

AVENTURA BEACH CLUB CONDOMINIUM ASSOCIATION
19201 Collins Ave
Sunny Isles Beach, Florida 33160

Date: _____

Unit: _____

Dear Owner and Future Unit Owner:

Welcome to the Aventura Beach Club Condominium Association. We are excited that you have considered joining our family here in Sunny Isles Beach. Please read throughout the attached Application for Sale carefully. We urge you to review the condominium documents before you make your final decision. If you should have any questions, please feel free to call the Condominium Management office at (305)682-0091 or email us at abc@aventurabeachclub.com

These forms must be completed in full by the owner and prospective purchaser. Please make sure to fill out these forms entirely; otherwise, they will be returned to you and consideration of your application will not commence until all forms are returned properly. (Note: All questions are to be answered with the correct information. Use either YES, NO, or N/A when applicable. Also, when signing all forms, you must print your name where designated). **The forms are then to be returned to our office with the following items:**

1. An executed copy of the Purchase Contract (signed by both parties).
2. Three (3) separate letters of reference (bank, employer and personal). If self-employed, send two (2) personal and one (1) bank. Personal letters must include telephone number.
3. A non-refundable screening fee of one hundred (\$150.00) made payable to the Aventura Beach Club – **for each applicant** if other than husband and wife.
4. 4. Articles of Incorporation if corporation is purchasing property (See corporation section)
5. Complete Sales Application (8 pages)
6. Color copy of official ID

Prior to occupancy, the prospective purchaser(s) must be approved by the Board of Directors of the Association by way of an interview which will be scheduled after all the attached information is received. Therefore, you must allow ten (10) business days after receipt of the COMPLETED application in our office for Board approval. Under no circumstances shall the prospective purchaser(s) close or move into the unit until written approval by the Board.

Sincerely,

Alberto Velasquez, L.C.A.M.

Community Association Manager

APPLICATION FOR SALE

Date _____

NAME OF COMMUNITY: AVENTURA BEACH CLUB CONDOMINIUM ASSOCIATION, INC

UNIT ADDRESS: 19201 Collins Avenue, Sunny Isles Beach FL 33160

UNIT # _____

PRESENT OWNERS: _____ PHONE # _____

I/WE/ SUBMIT THE FOLLOWING INFORMATION TO THE BOARD OF DIRECTORS REGARDING

MY/OUR RESALE OF THE UNIT AND COMMUNITY AS LISTED ABOVE:

APPROXIMATE CLOSING DATE: _____

THE FOLLOWING INFORMATION MUST BE COMPLETED BY PROSPECTIVE PURCHASER:

TRANSFER FEE MUST ACCOMPANY THIS APPLICATION AND ALL MAINTENANCE MUST BE CURRENT.

FULL NAME

DATE OF BIRTH

SOCIAL SECURITY #

*(Husband)

*(Wife)

Or: Corporation Name _____

Name of Officers :(ALL OFFICERS) ALL OFFICERS MUST BE LISTED AND APPROVED

FULL NAME

DATE OF BIRTH

SOCIAL SECURITY #

Officer #1 / Title

Officer #2 / Title

Officer #3/ Title

Officer #4/ Title

Along with said names for corporations, all must be actively present with their respective titles under articles of incorporation. Prospective purchasers must furnish copy of the articles of incorporation along with application for review.

If the Corporation or entity purchasing this unit desires to sell transfer, assign, or otherwise dispose of in whole or in part the corporation or entity buying this unit ("Corporate transfer"), the Corporation must seek another application prior to the corporate transfer, and the proposed purchasers of the corporation must apply for approval in the same manner as any new owner, meaning there may not be transfer of corporate owners, adding of officers or removal officers without written consent of the Board of Directors, after appropriate application and interview has been conducted.

***NOTE – IF THE APPLICANTS ARE NOT HUSBAND AND WIFE, EACH APPLICANT MUST FILL OUT SEPARATE APPLICATIONS WITH THE REQUIRED FEE FOR EACH APPLICATION.**

PERSON (S) OTHER THAN ABOVE WHO WILL NORMALLY OCCUPY THE UNIT:

FULL NAME

DATE OF BIRTH

SOCIAL SECURITY #

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

WILL THERE BE A PET? (**ONLY ONE PER UNIT**) () YES () NO IF YES, PLEASE SPECIFY THE TYPE/SIZE AND REVIEW RULES AND REGULATIONS. _____

