



METROPOLIS

at Dadeland

LEASE/SALE APPLICATION

**Please be advised application turn-around is
15 business days. (No Exceptions)**

NO SECONDARY PARKING AVAILABLE

**Move Ins/out & Deliveries: Must be scheduled 72hrs in advanced
(Subject to availability).**

Monday, Wednesday, Fridays 9am to 5pm
Tuesdays and Thursdays 1pm to 5pm

For Purchases ONLY:

To request an estoppel letter or condo questionnaire please visit www.fsresidential.com

Metropolis at Dadeland Condominium Association Lease/Sale Application Check List

- ☐ 1. Complete Application – **Please note incomplete applications will not be accepted.**
- ☐ 2. Application Fee – Personal/Cashier's Check \$150.00 per adult (18yrs or older) OR married couple (provide copy of marriage license) payable to Metropolis at Dadeland Master
- ☐ 3. Move-in Deposit (refundable) – Personal /Cashier's Check \$750.00
****please add unit address to the memo portion of the Personal/Cashier's Check**
- ☐ 4. Guard Fee - Personal/Cashier's Check \$125.00 payable to Metropolis at Dadeland
(Required for both Associations, no exceptions)
- ☐ 5. **For Lease ONLY** - Security Deposit – Cashier's Check ONLY: One (1) Month Rent payable to Metropolis at Dadeland
- ☐ 6. Copy of Executed Sales/Lease Agreement
- ☐ 7. **Color** Copies of Driver's License & Social Security
- ☐ 8. Copy of Vehicle Registration & Insurance
- ☐ 9. Signed and Notarized Hold Harmless Agreement
- ☐ 10. Acknowledgment of Rules & Regulations
- ☐ 11. Pet Registration Form: Cat___ Dog___
- ☐ 12. Pet: Vaccine Records___ Photo___
- ☐ 13. Exterminator Service: Accept___ Decline___
- ☐ 14. Guest Authorization List
- ☐ 15. Notice of Demand for Rent Signed by Owner and Tenant

For internal use only:

- ☐ 1. Copies of Checks
- ☐ 2. Printed Ledgers for both Maintenance & Master

Received By: _____

Date: _____

Metropolis at Dadeland Condominium Application

Prospective New Address:		Metropolis I ☐		Metropolis II ☐	
Applicant Information					
Name:			Driver's License #:		
Date of birth:		SS#:			
Phone:		Email:			
Current address:					
City:		State:		ZIP Code:	
Own	Rent	(Please circle)	Monthly payment or rent:		Dates:
Landlord name:			Landlord phone:		
Landlord address:					
Previous address:					
City:		State:		ZIP Code:	
Owned	Rented	(Please circle)	Monthly payment or rent:		Dates:
Landlord name:			Landlord phone:		
Landlord address:					
Employment Information					
Current employer:					
Employer address:				Dates:	
Phone:		E-mail:		Fax:	
City:		State:		ZIP Code:	
Position:				Annual income:	
Supervisor:		Other Income Source:		Other Income \$:	
Emergency Contact					
Name of a person not residing with you:					
Address:					
City:		State:		ZIP Code:	Phone:
Relationship:					
Co-applicant Information (if married)					
Name:			Driver's License #:		
Date of birth:		SS#:			
Phone:		Email:			
Current address:					
City:		State:		ZIP Code:	
Own	Rent	(Please circle)	Monthly payment or rent:		Dates:
Landlord name:			Landlord phone:		
Landlord address:					
Previous address:					
City:		State:		ZIP Code:	
Owned	Rented	(Please circle)	Monthly payment or rent:		Dates:

