

Troy's Management Group
TPMG
2645 Executive Park Drive
Weston, FL 33331
(P) 954-640-0291
(F) 954-713-9967

To All Applicants:

- ✓ Telephone numbers and e-mail address where we may contact you during business hours in case we encounter any problems with regard to your application.
- ✓ Married couples must submit a marriage license. If not married please submit a notarized letter stating relationship status. All adults **MUST** be on the contract!!
- ✓ Copies of each adult applicant's driver's license, vehicle registrations, vehicle (s) & Insurance ID Card.
If no social security number please submit copy of passport & visa

Attach a \$150.00 non- refundable money order or cashier's check for the application fee made payable to TPMG. An additional \$75.00 money order or cashier's check is required for background check for each person 18 years or over who will be residing in the unit. Each person over the age of 18 must fill out and sign the residential screening authorization form. The processing time is approximately 15 business days of receipt of a **completed** application. **Incomplete applications will NOT be accepted. International background checks require an additional charge of \$375.00 per applicant and a passport. A 30-day approval applies. I (We) understand that the application process can take up to 15/30 days, and agree that I (we) will not occupy the premises prior to the approval by the Association.**

A copy of the lease contract or purchase contract must accompany your application, or your application will not be processed.

- ✓ Please note that the (3) three-character reference's that you provide must be friends only, not family members.
- ✓ Please be advised that only (2) two adults per bedroom are allowed to occupy a home.
- ✓ **If renting the homeowner must provide a personal check in the amount of \$1,000.00 made payable to Villages of San Messina. The check must accompany this application and is a security deposit for the common area of the community.**

All information requested is by the authorization of The Villages of San Messina Association, Inc. and applicable association governing documents, rules and regulation

NOTE: Maintenance dues must be current to process tenant application.

The Villages of San Messina Maintenance Assoc., Inc.

APPLICATION FOR RENTAL/PURCHASE

Lot #: _____

Name of Homeowner: _____

Property Address: _____

Telephone # (Home): _____ **(Work):** _____

Name of Tenants(s): _____

Address: _____

Telephone #: _____ **E-mail:** _____

Realtor Agent: _____

Acknowledgement of Rules & Regulations: _____

Signature of Owner

Signature of Tenant

PERSONAL INFORMATION

Name of Tenant: _____

Name of Tenant: _____

DOB: _____

DOB: _____

Place of Birth: _____

Place of Birth: _____

SSN: _____

SSN: _____

Drivers License: _____

Drivers License: _____

State: _____

State: _____

Marital Status: _____

Marital Status: _____

Present Address: _____

Present Address: _____

EMPLOYMENT INFORMATION APPLICANT #1

Company: _____ Supervisor: _____
Address: _____ Telephone: _____
Position: _____ Fax: _____
Salary: _____

EMPLOYMENT INFORMATION APPLICANT #2

Company: _____ Supervisor: _____
Address: _____ Telephone: _____
Position: _____ Fax: _____
Salary: _____

ALL OTHER OCCUPANTS INCLUDING CHILDREN

Name: _____ DOB: _____
Name: _____ DOB: _____
Name: _____ DOB: _____

VEHICLE INFORMATION (Max two cars per home)

Vehicle # 1	Vehicle #2
Male: _____	Make: _____
Model: _____	Model: _____
Tag #: _____	Tag #: _____
Insurance Company: _____	Insurance Company: _____
_____	_____

You may not have more than two (2) vehicles in the townhomes unless the unit's driveway accommodates more than one vehicle

*I understand the vehicle limitations of this contract*_____

REFERENCES

Reference #1

Name: _____
(Last) (First) (Middle)

Address: _____

Telephone #: _____ Telephone #: _____
Work #: _____ Home #: _____

Relationship: _____ Years known: _____

Reference #2

Name: _____
(Last) (First) (Middle)

Address: _____

Telephone #: _____ Telephone #: _____
Work #: _____ Home #: _____

Relationship: _____ Years known: _____

Reference #3

Name: _____
(Last) (First) (Middle)