PRESENT ADDRESS: _____

LENGTH OF TIME AT PRESENT ADDRESS: _____ TELEPHONE #: _____

EMAIL ADDRESS: _____

IF PRESENTLY EMPLOYED:

HUSBAND'S OCCUPATION AND EMPLOYER: _____

EMPLOYER'S ADDRESS/PHONE # _____

WIFE'S OCCUPATION AND EMPLOYER: _____

EMPLOYER'S ADDRESS/PHONE #: _____

NAME (S) OF FRATERNAL OR CIVIC ORGANIZATION OF WHICH YOU ARE A MEMBER: _____

ARE YOU INTERESTED IN SERVING ON THE BOARD OF DIRECTORS: ()YES ()NO

ARCHITECTURAL MODIFICATIONS

IF THE UNIT YOU ARE PURCHASING IS CURRENTLY IN THE HOTEL RENTAL PLAN, NO CHANGE TO THE UNIT ARE ALLOWED WITHOUT APPROVAL OF THE HOTEL ENTITY KNOWN AS THE AVENTYURA BEACH ASSOCIATES, LTD.

IF THE UNIT IS NOT IN THE HOTEL RENTAL PLAN, ANY CHANGE IN THE UNIT MUST BE REVIEWED AND APPROVED BY THE CONDOMINIUM MANAGEMENT OFFICE, WITH AN ARCHITECTURAL MODIFICATION FORM

PLEASE FOLLOW THESE GUIDELINES IN CONSIDERING THE CHANGES

*THE INSTALLATION OF THE TILE FLOORING IS ACCEPTABLE INSIDE THE UNIT, BUT NOT ON THE BALCONY.

*THE ADDITION OF ELECTRICAL APPLIANCES IS PROHIBITED (i.e. OVEN).

*THE REPAIR OR REPLACEMENT OF ANY PLUMBING ITEM IS ACCEPTABLE. CERTIFICATE OF INSURANCE, LICENSE AND LIABILITY IT IS REQUIRED.

***NOTE – ANY PLUMBING OR ELECTRICAL UPGRADE / REPLACEMENT REQUIRES A PERMIT FROM THE CITY OF SUNNY ISLES BEACH BUILDING DEPARTMENT LOCATED AT 17070 COLLINS AVENUE, SUITE 250 SUNNY ISLES BEACH, FL., 33160. A COPY OF ANY PERMIT PULLED MUST BE SUBMITTED TO THE CONDOMINIUM MANAGEMENT OFFICE.**

*THE REPLACEMENT/UPGRADE OF ELECTRICAL APPLIANCE IS ACCEPTABLE.

AUTOMOBILE INFORMATION

MAKE AND MODEL OF VEHICLE (S) YEAR LICENSE TAG # STATE COLOR

***NOTE –PER CONDOMINIUM DOCUMENTS, EVERY OWNER MUST USE THE VALET SERVICE.THERE IS NOT SELF PARKING**

BANK REFERENCES

1. NAME OF BANK: _____ () CHECKING () SAVINGS
 OFFICER TO CONTACT: _____ TELEPHONE # : _____
2. NAME OF BANK: _____ () CHECKING () SAVINGS
 OFFICER TO CONTACT: _____ TELEPHONE # : _____

PERSONAL REFERENCES (LOCAL IF POSSIBLE, NO RELATIVES)

1. _____ _____ _____
 NAME ADDRESS PHONE
2. _____ _____ _____
 NAME ADDRESS PHONE
3. _____ _____ _____
 NAME ADDRESS PHONE

CREDIT REFERENCES

1. _____ _____ _____
 NAME ADDRESS PHONE
2. _____ _____ _____
 NAME ADDRESS PHONE
3. _____ _____ _____
 NAME ADDRESS PHONE

IN MAKING THE FOREGOING APPLICATION, I/WE PRESENT TO THE BOARD OF DIRECTORS THAT THE PURPOSE FOR THE PURCHASE OF THIS UNIT IS AS FOR:

() VACATION RESIDENCE () INVESTMENT ONLY

I/WE UNDERSTAND THAT PER THE CONDOMINIUM DOCUMENTS & MIAMI DADE COUNTY ORDINANCES THIS UNIT MAY NOT BE OCCUPIED BY ANY PERSON FOR MORE THAN 6 MONTHS IN ANY YEAR IF SAID UNIT IS NOT ON THE 25% PERMANENT RESIDENT LIST,