Landlord name:		Landlord phone:	
Landlord address:			
Co-applicant Employment Information			
Current employer:			
Employer address:		Dates:	
Phone:	E-mail:	Fax:	
City:	State:	ZIP Code:	
Position:	Hourly Salary (Please circle)	Annual income:	
Additional Occupants			
Name:	DOB:	Relation:	
Name:	DOB:	Relation:	
Name:	DOB:	Relation:	
Other Information			
Do you have renter's insurance: Yes No		Company:	
Do you have a waterbed: Yes No		Do you have insurance: Yes No	
Do you have a history of drug use: Yes No		Describe:	
Do you own pets: Yes No		Number of Pets:	Type:
Do any proposed occupant's smoke: Yes No			
Have you ever broken a lease: Yes No		Describe:	
Vehicle Information			
Vehicle 1 Make:	Model:	Year:	Color:
Plate #:	State:	Financed: Yes No	Payment \$:
Vehicle 2 Make:	Model:	Year:	Color:
Plate #:	State:	Financed: Yes No	Payment \$:
Agreement & Authorization			
I warrant, to the best of my knowledge, all of the information provided in this Application is true, accurate, complete and correct as of the date of this Application. If any information provided by me is determined to be false, such false statement will be grounds for disapproval of my application or termination of my Lease with Owner. I hereby authorize Metropolis at Dadeland Condominium Association to verify the information provided and obtain a credit report on me. I understand that this requires a \$100 non-refundable fee per unmarried applicant.			
Signature of applicant:			Date:
Signature of co-applicant:			Date:

BROWN'S BACKGROUND CHECKS
CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER
Metropolis at Dadeland Condominium Association Inc.

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4th floor, Independence, OH 44131, telephone 800.853.3228. I understand that you may be requesting information from various federal, state, and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Association and may be reviewed by a unit owner if it is a rental.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the above-mentioned information:

	 Date of Birth*	 Social Security Number If International, please provide Passport Number
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	 Date of Birth	 Social Security Number If International, please provide Passport Number
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Alias/Previous Name(s)

Current Physical Address	City & State	Zip code

☐ **California, Minnesota & Oklahoma Applicants Only:** Please check here to have a copy of your consumer report sent directly to you.

Applicant

SIGNATURE _____ DATE _____

Co-Applicant

SIGNATURE _____ DATE _____

Metropolis at Dadeland Condominium Association, Inc.

Rules and Regulations

Everyone who flies takes for granted those safety instructions that the flight attendant provides. Similarly, condominium owners think they have heard about every proper procedure, about every rule, and every regulation many times. It makes better sense not to take anything for granted. So even if you are convinced you have heard it all before, please review this section with care so that your experience at METROPOLIS remains pleasant and positive. As a condominium community, we are only as good as our willingness to cooperate and respect the rights and privacy of our neighbors.

Thank you in advance for your anticipated compliance and cooperation.

1. The sidewalks, entrances, passages, lobbies, hallways, and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables, or any other objects be stored therein, except in areas (if any) designated for such purposes.
2. The personal property of Unit Owners and occupants must be stored in their respective Units.
3. No articles other than patio-type shall be placed on the balconies, patios, or other Common Elements. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces or other portions of the Condominium or Association Property.
4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies or elsewhere in the building or upon the Common Elements.
5. No garbage, refuse, trash, or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.
6. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.
7. Vehicle repairs shall not be made on Condominium Property.
8. No Unit Owner or occupant shall make or permit any disturbing noises by himself or his family, servants, employees, pets, agents, visitors, or licensees, not permit any conduct by such persons or pets that will interfere with the rights, comforts, or conveniences of the other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, not to be conducted, vocal or instrumental instruction at any time which disturbs other

residents.

9. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on or upon any part of the Condominium or Association Property, except signs used or approved by the Developer (for as long as the Developer owns any portion of The Properties or the Future Development Property, and thereafter by the Board). Additionally, no awning, canopy, shutter, or other projection shall be attached to or placed upon the outside walls or roof of the building or on the Common Elements, without the prior written consent of the Board of Directors of the Association.
10. No Flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.
11. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.
12. A Unit Owner or Occupant shall not cause anything to be affixed or attached to, hung, displayed, or placed on the exterior walls, doors, balconies, or windows of the building. Notwithstanding the foregoing, any Unit Owner may display one portable removable United States flag in a respectful way. Curtains and drapes (or lining thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.
13. No oil-drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted on, upon or in the Condominium or Association Property, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in the Condominium or Association Property. No derrick or other structure designed for use in boring for oil, natural gas or minerals shall be erected, maintained, or permitted upon any portion of the Condominium or Association Property.
14. No air conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any windows or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.
15. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.
16. Pets, birds, fish, and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:
 - (a) Dogs and cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked

or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within the Properties.

- (b) Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.

17. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws, and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulating herein or in the Declaration, Articles of Incorporation or By- Laws, provided the following procedures are adhered to:

- (a) Notice: The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice shall include: (i) a statement of the date, time, and place of the hearing; (ii) a statement of the provisions of the declaration, association bylaws, or association rules which have allegedly been violated; and (iii) a short and plain statement of the matters asserted by the Association.
- (b) Hearing: The non-compliance shall be presented to a committee of the other Unit Owners, who shall hear reasons why penalties should not be imposed. The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, respond to any material considered by the committee. A written decision of the committee shall be submitted to the Owner or occupant by not later than twenty-one (21) days after the meeting.
- (c) Fines: The Board of Directors may impose fines against the applicable Unit up to the maximum amount permitted by law from time to time.
- (d) Violations: Each incident which grounds for is a fine shall be the basis of one separate fine. In the case of the continuing violations, each continuation of the same after a notice thereof is given shall be deemed a separate incident.
- (e) Payment of Fines: Fines shall be paid not later than thirty (30) days after notice of the imposition thereof.
- (f) Application of Fines: All monies received from fines shall be allocated as directed by the Board of Directors.
- (g) Non-exclusive Remedy: These fines shall not be constructed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.

These Rules and Regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. These rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, not to the Units owned by the Developer. All these rules and regulations shall apply to all other Owners and occupants even

if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request and good cause shown in the sole opinion of the Board.

Cable/Internet:

Cable TV is provided by Hotwire | Fision basic cable is included in your maintenance fees. You may upgrade your cable, for an additional fee payable directly to Hotwire | Fision.

No satellite dishes are allowed on the balconies. If you wish to have the service of Direct TV in your unit, please call (800) 355-5668. There will be an additional fee paid directly to Direct TV.

250 MPBS of Internet speed is included in your maintenance fees and is provided by Hotwire | Fision. There are several outlets in each unit. If you would prefer wireless internet in your unit you need to install a router. Routers are not provided by the Association. If you wish to increase internet speed, you may do so at an extra cost payable directly to Hotwire | Fision.

Hurricane Preparedness:

No shutters are allowed on the building. The Metropolis at Dadeland has impact proof glass which can withstand up to 125 mph winds. If there is a crack on the outside of the glass, please advise the Association. The windows are Plexiglass with Kevlar in the center.

There is one emergency generator for both buildings. The building will run the emergency lights in the common areas, loft elevator. Only one of the other three, domestic water pumps, the fire pump and the fire alarm will run during an emergency. No grills or generators are allowed on the balconies. We are on the same grid as Dadeland and the Metrorail, electricity is restored in a timely manner.

Any items kept on balconies must be brought inside prior to the arrival of an impending storm so that these items do not become projectiles damaging common area property as well as neighboring buildings.

FOBs, Transponders & Decals:

The common area device better known as a FOB will be necessary for gaining access throughout the building. FOBs can be used to call an elevator and for accessing certain areas of the building. If you lose your FOB, it can be replaced for \$29.00 Cashier's Check/Money Order payable to Metropolis at Dadeland Master or Credit Card. A unit can have one (1) active fob per registered resident. The door to the lobby's main entrance is to remain closed and only accessed with a FOB within the hours of 11pm to 7am. The side door is to be shut immediately after entering or exiting the building. Please note that if the door is pushed all the way back it will stay open, this is due to a precaution in the case of a fire or other emergency. So please make sure to close the side door when exiting.

Transponders are used to gain access to the parking garage. One may be purchased for \$45.00 via Cashier's Check/Money Order payable to Metropolis at Dadeland Master or Credit Card. Every unit comes with one assigned parking space, therefore, only one transponder may be purchased per unit. In the event that a unit owner has previously purchased a second parking space or is renting a parking space from another unit owner, a second transponder may be purchased with the proof of parking assignment.

Every vehicle parking within an assigned parking space must have a decal so that the Association is informed that said vehicle belongs to Metropolis. Decals may be purchased at the management office for \$29.00 via Cashier's Check/Money Order payable to Metropolis at Dadeland Master or Credit Card.

Parking Garage:

Turn on the headlights to your vehicle while driving in the garage and adhere to the **5MPH speed limit**. Every unit is assigned one parking space unless a unit owner has purchased a second space. The vehicle that parks in the assigned space must have a valid decal or they will be towed or booted at the owner's expense. Please make sure that you are properly parked so that the other vehicles who park in your vicinity may park correctly as well. Parking spaces/garage areas are not to be used for storage of any kind. Items found in the garage will be removed and disposed of without prior notice.