Address: _____

Telephone #: _____ Telephone #: _____
Work #: _____ Home #: _____

Relationship: _____ Years known: _____

Pets: _____

Please note, that in accordance with State Law, all vehicles must have a valid license plate (current), have valid insurance coverage and be in working order. Villages of San Messina does not allow commercial vehicles or pickup trucks to be parked on the property after dusk and as such may tow such vehicles at the owner's expense. Villages of San Messina does not allow overnight on street parking of vehicles on its roadways. Such violations will result in the towing of the vehicle at the owners expense, or a fine of \$100.00 per violation will be assessed against the homeowner. Any vehicle NOT registered with this screening application will NOT be permitted to park on premises and will NOT receive any entry devices into the community.

The applicant certifies all information submitted is true and correct. Each applicant authorizes Villages of San Messina Maintenance Association, Inc. and TPMG to conduct background research and verification, which may include but is not limited to mortgage history, employment statues, tenancy, public records, personal character references, etc The applicant acknowledges that providing false or misleading information are reasonable grounds for denial of this application. All applicant involved shall hold harmless Villages of San Messina Maintenance Association and TPMG with regard to any information whether, disclosed, or discovered, that may arise from the completion of this application. By signing this agreement, the buyer, or renter agrees to abide by all the rules, regulations, and governing documentation pertaining to the association.

Applicant #1 Signature

Date

Applicant #2 Signature

Date

Do not write below this line

For Office Use Only

Date Received: _____

By: _____

Approved/Disapproved: _____

Date: _____

Comments: _____

RELATIONSHIP STATUS LETTER (if not married)

Name:

San Messina Address:

Please choose the below that apply to you:

- ☐ I am currently in a relationship with _____, we will be the only Adults residing at the above address.
- ☐ I will be the only adult residing at the above address
- ☐ The only adults residing at the above address with me will be (list adults below & list relationship= mother, father, brother, and/or sister)

- ☐ The only children who will be residing in the unit with me/us are listed below:

- ☐ No Children will be residing in the unit with me/us
- ☐ We are aware that we are not permitted to sublease, rent rooms or Air B&B this unit. We are also aware that if we do have any relatives living with us they must be screened and approved by the association

Signature: _____ Date: _____

Printed Name: _____

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, the undersigned authority, personally appeared _____ of Villages of San Messina, who has executed the foregoing Consent of Approval for sale herein expressed.

Witness by my hand and official seal at Weston, in Broward County, in the Great State of Florida this _____ day _____ of, 2020_____.

Notary Public: _____ Seal:

THE VILLAGES OF SAN MESSINA MAINTENANCE ASSOCIATION INC

RULES AND REGULATIONS: SIGN-OFF FORM

I/we have read & received the Rules and Regulations of The Villages of San Messina Maintenance Association, Inc. and agree to adhere to and abide by these rules. Tenant(s) hereby agree that if Landlord becomes delinquent in the payment of any assessments to the association; tenant shall make rent payment directly to the Association upon demand.

AS TO THE TENANT(S):

I/we understand that violation of any of the association's Rules and Regulations could be grounds for the association's voiding my/our lease agreement and removal from the property. Tenants hereby agree that in the event the landlord becomes delinquent in the payment of the assessments due to the association, that upon demand by the Association, tenant shall pay rent to the Association until such time as monies owed to the association have been paid in full.

Tenant Signature: _____

Print Name: _____

Date: _____

Tenant Signature: _____

Print Name: _____

Date: _____

AS TO THE LANDLORD(S):

I/we have given our prospective Tenants the Rules and Regulations of The Villages of San Messina Maintenance Association, Inc. and agree to see that they adhere to and abide by these rules. I/we understand that violation of any of the Association's Rules and Regulations could be grounds for the Association's voiding my tenants lease agreement and removal from the property. I am also aware that any infraction(s) of the Rules and Regulations by my tenant(s) is my responsibility and that any fines or liens will be on the house that I own. Furthermore, we understand that if we become delinquent on any assessment due the Association, the Association has the right to collect same from the tenant(s).