INITIAL- _____

I/WE UNDERSTAND THAT THE ACCEPTANCE FOR THE PURCHASE/LEASE AT THE COMMUNITY IS CONDITIONED UPON THE APPROVAL OF THE BOARD OF DIRECTORS. ACCORDINGLY, I/WE HEREBY AGREE FOR MYSELF AND/ON BEHALF ON ALL PERSONS WHO MAY USE THE UNIT WHICH I/WE SEEK TO PURCHASE OR LEASE THAT I/WE WILL ABIDE BY ALL RESTRICTIONS CONTAINED IN THE BY-LAWS AND ALL OTHER BY-LAWS, RULES AND REGULATIONS OR RESTRICTIONS WHICH MAY IN THE FUTURE BE IMPOSED BY THE BOARD OF DIRECTORS. I HAVE RECEIVED A COPY OF ALL ASSOCIATION DOCUMENTS AND RULES AND REGULATIONS:

INITIALS - _____

I/WE UNDERSTAND THAT THE BOARD OF DIRECTORS MAY CAUSE TO BE INSTITUTED AN INVESTIGATION OF MY/OUR BACKGROUND AS THE BOARD MAY DEEM NECESSARY. ACCORDINGLY, I/WE SPECIFICALLY AUTHORIZE THE BOARD OF DIRECTORS TO MAKE ANY SUCH INVESTIGATION AND AGREE THAT THE INFORMATION CONTAINED HEREIN MAY BE USED IN SUCH INVESTIGATION AND THAT THE BOARD OF DIRECTORS AND OFFICERS SHALL BE HELD HARMLESS FROM ANY ACTION OR CLAIM BY ME/US ABOUT THE USE OF THE INFORMATION CONTAINED HEREIN OR ANY INVESTIGATION CONDUCTED BY THE BOARD OF DIRECTORS.

INITIALS-_____

I/WE UNDERTAND THAT SUB-LEASING OR UNREGISTERED OCCUPANCY OF THIS UNIT IN MY/OUR ABSENCE IN NOT PERMITTED.

INITIALS-_____

I/WE HAVE BEEN ADVISED BY THE CURRENT OWNER THAT IF THE UNIT BEING PURCHASED IS CURRENTLY IN A RENTAL AGREEMENT WITH THE HOTEL ENTITY KNOWN AS THE AVENTURA BEACH ASSOCIATES, LTD. I/WE UNDERSTAND THAT THE AGREEMENT MAYBE BINDING UPON THE PURCHASER OF THE UNIT AND MAY NOT BE CANCELLED FOR THE TERM OF THE AGREEMENT. IF YOU HAVE ANY QUESTIONS REGARDING THE HOTEL RENTAL AGREEMENT, YOU MAY CONTACT THE RENTAL COORDINATOR AT (305)-931-9827 mpo@marcopolobeachresort.com

IN WITNESS, WHEREOF, I/WE HAVE EXECUTED THE FOREGOING APPLICATION THIS _____ DAY OF _____, 20_____.

OWNER

APPLICANT

OWNER

APPLICANT

IMPORTANT NOTES

*AFTER YOUR CLOSING DATE, PLEASE PROVIDE THE CONDOMINIUM OFFICE WITH A COPY OF THE WARRANTY DEED IN ORDER TO CHANGE OWNERSHIP INFORMATION AND SEND OUT THE PROPER PAYMENT COUPONS FOR MAINTENANCE AND SPECIAL ASSESSMENT (IF APPLICABLE).

*FOR MAINTENANCE AND SPECIAL ASSESSMENT MONTHLY PAYMENTS, WE DO HAVE AN AUTOMATIC DEBIT FORM (ACH) THAT WITHDRAW THE PAYMENT EVERY SIX (6) OF EACH MONTH. PLEASE REQUEST THE FORM TO OUR OFFICE.

* PLEASE REMEMBER TO REQUEST TO THE PREVIOUS OWNER A COPY OF THE CONDOMINIUM DOCUMENTS AND YOUR MAILBOX KEY(S).

THANK YOU!

[Aventura Beach Club Condominium Assoc.](#)

[19201 Collins Ave, CU#130A](#)

[Sunny Isles Beach, FL 33160](#)

[Tel: 305-682-0091](#)

[Fax: 305-682-0531](#)

abc@aventurabeachclub.com

AVENTURA BEACH CLUB CONDOMINIUM ASSOCIATION
19201 Collins Avenue
Sunny Isles Beach FL 33160

Dear Future Owner:

Please take the time to review the following information prior to your purchase at the Aventura Beach Club Condominium.