Valet:

Residents may Valet their second vehicle at no charge if the vehicle belongs to a registered resident in the unit. Vehicle registration and insurance must be provided to Management and that their primary vehicle is using the assigned space. Any additional vehicles, as well as all visitors, will be charged the following fees upon the Master Boards approval:

a. First Class Valet Service will charge \$100.00 per month for resident's third vehicles, or alternatively, residents may purchase validation stamps at \$4.00 per stamp to be used for their third vehicle or to pay for their guest parking if they so choose.

b. Should residents assume payment for their guest, or choose a stamp plan for their third vehicle, the following fee shall apply:

i.	0-4 hours:	\$8.00 1 Validation Stamps
ii.	4-8 hours	\$12.00 2 Validation Stamps
iii.	8-16 hours:	\$16.00 3 Validation Stamps
iiii.	16-24 hours:	\$24.00 4 Validation Stamps

c. All other visitors must pay valet parking at the following rates:

i.	0-4 hours:	\$ 8.00
ii.	4-8 hours:	\$12.00
iii.	8-16 hours:	\$16.00
iv.	16-24 hours:	\$24.00

There will be **no** change/refunds given if a stamp is used for parking. Therefore, the party should carefully consider if they want to use a stamp or cash.

This plan will allow the Valet Service to add much needed attendants, especially during the rush hours.

There will no longer be a limit to how many vehicles each unit may invite.

Move-ins/outs/Deliveries:

Please, be sure to call the front desk in advance to schedule your move in, move out or delivery. Move-in/out/deliveries schedule is as follows:

Monday, Wednesday, Thursday

9am to 5pm

Tuesday & Wednesday

1pm to 5pm

****NO MOVES/DELIVERIES ALLOWED ON THE WEEKENDS****

Remember, there is a deposit required for the elevator of \$750.00. After you have moved you must flatten your boxes and bring them down in the service elevator to the blue dumpster on the loading dock. Furniture or large items must be discarded off the premises. These large items cannot be left in the receiving area and must be discarded at your own expense.

Packages:

Packages such as Amazon, FEDEX, DHL, UPS, etc. are delivered to the front desk. Residents will receive an email, text or telephone call informing them that a package has arrived and is ready for pick up. Residents have 72hrs to retrieve packages from front desk, otherwise they will be returned with the carrier. Should a resident be on vacation or off-site for an extended period, an email must be sent to front desk and management informing them of this so that packages may be held until the resident's return. ALL residents must present proper ID when picking up your packages at the front desk, **NO EXCEPTIONS**. If you wish for someone other than a registered resident of your unit to pick up a package for you, written authorization must be sent to the management office and front desk, prior to the arrival of said person. Said person, who will pick up the package, must also bring a photo ID to verify identity.

Deliveries made to Front Desk cannot weigh more than 25lbs. Packages weighing more than 25lbs will not be accepted by Front Desk. Resident will need to be in their unit to receive said package.

Trash Chute:

To use the trash chute, push the button for either trash. NO other button works. If it is already in use, you must wait until another resident is finished. Remember that your trash must be bagged. **NO** construction debris, wood, curtain rods, unbagged glass, long items, pizza boxes, compressed boxes, or bulky items are allowed down the trash chute. Please be courteous to your neighbors and do not throw any trash down the trash chute after 11pm.

Pool/Spa:

The pool is open from sunup to sundown. Guests must be accompanied by the resident. No glassware, food, or drinks in the pool or on the pool deck. Only plastic water bottles are allowed. Remember no floats or toys are allowed in the pool. There is also no running on the pool deck. No child under the age of 16 can be in the pool or the pool area without adult supervision.

Gym/Cardio Room:

No children under the age of 16 are allowed in the gym. Do NOT slam, drop, clang, or throw dumbbells on the floor when you are finished. Wear clean clothes while working out. Inappropriate body odor is offensive. Dry, closed-top athletic shoes are required. No dress shoes, boots, or sandals are permitted. Misusing the equipment can result in injury and/or damage to the equipment; follow directions and instructions.

Pets:

Dogs must be always on a leash when in the interior or exterior of the building. When you are walking your pet, please use the side door only to enter or exit the premises, do NOT exit, or enter through the main lobby. Please clean up after your pet, or if you see a pet who has an accident, please report it to the front desk.