Owner Signature: _____

Print Name: _____

Date: _____

Owner Signature: _____

Print Name: _____

Date: _____

SAN MESSINA PARKING AND VEHICLE RELATED RULES

I. Definitions

The following definitions shall apply to these rules and regulations. As to any term that is undefined herein, it shall carry its ordinary meaning as understood and used day to day.

Association - The Villages of San Messina Maintenance Association, Inc.

Automobiles - is a four wheeled vehicle powered by an engine/ motor used primarily for the transportation of people. For purposes of these rules an automobile is any car with two to five doors. SUV's and jeeps may be considered automobiles for purposes of these rules. However, Go-kart's/go-cart's, dune buggies, golf carts, trucks, vans and ATV's shall not be considered automobiles.

Abandoned Vehicle - Any vehicle that does not appear to have moved from a non-driveway parking space for a period of 5 days or more. Indicia of an abandoned vehicle may be that it is an Inoperable or has an expired license tag for 10 calendar days or more.

All Terrain Vehicle - ATV (also known as a quad, quad bike, three wheeler or four wheeler) is a vehicle that travels on three to four low pressure tires, with a seat that is straddled by the operator, along with handlebars used for steering control that is powered by an engine/motor with a displacement in excess of 50 cubic centimeters. Though similarly operated like a motorcycle/moped, ATV's are primarily designed for off-road recreational purposes and are often times not street legal.

Bicycle - Any vehicle with at least one wheel and a seat for the operator that that designed to primarily be propelled by human power but may at times contain an electric-battery operated motor.

Board - The Board of Directors of The Villages of San Messina Maintenance Association, Inc.

Commercial Vehicle - shall mean a vehicle which (a) is used primarily for business/trade purposes (b) may contain commercial lettering advertising a business entity or service and/or (c) displays an open carriage of pipes, racks, lumber, ladders, tools or other material and equipment normally used for trade/business purposes.

For purposes of these rules, "commercial lettering", as referenced above, shall not include the name of any business or entity contained on a license plate frame or on a bumper sticker that is no greater than 1' foot long and 4" wide. Bumper stickers or signs advertising or endorsing political candidates or any branch of the U.S. Military shall not be considered

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commercial lettering.

For purposes of these rules, a cargo van, a bus, taxi cab or vehicle with "livery" license plates or is otherwise used to transport people for hire shall be deemed a commercial vehicle. Vehicles that are owned or used by any state or federal law enforcement agency or fire department, shall not be considered commercial vehicles for purpose of this rule.

Community - Anywhere within the boundaries of the subdivision of Weston, Florida known as San Messina.

Driveway - The driveway to a manor/town home in the community.

Dune Buggy/ Beach Buggy - a four wheel recreation vehicle typically powered by a gasoline engine that is used primarily for use on sand dunes or beaches. Said vehicle is typically built on an open chassis.

Go-Kart /Go-Cart - A small four wheel vehicle powered typically by either a four stroke engine or electric motor that is primarily used for recreational purposes.

Golf Cart - a three or four wheeled vehicle typically propelled by a gasoline/electric motor/engine designed to carry two or more golfers and their golf gear.

Go-Peds - A gasoline, electric or battery operated scooter in which the operator stands on a deck and steers with a handlebar.

Inoperable Vehicle - A vehicle incapable of moving on its own power at the time it is discovered for any reason including, but not limited to battery/tire/engine failure

Junk Vehicle - A vehicle that either cannot mechanically be operated on public streets or does not comply with state motor vehicle laws and regulations and therefore cannot legally be operated on public streets.

Moped - Any two or three wheel vehicle that is primarily designed to be propelled by an engine/motor whose displacement is no greater than 50 cubic centimeters, that has a seat or saddle for the use of the operator and handle bars for steering.

Motorcycle - Any two or three wheel vehicle powered by an engine/motor with a displacement greater than 50 cubic centimeters, having a seat or saddle for the use of the operator and handle bars for steering.

Non-Driveway Parking Spaces - All parking spaces in the community that are not a driveway to a manor/town home.

