seller wants to cancel the existing policy, please use the option to write a new policy for a real estate transaction. For additional information on New Policy After a Real Estate Transaction please visit the NFIP FEMA website and refer to the current flood insurance manual under Section 3: How to Write. ***Policy types that are not eligible for assignment include contents only policies, policies for buildings under construction, and Residential Condominium Building Association Policies.***

To proceed with the Policy Assignment option, the file will be subject to underwriting and will not be considered bound. The submission may require additional information and documentation depending on Risk Rating 2.0 rating data elements. Upon completion, the seller transfers all rights to the current underwriting file documentation to the buyer for the policy.

Note: The same building and contents coverage and deductibles will remain on the purchaser's policy.

Date of Sale/Closing Date: _____ Policy Number: _____

Property Address: _____

SELLER

Insured/Seller's Name(s): _____

Seller's Mailing Address: _____

Seller's Phone Number: _____ Seller's Email Address: _____

PURCHASER

Purchaser's Name(s): _____

Purchaser's Mailing Address: _____

Purchaser's Phone Number: _____ Purchaser's Email Address: _____

Purchaser's Lender/Mortgagee: _____

Mortgagee Address (as shown on Mortgage Clause): _____

Loan Number: _____ _____

Will this policy be Mortgagee billed at renewal? ☐ Y ☐ N

Will the building be used for rental property? ☐ Y ☐ N

What percentage of the year following the policy effective date will the insured and/or the insured's spouse live in the building? ☐ 50% or less ☐ Between 51-79% ☐ 80% or more

Copyright 2024 Wright Flood
PO Box 33007 • St. Peterburg, FL 33733

Email: customerservice@weareflood.com

Disclaimer

By signing this form, the seller acknowledges that he or she waives the right to cancellation of the flood insurance policy covering the property address listed above, including any right to reimbursement from the company of the unearned portion of the premium paid to purchase the full-term policy. Any agreement to exchange monies as related to the transfer of the policy rights is between the buyer and seller only and will not include the input and/or participation of the company. Should the purchaser owe money to the company due to underwriting-related changes, the company will contact the agent on file with information regarding the amount due and due date. If the total premium due is not received by the company by the deadline provided to the agent, coverage limits may be lowered commensurately with the remaining premium.

Coverage is not bound or in effect prior to underwriting review, the receipt of all required documentation, and premium submission. The policy Assignment process is subject to underwriting and National Flood Insurance Program (NFIP) rules. See the full NFIP Manual for additional details. Any impact on an Excess policy is subject to statutes and company program regulations. After underwriting review, an additional premium may be due. All parties must sign the Assignment request on or before the closing date. Policy types that are not eligible for assignment include contents only policies, policies for buildings under construction, and Residential Condominium Building Association Policies.

All Sellers and Buyers are Required to Sign (electronic/digital signatures or wet signatures accepted)

Insured/Seller's Signature(s): _____ _____ Date: _____

Purchaser's Signature(s): _____ _____ Date: _____

Agent of Record's Signature: _____ Date: _____

If a Wright Admitted Excess flood policy exists, complete section below:

If an Excess flood policy is on file with the company, does the purchaser wish to take on as well? ☐ Y ☐ N

Excess Flood policy number: _____

****To submit the signed, completed form, login to your agency account at www.wrightflood.net, search for the policy, and select File-Upload to submit this form to the active policy file being assigned to the purchaser.****

Copyright 2024 Wright Flood
PO Box 33007 • St. Peterburg, FL 33733

Email: customerservice@weareflood.com