Balconies/Lanais:

Do not throw cigarettes, or any tobacco products over your balcony railing. Tossing cigarettes from your balcony can bring serious consequences and can become a fire hazard. Do not discard bottles, candy wrappers, etc. over your balcony railing. If one of your residents or visitors do not feel well, please do not let them spew the contents over the balcony railing. If your pet leaves feces on your balconies, please do not sweep them off into the air as they can land in other balconies, furniture, or even the pool. DO NOT clean balcony with water as the dirty water will fall to the units below causing stains on the lower-level balconies/lanais or pool deck.

Metropolis at Dadeland Loading Dock Rules

1. All Deliveries, Move-ins, and Move-outs must be properly scheduled by the Management personnel Monday – Friday from 9 am – 5 pm at least 72 hours prior.
2. A fully refundable deposit of \$750.00 payable to “Metropolis Condominium Association” which will be fully refundable if and only if damage DOES NOT occur to the elevator and common areas being used during move-in / out.
3. **No** vehicles are permitted enter the loading area; exceptions are made due to inclement weather such as rain. The final judgment will be made by the Security Officer handling your move.
4. A security officer must be on duty during all move-in/outs. A fee of \$125.00 is required for the guard made payable to **Metropolis at Dadeland**.
5. To protect yourself and METROPOLIS AT DADELAND CONDOMINIUM ASSOCIATION, INC., from liability exposure, all contractors doing work in your apartment (i.e.- decorators, flooring companies, etc.) must be licensed and insured.
A copy of each of the following must be on file with the Management Office, prior to the contractor commencing work:
 - a. **Current Certificate of Insurance for General Liability with limits of at least \$1,000,000 and METROPOLIS AT DADELAND CONDOMINIUM ASSOCIATION, INC. C/O Atlantic Pacific Management, 9055 SW 73 CT., Miami, FL 33156, MUST BE LISTED AS ADDITIONAL INSURED.**
 - b. License and applicable permits
 - c. Current Certificate of Insurance for Worker's Compensation, if applicable.
 - d. Current Worker's Compensation Exemption issued by the State of Florida.

No contractor can be given access to your unit without prior submittal of these documents to the Management Office.

All required permits must be submitted to the Management Office and posted prior to commencement of work.

Unit Access authorization forms signed by the resident must be filed prior to commencing work.

Architectural modification application for with plans signed and approved.

6. The doors leading to the lobby are not allowed to be blocked open; doing so may result in your move being interrupted.
7. When moving out you must begin by moving your belongings into the receiving area while the exterior gate is in the closed position, once you have sufficient items you will advise the Front Desk and they will send a Security Officer to be present while the gate is in the open position and your items are being loaded onto the truck.

8. When moving in the gate will be in the open position and the Security Officer will be present while you unload your items from the truck, you are not to begin taking your items up until you have sufficient items in which case the Security Officer will lock down the gate while you are taking your items up. When you finish taking up those items you will advise the Front Desk to continue your process.
9. You are not to leave behind any boxes, if you do have some boxes, you may break them down and put them in the proper container if the space allows it. If you are unsure, please feel free to ask the Security Officer or Front Desk Agent to assist you in identifying the correct container.
10. You are responsible for any damages that you and/ or your movers make in the hallways, elevators, receiving, or any other common or limited common areas. Damaging property will result in your deposit check being held until proper arrangements have been made with Property Management.
11. No overnight storage permitted in the loading dock or building hallways. No bulk items are to be left in the loading dock for disposal. Any resident leaving any unwanted furniture, appliances, trash, boxes, etc. in containers or the floor of the loading dock will be back charged a \$250.00 removal fee.

If you are unsure about any of the above Rules and Regulations, please feel free to ask any of the Security staff and they will be happy to explain them to you.

Metropolis at Dadeland

GYM RULES

*CHILDREN UNDER THE AGE OF SIXTEEN (16) ARE NOT PERMITTED TO USE OF THIS FACILITY.

- * MAXIMUM CAPACITY: 6 PEOPLE WILL PERMITTED AT ONE TIME.
- * USE OF THE FACILITY IS RESTRICTED TO UNIT OWNERS, RESIDENTS AND THEIR REGISTERED GUESTS. VISITORS OR GUESTS MUST REGISTER AT THE FRONT DESK AND MUST BE ACCOMPANIED BY THE RESIDENT AT ALL TIMES.