Oversized Vehicle - Is a vehicle that is too high and/or long to clear the entrance to a manor/town home garage or is too long or wide to fit within a manor/town home garage.

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Owners - Every person or entity who is a record Owner within the Association.

Resident(s) - Includes any person who resides within the Association community, including Owners, renters and overnight guest(s).

Recreational Vehicle/RV - Is a vehicle that is designed to be used primarily as temporary living quarters for recreational, camping, travel or seasonal use that either has its own motor power or is mounted on or towed by another vehicle. This includes camping trailers, fifth-wheel trailers, motor homes, travel trailers and truck campers. This term also includes All Terrain Vehicles (ATV)

Rules - San Messina Parking and Vehicle Related Rules.

Sport Utility Vehicles (SUV's) - A vehicle typically built on a light weight truck chassis that is used primarily for the transportation of people. By way of example and not limitation SUV's include Ford Explorers, Jeep Cherokee, and Range Rovers. For purposes of these rules a Jeep may be considered an SUV.

Trucks - A vehicle designed primarily for the transportation of property. Said definition, by way of example and not limitation includes: semi trucks, any truck with an attached trailer, box trucks, tow trucks, pick-up trucks and flat bed trucks.

Van - For purposes of these rules a van is a four wheeled vehicle powered by an engine/motor, typically built on a platform similar to a light truck which is designed to either transport passengers or cargo. For purposes of these rules a **passenger van** is a van designed to transport in excess of six people which contains rear passenger windows on each side of the vehicle, rear window(s) and permanently installed factory seating behind the driver with factory installed seat belts. A **mini-van** is a van, no greater than six feet in height, that is designed to transport seven or less passengers, has rear window(s), passenger windows on each side of the vehicle and permanently installed factory seating with factory installed seat belts located behind the driver. A **cargo van** is any van that is designed to primarily transport property for commercial/trade purposes. A **panel van** is a type of rigid-bodied non articulated van that contains no rear-side windows.

Vehicle - Is any devise with or without engine designed to transport people or property. By way of example and without limitation this would include automobiles, trucks, motorcycles, mopeds, golf carts and bicycles.

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II. Prohibition Against Parking on Streets: Disabled Parking: Visitor Parking Spaces

Except as otherwise stated herein, no vehicles of any type shall be parked on any portion of the Common Areas (including roadways) and/or any portions of a Lot other than its driveway and garage subject to these rules.

No owner, resident or guest within the Association shall park any vehicle on the (a) sidewalk (b) grass (c) streets/roadways (d) curbs/gutters and/or other Association property.

Designated handicapped spaces may only be used by those who display on their vehicle a state issued handicap parking permit or license plate.

Designated guest spaces may only be used by those who have a validly issued Association issued permit displayed on their vehicle. Permits for guest spaces will be given out by the property manager and/or other method to be determined by the Board on a first come/first served basis.

III. Manor/Townhome Parking: Garages/Driveways/Garage Doors

Those who reside within the manor/town homes must park at least one (1) of their vehicles in the garage of their respective manor/town home.

If a resident of the manor/townhome owns more than one vehicle, any such additional vehicle(s) shall be parked in the driveway of the resident's respective manor/town home.

If both garage and all driveway spaces are used, a resident of the manor/town homes may park their vehicle in the non-driveway parking space in the Community that are not designated handicapped/guest spaces. Said use right shall be on a first come, first served basis.

Garage doors shall be kept closed at all times except when in actual use and during reasonably limited periods when the garage is being cleaned or other activities are being conducted there from which reasonably require the doors to be left open.

IV. Use of Non-Driveway Parking Spaces and Driveways

Driveways and non-driveway parking spaces shall only be used for and/or occupied by automobiles, SUV's, permitted trucks and permitted vans, as further outlined herein. All other types of vehicles including, but not limited to bicycles, mopeds, motorcycles, go karts, dune buggies and the like must be parked, if at all, inside a manor/town home garage.

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Only one vehicle is allowed in a Non-driveway parking space.