The rules and unit usage rights that the Aventura Beach Club Condominium Association Inc ("ABC CONDO") Condominium Documents has set for the unit owners are very strict and Condominium Management and all unit owners are bound by these governing documents to enforce the specific rules laid out in the ABC CONDO. These documents protect the rights and identify the obligations of each owner, and this outlines the many of the rules and regulations of our condominium documents that each owner is required to review prior to making a purchase.

Each Owner that is renting the units on their own must follow the guidelines in the ABC CONDO Documents:

- 1) The Designated Rental Agent as set forth in the ABC Condominium Documents allows for a \$ 450.00 application fee to be collected for each tenant 7 days in advance.
- 2) The Designated Rental Agent will then issue a photo ID card for each person using the facilities. This ID card must be presented at the valet parking desk to obtain valet parking, at the pool for access to the beach and pool deck, the Gym, and Fitness Center, to obtain towels at the pool.
- 3) All guests and tenants are required to pay a daily parking fee of \$30.00/day. Tenants of units who are authorized to be listed as permanent residents (longer than 6-month residency) and are residing as such are not subject to parking fees.
- 4) The Designated Rental Agent collects the 13 % Florida State Sales taxes and the Miami Dade Resort taxes on behalf of each owner and remits the taxes to the proper taxing authority as required by State Law.
- 5) Visitors (Neighbors, Friends, and Relatives) that are using an owner's unit, rent free, MUST be accompanied while using the common element amenities on the property by the unit owner.
- 6) Any outside contractors hired by the owner (Daily maid service, in-room unit maintenance, and renovations) must be conducted by licensed and insured companies with the ABC Condominium Association named as additional insured.
- 7) There are no "hotel" services offered by the condominium staff such as maid service, 24-hour front desk services, in-room safes, room charging privileges in the F & B outlets, inside unit maintenance (If a toilet overflows in the middle of the night...the tenant must call the owners representative and call a licensed plumber) except for emergencies that will damage other units.
- 8) Renovation workers must be licensed and insured and needs to have a permit issued from the City of Sunny Isles Beach for any work other than painting and carpeting.
- 9) Carpet and construction debris need to be taken off the property by the contractor and are not permitted to use the trash dumpsters for the building.

- 10) Construction is limited to Monday - Friday from 9 AM - 4 PM. All construction workers need to check in at the Condominium office, show proof of insurance, occupational licenses, and get permission to use the service elevator.
- 11) Apply for a Department of Business and Professional Regulation license ("DBPR") and have it on file with the ABC Condominium Office.
- 12) The lobby, pool deck, many of the hallways in the building are a limited common element for the owner of the hotel rental program and no solicitation can be conducted in this area. The owners have access and egress rights to the lobby and the pool area during the times of operating the pool.
- 13) All units are equipped by association mandated electronic locks. Electronic keys are the only form of access allowed within the condominium. Any unit owner or registered guest may obtain access keys from the rental agent office located in the main lobby with proper identification between 9 AM and 5 PM, Monday through Friday. Should the rental office be closed, such as after hours or holidays, keys may be obtained at the front desk with proper identification.

Failure of a unit owner to follow these guidelines will cause management to file a report outlining the violations of the condominium documents to the Rules and Regulation's Committee of the ABC Condominium Association, Inc. for further enforcement actions that will include, but not limited to, daily fines of \$ 100.00 per day per unit, legal actions for an immediate injunctive relief to protect the interests of ALL the owners at the ABC Condominium Association.

Sincerely,

Aventura Beach Club Condo Board of Directors

By signing below, buyer acknowledges receipt of this document, stating and explaining some of the Rules and Regulations of the Aventura Beach Club.

Buyer: _____ Date: _____

Print Name: _____

Buyer: _____ Date: _____

Print Name: _____

RECEIPT OF CONDOMINIUM DOCUMENTS /BYLAWS

The following receipt is acknowledgement by buyer _____
That he/she has received the *Aventura Beach Club Association* documents / bylaws set forth by
the property in which they are purchasing located at 19201 Collins Avenue Sunny Isles Beach
Florida 33160.

Only unit owner has access to the Rules and Regulations/ Condominium Documents/ Bylaws at
<http://websites.mmilive.net/aventurabeachclub>, by sign in with the condo credentials.

Buyer: _____

Date: _____

Print Name: _____

Buyer: _____

Date: _____

Print Name: _____

Aventura Beach Club

~~~~~

WE WELCOME YOU TO OUR ABC FAMILY!  
CONGRATULATIONS AND GOOD LUCK ON YOUR  
NEW PURCHASE.

~~~~~