***PROPER HYGIENE REQUIRED**

Wear clean clothes while working out. Inappropriate body odor is offensive. Dry, closed-top athletic shoes are required. No dress shoes, boots, or sandals are permitted.

*NO FOOD OR DRINKS (except water bottles) ALLOWED

No glass bottles in fitness center

* **SMOKING IS NOT PERMITTED.**

*USE THE EQUIPMENT PROPERLY

Do not sit on equipment between sets

Do not use weights while on cardio equipment.

Misusing the equipment can result in injury and/or damage to the equipment; follow directions and instructions.

*DO NOT BE OVERLY NOISY

Do not slam, drop, clang or throw dumbbells on the floor when you are finished. No grunting—It is not necessary and indicates inefficient breathing.

*DO NOT REMOVE THE EQUIPMENT FROM THE FITNESS CENTER

***PICK UP AFTER YOURSELF**

Return weight plates and dumbbells to their designated places. DO NOT leave dumbbells on the floor or weight plates on the bar.

If you move equipment, put it back where it belongs.

*CLEAN THE MACHINES YOU USE

Residents are required to clean each machine after use.

*MANAGEMENT NOT RESPONSIBLE FOR PERSONAL BELONGINGS

Check lost and found located at the front desk if you have left something in the fitness center.

USE EQUIPMENT AT YOUR OWN RISK. MANAGEMENT ASSUMES NO LIABILITY FOR INJURIES OR ACCIDENTS THAT MAY OCCUR.

Metropolis at Dadeland Condominium Association, Inc.

Rules and Regulations Acknowledgement

Applicant

I _____ am a prospective buyer/lessee of Metropolis ____
Unit _____.

I acknowledge having received and read the Rules and Regulations of Metropolis at
Dadeland.

Signature

Date

Co-Applicant

I _____ am a prospective buyer/lessee of Metropolis ____
Unit _____.

I acknowledge having received and read the Rules and Regulations of Metropolis at
Dadeland.

Signature

Date



Metropolis at Dadeland Condominium Association, Inc.

Release, Indemnity and Hold Harmless Agreement

This Release, Indemnity and Hold Harmless Agreement ("Release") is executed this _____ day of _____, 20____ by _____ and _____, the owners(s) and/or resident(s) of Unit _____ at Metropolis _____ at _____ Dadeland Condominium located at _____, Miami, FL 33156.

In consideration for being permitted the accommodation and benefit of leaving or having property received, including but not limited to packages, deliveries, parcels, mail (certified/registered excluded), dry cleaning or any other items whatsoever ("the property") with the Association's receiving clerk, front desk, Manager or employees or any other agent, employee, or contractor of the Association, or any other personnel (collectively referred to as the "Personnel") for pick-up, delivery or for any reason whatsoever on the undersigned's behalf, the undersigned Owners/Residents hereby release, indemnify and hold harmless the Association, its directors and officers, and the personnel, from and against all claims, damages, losses and expenses, including attorney's fees at both the trial and appellate level, arising out of any claims for loss, theft, damage and/or destruction of the property whether caused whole or in part by any negligent act or omission of the personnel. The Association shall have the right to limit or condition performance of the above referenced services as the Board of Directors may reasonably determine from time to time in the exercise of its sole discretion, including but not limited to, the right to eliminate any of the above referenced services.

The undersigned hereby acknowledge that the personnel are authorized to accept, receive and/or deliver property at the undersigned's sole risk. The undersigned further acknowledges that the Association is not willing to provide the above referenced services to the undersigned Owners/Residents without the benefit of this Release and agree that the services by the Association pursuant hereto are performed as a courtesy and an accommodation to the Owners/Residents and are not part of the responsibilities or duties of the Association. Accordingly, the undersigned agree that the Association and the personnel shall have no responsibility or liability for any claims, damages, losses, or expenses arising directly or indirectly from the performance of any of the above services on behalf of the undersigned.

The partial or complete invalidity of any one or more of the provisions of this Release shall not affect the validity or continuing force and effect of any other provisions.

The undersigned acknowledge and agree that all provisions of this Release shall be binding on the undersigned as well as the undersigned's heirs, agents, employees, contractors, legal representatives, and assigns.