All vehicles must be parked within the paved parking areas and only within the confines of the two white lines so as to use only one parking space. Any vehicle parked in more than one space will be towed at the owner's/operator's risk and expense. Vehicles (and any part thereof) are not allowed to extend beyond the white lines.

All persons shall position their vehicles as close to the center of the space between the painted lines as possible. Overlapping the painted lines that separate parking spaces and/or parking at an angle to the curb/parking space are expressly forbidden.

No double parking is permitted.

All vehicles in San Messina parked in non-driveway parking spaces shall be parked with the front/head of the vehicle pointed front/head first into the parking space.

V. **Enforcement**

These parking rules shall be enforced 24 hours a day 7 days a week, 365 days per year.

Any vehicle impermissibly parked within the Association shall be subject to towing. The Association's right to tow is in addition to, and not in limitation of all other rights of the Association, including the right to assess fines and/or impose other sanctions

If a vehicle is parked in a fire lane, is blocking another vehicle and/or access to another person's manor/town home, and/or is obstructing traffic and/or parked in a manner that is deemed unsafe, it may be towed immediately without notice.

All other parking violations of these rules will result in written notice being given by placing a notice on the vehicle advising as to the nature of the violation. If the violation is not remedied within 24 hours the vehicle will be towed. If the same vehicle is noted/found to have the same violation again within 6 months of the violation it will be towed without notice.

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VI. Permitted Trucks, Sport Utility Vehicles and Permitted Vans

The following trucks, sport utility vehicles and vans are permitted to be parked in driveways and non-driveway parking spaces in the community:

- A. Pick up trucks of ½ ton capacity or less. Pick-up trucks with tool boxes are allowed so long as the box is permanently installed in the bed of the truck.
- B. Sport utility vehicles (such as Lincoln Navigator or Ford Explorer) or Sport Utility Pick up vehicles (such as Cadillac Escalade EXT or the Chevrolet Avalanche); and
- C. Passenger vans and mini-vans.
- D. Any van with a current government issued handicap license plate or placard.

VII. Non-Permitted Trucks/Vans

The following trucks and pick-up trucks are not permitted to be parked in driveways and non-driveway parking spaces in the community:

- A. Any Truck, except permitted pick-up trucks as set forth above.
- B. Pick-up trucks in excess of ½ ton capacity;
- C. Pick-up trucks with a rear axle with four tires;
- D. Pick-up trucks of any size with oversize tires (non-factory issued equipment);
- E. Trucks and pick-up trucks of any size with visible work/trade related material in the cargo area;
- F. Flat bed trucks, box trucks, cargo vans and panel vans;
- G. Trucks and pick-up trucks with toppers that are not the same color as the truck and/or that extend higher than the roof line of the truck;
- H. Trucks and pick-up trucks with external racks of any kind;
- I. Trucks and pick-up trucks with a suspension or lift higher than standard for factory equipment; and
- J. Any commercial vehicle

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VIII. Commercial Vehicles

No commercial vehicles of any kind may be parked in the community except in a manor/town home garage. Commercial vehicles shall mean those vehicles as defined above in section I.

Commercial vehicles that have been contracted to enter the community to affect temporary services/ repairs/ pickups/ deliveries and the like may park within the community long enough to accomplish its needs/ intended purpose. Likewise nothing herein shall prohibit the temporary parking of any moving truck that is being used to move out or move in a resident.

IX. Recreational Vehicles/Other Parkable Items

No recreational vehicles and/or self-contained recreational vehicles (either with its own motor or pulled), boats, boat accessories, taxicabs, trailers, campers, camping trailers, mobile homes, motor homes, house trailers and trailers of every other description, other large vehicles, boats, boat trailers, horse trailers, ATVs, all-terrain vehicles and dune buggies/ go carts of any kind may be parked in the community except in a manor/town home garage.

X. Speed Limits/Operating Vehicles on Association Roads

All motor vehicles shall adhere to the posted speed limits in the community as well as any and all other posted traffic signs.

No engine/motor operated vehicle shall be used on the streets/roadways of the Association unless the operator has a valid driver's license. This includes operating such vehicles such as go karts, dune buggies, mopeds, go-peds and any other vehicle with an engine or motor.