The undersigned has read this release, understood all the terms, and executed it voluntarily and with full knowledge of its significance.

IN WITNESS WHEREOF, the undersigned have executed this release the day and year set forth above

Witness:

Owner(s)/Resident(s):

Signature

Signature

Print Name

Print Name

Signature

Signature

Print Name

Print Name

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ who is personally known to me or who has produced a _____ as identification.

(SEAL)

Notary Public

My commission Expires: _____

Exterminator Service Form

TO: METROPOLIS AT DADELAND CONDOMINIUM ASSOCIATION, INC.

FROM: RESIDENT: _____

METROPOLIS: _____ UNIT: _____

☐ YES, I will like the service

*Telephone Number (_____) _____ - _____

* Circle One: 2nd Tuesday or 4th Tuesday

** It is imperative that you provide access to your unit on the date you choose or send an email to Management at metadmin@apmanagement.net giving permission to use the emergency key on file. **

Special Requests: _____

☐ NO, I am not interested in this service at this time.

EXECUTED THIS _____ day of _____ 20____

By: _____
(On Behalf of all residents of the above unit)

Print Name: _____

PET REGISTRATION FORM

****SUBJECT TO ANNUAL REVIEW****

Unit Number: _____ Tower: _____

Pet Owner's Name: _____ Tel: _____

**** 1 PET 20 LBS OR LESS AT FULL MATURITY or 2 PETS AT A COMBINED WEIGHT OF 20 LBS AT FULL MATURITY ****

Type of pet: (Please circle one) Dog / Cat / Other

If other, please specify: _____

Breed (Specify breed and provide complete description): _____

Pet's Name: _____ Age: _____

Sex: _____ Weight (lbs.): _____ as of _____

Expected weight at full maturity (lbs.): _____

Pet's License: _____

Tag Number: _____

Registration Info: _____

Attach photograph here:

I am aware of the Metropolis Condominium Association rules, regulations, and restrictions regarding pets on the property and agree to abide by them.

**** Guests are NOT permitted to bring pets into the condominium. ****

Signature

Print Name

Date: _____

GUEST AUTHORIZATION LIST

Unit Resident: _____ Unit #: _____ Tower: _____

NAMES OF GUEST(S), TELEPHONE NUMBERS AND RELATIONSHIP

AUTHORIZED TO ENTER:

_____	Cell: _____	Relationship: _____
_____	Cell: _____	Relationship: _____
_____	Cell: _____	Relationship: _____
_____	Cell: _____	Relationship: _____

NAME OF COMPANY (IF ANY):

_____	Tel: _____
_____	Tel: _____

PURPOSE(S) OF ACCESS (FOR INFORMATION ONLY):

Applicant Signature

Print Name

Applicant Signature

Print Name

Date

Date

Metropolis at Dadeland Condominium Association, Inc.

FOR LEASE ONLY

Notice of Demand for Rent Pursuant to Florida Statute Section 718.116(11)

Attention: Owner & Tenant

Pursuant to Florida Statute, Section 718.116(11), if the Parcel is occupied by a tenant and the Unit Owner is delinquent in paying any monetary obligation due to the Association, the Association will make a demand to the tenant to pay to the Association the future monetary obligations related to the Unit, and the tenant must make such payment.

In accordance with the foregoing, the Association hereby would demand what is owed \$(full amount due by the parcel owner plus late fees) of your next rent payment to the Association (the "Required Payment"). To the extent that the required payment exceeds your monthly rent payment, the tenant will be required to remit the full amount of the rent payment. After the Required Payment has been paid in full, the amount of \$[monthly assessment] is required to be paid to the Association each month thereafter. Please note that the tenant is still responsible to remit the remainder of the rent, if any directly to the Unit Owner.

This demand is continuing in nature, and upon this demand the tenant must pay the monetary obligation described above to the Association unit (1) the Association notifies in writing to pay a different amount, or (2) the Association releases the obligation, or (3) tenancy of the Unit is discontinued, whichever occurs first.