XI. Noise

- a. Frequent, ongoing or prolonged sounding of a vehicle horn within the community is not allowed except in cases of emergency.
- b. Frequent, ongoing or prolonged revving of a vehicle engine within the community is not allowed.
- c. Vehicles equipped with faulty or non-stock exhaust systems or that otherwise fail to keep vehicle noise at the level of an average passenger vehicle are not allowed in the community.
- d. Vehicle radio volume shall be kept at a level that cannot be heard by pedestrians while the vehicle is in the community.

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XII. Interference and Blocking

No vehicle may be parked in any location within the community that shall interfere with the access by any person to his/her unit, driveway and/or manor/town home.

XIII. Vehicle Repairs

Vehicle repairs are allowed only in manor/town home garages and nowhere else in the community.

Particularly, no activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting and/or servicing of any kind of vehicle (including but not limited to oil changes, antifreeze and/or any other liquid changes), trailer or boat, may be performed or conducted in the community unless it is done entirely in a manor/town home garage.

No maintenance work shall be done on vehicles outside of a manor/town home garage except that residents may wash their personal vehicles outside of their garage on driveways owned by them.

No vehicle/boat/trailer shall be suspended off the ground on blocks or supports of any kind for any reason within the community, including private driveways, unless it is entirely within a manor/town home garage.

Any damages caused in the community as a result of oil and/or cooling system leaks shall be remedied at the responsible person's/ owner's/ operator's expense. Failure to pay such expenses may result in legal action, fines and/or a lien on the responsible person's/ owner's/ operator's property and/or the property of the pertinent owner/lessor.

XIV. Inoperable. Unlicensed. Unregistered. Oversized And Abandoned Vehicles

No abandoned vehicles of any kind shall be stored/parked within the community unless entirely within a manor/town home garage.

No junk vehicles of any kind shall be stored/parked within the community unless entirely within a manor/town home garage.

No inoperable vehicles of any kind shall be stored/parked within the community unless entirely within a manor/town home garage.

No oversized vehicles of any kind shall be stored/parked within the community unless entirely within a manor/town home garage.

No unlicensed vehicles of any kind shall be stored/parked within the

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community unless entirely within a manor/town home garage.

No unregistered vehicles of any kind shall be stored/parked within the community unless entirely within a manor/town home garage.

No vehicles of any kind with expired tags/license/registration shall be stored/parked within the community unless entirely within a manor/town home garage.

XV. **Miscellaneous Rules**

No vehicle covers of any kind shall be utilized within the community unless the cover is on a vehicle entirely within a manor/town home garage.

Vehicles may be parked on the driveway apron (the area between the sidewalk and the street gutter) in the manor homes only subject to all other rules.

Any other vehicle not addressed by these rules shall not be permitted to be parked anywhere within the Community, except an enclosed garage, without the express written consent of the Board. AS SUCH, all owners and residents are advised to consult with the Association prior to purchasing and/ or bringing into the community any type of vehicle other than a passenger car inasmuch as such other type of vehicle may not be permitted to be kept within the Association.

Motorized wheel chairs, personal mobility scooters and the like that are used for the primary purpose of assisting those who are unable to walk shall not be subject to these rules or be considered a vehicle.

Children riding toys designed for children under the age of 10 that are powered by an electric motor that does not exceed 3 MPH shall not be subject to these restrictions.

In the event any portion of these rules and regulations conflict with the Declaration, the provisions of the Declaration shall control and supersede any such conflicting provision. However, these rules shall supersede and replace all other previous parking rules and regulations which are in direct conflict with the rules set forth herein.

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THE VILLAGES OF SAN MESSINA MAINTENANCE ASSOCIATION, INC.

**CORPORATE RESOLUTION IMPLEMENTING RULES AND
REGULATIONS CONCERNING LEASING RESTRICTIONS AND
PROCEDURES**

WHEREAS, The Villages of San Messina Maintenance Association, Inc. ("Association"), is a Florida corporation, not for profit located in Broward County, Florida; and

WHEREAS, the Association is governed pursuant to its Declaration of Covenants for The Villages of San Messina ("Declaration") as recorded in OR Book 25565 at page 159 of the public records of Broward County, Florida; and

WHEREAS, Article VIII of the Declaration sets forth certain required parameters for leasing; and

WHEREAS, Article VIII, Section 2 of the Declaration specifically states that all leases shall be in writing and subject to the prior approval of the Association which approval shall not be unreasonably withheld; and

WHEREAS the Board of Directors believes it is in the best interests of the Association to define and delineate specific lease approval criteria; and

WHEREAS pursuant to Article VII, Section 27 of the Declaration the Board of Directors is empowered to promulgate rules and regulations as needed

WITNESSETH:

NOW, THEREFORE, let it be resolved that at a duly called meeting of the Board of Directors the following rules are hereby enacted.

LET IT FURTHER be resolved that these rules shall be recorded and shall take effect thirty (30) days after a copy of said rules are recorded mailed/hand delivered to all owners within the Association.

I. Rental Guidelines

- A. An Owner may lease his or her home so long as the lease and the occupancy contemplated by the lease, has been approved in advance, in writing, by the Association.
- B. All leases must be for a term of at least one (1) year. Only the entire Unit may be rented. Rent-sharing, the rental of rooms or a portion of the Unit or Lot is prohibited. There shall be no subdivision or subleasing of the Units. Units may only be occupied by tenants as a single family residence.

- C. All leases shall be in writing. The Association may require the use of a particular lease form.
- D. Notwithstanding that a lease may contain an automatic renewal, the Owner must still have their tenants apply for approval to the Association for the renewal term. Renewals may be rejected based upon the criteria set forth herein as well as behavior of the tenant and occupants during the lease term.
- E. The Association may require the payment of a preset screening fee in an amount determined to cover the cost to properly screen a proposed tenant.
- F. As permitted by the Declaration, any owner who wishes to lease shall be required to place in escrow with the Association one thousand (\$1000.00) dollars which shall only be used to cover the repair of any damage to the common areas or other portions of the Properties, as defined by the Declaration, due to acts or omissions of the owner's tenants.

II. Approval of Leasing.

- A. All leases shall be subject to prior approval of the Association. Approval shall not be unreasonably withheld.
- B. Within a reasonable time, not less than fifteen (15) days prior to the commencement of the proposed lease term, an Owner or his agent shall apply to the Association for approval of such lease. If desired, the Board or its managing agent may prescribe the application form. The Owner or the intended lessee shall furnish such information as the Association may reasonably require, including a copy of the proposed lease, and the prospective lessee shall make himself or herself available for a personal interview, if desired by the Board, prior to the approval of such lease. The Association may require a background investigation as to the proposed lessee's financial history, criminal history, residential history or otherwise. The interview may be conducted over the telephone if the Board of Directors or its designee so agree. It shall be the Owner's obligation to furnish the lessee with a copy of the Declaration and applicable Rules and Regulations.
- C. It shall be the duty of the Association to notify the Owner of approval or disapproval of such proposed lease within fifteen (15 days) after receipt of the fully completed application for lease submitted with all required information.

III. Disapproval of Lease or Sale

Approval of the Association shall be withheld only if a majority of the entire Board, a committee appointed by the Board or a person designated by the board so determines based upon the criteria herein. If the proposed tenant fails to complete an application or otherwise submit required additional documentation, the lease may be automatically rejected but subject to reconsideration when the additional documentation is timely presented. The Association, may consider the following factors and may confer with counsel in reaching its decision:

- i) The application for approval on its face, or subsequent investigation thereof, indicates that the person seeking approval intends to conduct himself or herself inconsistently with the Declaration or applicable Rules and Regulations, or the occupancy is inconsistent with the aforementioned documents.
- ii) The person seeking approval (which shall include all

proposed occupants) has a criminal history which includes any one of the following: [a] has been found guilty or pled no contest, irrespective if adjudication is withheld or not, of any felony within the last ten (10) years or any misdemeanor involving violence to persons, destruction/theft of property or demonstrating dishonesty or moral turpitude within the last five (5) years. Notwithstanding, any person who is found guilty or otherwise pleads no contest to any first or second degree murder or any charge/indictment of sexual battery, sexual assault or aggravated stalking shall never be eligible to rent/lease within the Association irrespective if adjudication is withheld or not. The terms felony or misdemeanor shall refer to those crimes categorized as such by the jurisdiction where the alleged crime was committed. Absent such designation by the aforementioned jurisdiction, the Association may categorize the criminal activity based on how it would be categorized under Florida law.

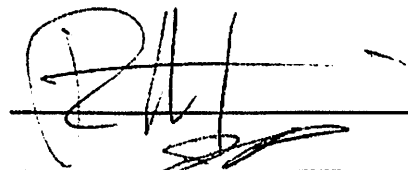
- (iv) The Owner allowed the prospective lessee to take possession of the premises prior to approval by the Association as provided for herein.
- (v) The person seeking approval (or any such proposed occupant) has a history of disruptive behavior or disregard for the rights and property of others as

evidenced by his or her conduct in other social organizations, communities or associations.

- (vi) The person seeking approval (or any such proposed occupant) has been evicted within the last two (2) years.
- (vii) The person seeking approval failed to provide the information, fees or appearance required to process the application in a timely manner.
- (viii) All assessments, fines, and other charges against the property have not been paid in full by the Owners

THE VILLAGES OF SAN MESSINA MAINTENANCE ASSOCIATION, INC.

BY



President

Corporate Seal

Secretary

 Vice President

Date: 6/1/2021

State of Florida
County of Broward

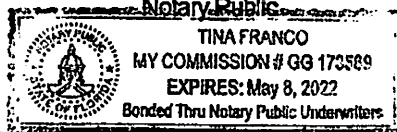
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6/1/21 (date) by Robert Lee, president and JAMES STEINHILBER, secretary of The Villages of San Messina Maintenance Association, Inc., a Florida not for profit corporation. He/she is personally known to me or has produced (type of Identification) as identification.



Notary Public

Notary Seal

Commission Expires: _____



Notary Seal of Tina Franco, Notary Public, State of Florida

AUTHORIZATION FOR FILE DISCLOSURE

PLEASE ATTACH DRIVER'S LICENSE OR PHOTO ID TO THIS FORM

18 YEARS AND OVER APPLICANT/TENANT CONSENT

Full Name - First, Middle, and Last Name (Please Print)

Home Address (Unit # if applicable)

Applicant Phone Number (REQUIRED)

CITY

STATE

ZIP

Social Security Number

Date of Birth

Email Address

I hereby consent to allow **Verify Screening Solutions, Inc.**, through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow **Verify Screening Solution, Inc.** and its designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction. Results will be provided to

X

Signature Date

Property Name

Property Address

☐ Basic (Criminal only)

☐ Complete (Criminal & Credit)

☐ International

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Signature Date

Property Name

Property Address

☐ Basic (Criminal only)

☐ Complete (Criminal & Credit)

☐ International

(If applicable)

Please insert document behind this page!

MARRIAGE CERTIFICATE

Please insert document behind this page!

COPY OF VALID DRIVERS LICENSE

(For all applicants)

If applicable

Please insert document behind this page!

Student ID or Passport

(All children)

Please insert document behind this page!

Valid Registration & Insurance Card for Each Vehicle

(must be registered to applicant)

(if applicable)

Please insert document behind this page!

Photo of Vehicles and tag (s)

Please insert document behind this page!

\$1,000.00 Security Deposit from Homeowner

(If renting)

Please Insert document behind this page!

Purchase or Lease Contract

(start date of lease/purchase must be at least 15 business days from the date of a completed application or an addendum signed by landlord & tenant stating that the association has 15 business days to approve that applicant)

Please insert document behind this page!

Copy of Venmo Payment

Application fee \$150.00 (one-time fee) plus \$75.00 per person over the age of 18 years of age