Payments to the Association must be made payable to Metropolis at Dadeland and mailed to the address below:

Metropolis at Dadeland
9055 SW 73rd Court
8th Floor Management
Miami, FL 33156

IF YOU FAIL TO MAKE ANY PAYMENTS TO THE ASSOCIATION AS SET FORTH ABOVE BY SUBSEQUENT NOTICE, YOUR RENTAL AGREEMENT MAY BE TERMINATED AND THE TENANT MAY BE TERMINATED FROM THE PARCEL BY THE ASSOCIATION.

Tenant Signature

Owner Signature

Print Tenant Name

Print Owner Name

Date: _____

Date: _____

PARCEL RECEIPT AUTHORIZATION FORM

TO: Metropolis I at Dadeland Condominium Association, Metropolis II at Dadeland Condominium Association & Metropolis at Dadeland Master Condominium Association (ASSOCIATION)

FROM: _____ (UNIT OWNER/RESIDENT)

UNIT #/ADDRESS: _____

THE UNDERSIGNED, owner(s) or residents of the unit listed above (the "Unit") hereby authorize the Association and/or its agent, FirstService Residential, to accept, receive and sign for packages, deliveries, and mail addressed to the undersigned or other occupants of the Unit, without imposing any liability thereon for the condition or substance of any such packages, deliveries, or mail so received.

Understanding that this authorization is solely for the benefit of the undersigned and other occupants of the Unit, the undersigned hereby releases the Association and FirstService Residential, and their officers, directors, parent company, affiliates, members, agent and employees ("Association Parties"), from liability arising from the services performed in accordance with this authorization, including, without limitation, liability arising from the misplacement of packages, deliveries or mail, and/or the negligence of the Association Parties and the undersigned and other occupants of the Unit will not assert any claims against Association Parties related services performed hereunder.

EXECUTED THIS _____ day of _____, 20____.

By: _____

(On behalf of all occupants of the Unit)

Print Name: _____

**PACKAGES, DELVIERIES, AND MAIL LEFT WITH ASSOCIATION AND/OR FIRSTSERVICE RESIDENTIAL MUST BE
PICKED UP WITHIN 48 HOURS.**

INDEMNIFICATION AND RELEASE FORM
UNIT KEYS AND PACKAGES

WHEREAS, the undersigned Unit Owner(s) or Resident(s) of Unit No. _____ of _____ Association, Inc. (the "Association") is/are desirous of having the Association and/or FirstService Residential Florida, Inc. ("FirstService Residential") its authorized agent, perform the following service on my/our behalf and not on behalf of the Association:

Circle all that are appropriate.

1. Use of keys to my/our unit which Association has in its possession to allow access to me/us, or my/our guests or residents if locked out.
2. Use of keys to my/our unit which Association has in its possession to allow access to contractors/vendors in case of an emergency to perform work on my behalf in my/our unit or otherwise.
3. Acceptance UPS, Federal Express or other deliveries at front desk on my/our behalf.

WHEREAS, to protect the Association and FirstService Residential, and their officers, directors, partners, parent company, affiliates, members, agents and employees (hereinafter the "Association Parties") from any claims, damages, demands, suits, judgments, actions, causes of actions, debts, sums of money, accounts, claims and demands, including reasonable attorneys' fees and costs (the "Claims") arising out of, or related to, the services performed hereunder on behalf of the undersigned Unit Owner(s) or Residents(s), I/we agree to indemnify, defend and hold harmless the Association Parties from the Claims, and

WHEREAS, the Association and FirstService Residential are not willing to provide the above referenced services to the undersigned Unit Owner(s) or Resident(s) without the benefit of this Indemnification and Release Form.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Association Parties and the undersigned, it is hereby agreed that the undersigned Unit Owner(s) or Residents(s) hereby agrees/agree to hold harmless and indemnify the Association Parties from any Claims, including, but not limited to costs and reasonable attorney's fees whether pre-litigation, or at the trial or appellate levels, if applicable resulting from or related to the performance of the above services for the undersigned and the undersigned hereby releases said Association Parties and will not assert any Claims against such Association Parties for services performed hereunder. This indemnification and hold harmless shall apply even in those situations where the Claims may result directly or indirectly, in whole or in part from the negligence of the Association Parties. The Association and/or FirstService Residential shall have the right to limit or condition performance of the above-referenced services as either of said parties may reasonably determine from time to time in the exercise of their sole discretion.

Witnesses:

Unit Owner(s) or Resident(s):

Signature

Print Name

Date _____

Signature

Print Name

Date _____