



NEW RESIDENT APPLICATION

REVISED 06-27-24

Thank you for choosing the Venetia as your new home or residence.

Our community is pleased to welcome new members to our building. We think you will find that this is a great building in a great location with an eclectic mix of individuals and beautiful views.

This packet contains all the information and forms needed for review prior to becoming a resident of Venetia.

We have also included a comprehensive summary of Association guidelines, building rules and services offered during your residence.

We ask that you initial the bottom left side of each page.

Should you require further assistance or have any questions, please feel free to contact the management office at (305) 373-5900 x4



Welcome to Venetia!

Initials Applicant 1: _____

Initials Applicant 2: _____

Initials Owner: _____



APPLICATION PROCESS

Please complete the following steps of the application process:

1. **THE CURRENT OWNER, AS SELLER OR LESSOR, OF THE UNIT AND THE PROSPECTIVE PURCHASER OR LESSEE MUST COMPLETE THE “APPLICATION TO SELL OR LEASE” FORM INCLUDED BELOW.**
2. **ALL PROSPECTIVE NEW OWNERS OR TENANTS MUST COMPLETE AN “APPLICATION FOR RESIDENCY” FORM INCLUDED BELOW.** These forms will be used to complete a credit check, background check and verification of income check.
3. Anyone over the age of 18 years of age must fill out a separate application form for approval.
4. A fee of **\$150.00** (per applicant or married couple) must accompany each application. Note: Each applicant (and co-applicant) must submit a separate application and must submit separate fees.
5. All applications for lease must be submitted along with a common area security deposit of \$1,000.00
6. **ALL PROSPECTIVE NEW RESIDENTS MUST COMPLETE THE “UNIT INFORMATION SHEET” INCLUDED BELOW.**
7. All applications must include a copy of driver's license, state issued identification card or passport.
8. **A “GARAGE RESTRICTION ACKNOWLEDGEMENT” FORM MUST BE SIGNED, ACKNOWLEDGING THAT APPLICANT’S VEHICLE DO NOT EXCEED 6 FEET 2 INCHES (74”) IN HEIGHT.** Any vehicle exceeding this height restriction **WILL NOT** be allowed to park in the garage.
9. A summary of the “Venetia Condominium Association Rules and Regulations” is included for your review and acknowledgement. A complete copy of the rules will also be provided. You must initial each page in the lower left corner (as noted) as acknowledgement of your agreement to comply with the rules and regulations therein.
10. Please take note that all out of the country applications (if sole applicant or under company's name) will be subject to higher fee and requirements.
11. All new owners must purchase a copy of the Condominium Governing Documents Binder for **\$150.00** prior to occupancy approval.

All of these forms must be submitted together with the Purchase Contract and/or Lease Agreement and a **\$150.00** non-refundable application fee per applicant over the age of 18 or married couple, **PAYABLE BY MONEY ORDER OR CASHIER’S CHECK ONLY**. Anyone staying in the unit over ten days is considered a resident of the unit and must fill out the application and return it to the Venetia management office, located in Suite CU20 on the Mezzanine Level of the building.

Please make money order/cashier's check payable to: **Venetia Condominium Association, Inc.**

After your initial application has been processed and screened you will be contacted for an interview, which must be done in person or via zoom with the approval of the association. Upon completion of the interview, you will be notified in writing of your approval or rejection for residency. Please note that you will need a Certificate of Approval before your move in can be scheduled.

A copy of our “Move-In/Move-Out Procedure and Delivery Policy” as well as a “Freight Elevator Reservation” form is included in this packet for your convenience. You will need to coordinate your move-in, all construction and/or other services with the management office. Please see these forms for further guidelines and information.

Initials Applicant 1: _____

Initials Applicant 2: _____

Initials Owner: _____



APPLICATION TO SELL OR LEASE

Application to: (check one): SELL _____ LEASE _____

In accordance with the provisions of the Venetia Condominium Association Inc., a not-for-profit corporation under the laws of the State of Florida, located in Miami-Dade County, I/we hereby serve notice that I/we desire to accept a bona fide offer made by _____ to purchase/lease (circle one) Unit _____.

I/we are aware that the Association has a period of twenty (20) days from the receipt of this notice, together with such information as the Board of Directors may request, in which to approve or deny this application.

OCCUPANCY REQUIREMENTS

SALES:

1. Purchaser will assume all obligations and responsibilities of ownership as set forth under the terms and conditions of the Declaration of Condominium, Articles of Incorporation and By-Laws of Venetia Condominium Association, Inc. as they pertain to the above unit.
2. Seller will make available to the Purchaser/Lessee all Venetia Condominium documents, door keys, access fobs, mailbox keys, coupon books and other such articles as they pertain to the above unit and the community, available to the Purchaser/Lessee.
3. **SELLER ACKNOWLEDGES THAT ALL SPECIAL ASSESSMENTS ARE DUE AND PAYABLE UPON SALE OF UNIT ON OR BEFORE CLOSING.**
4. Purchaser is aware that a monthly maintenance fee on said unit in the amount of \$ _____ is to be made payable to Venetia Condominium Association, Inc. on the first day of every month. Any delinquent amount on unit account is to be paid prior to or at closing. (Lessor is solely responsible for monthly rental fee under lease agreement with owner)
5. In addition to the monthly maintenance fees, any applicable special assessments imposed are due on the first day of each month and are considered late and will be subject to a \$25.00 late fee and 18% interest charge after the tenth (10th) day of each month.
6. Approval is for residential purposes only. No commercial (office or businesses) uses are permitted without prior written approval from the association.
7. **NO PURCHASER MAY PURCHASE MORE THAN 10 UNITS AS PER CERTIFICATE OF AMENDMENT TO THE DECLARATION OF THE CONDOMINIUM AMENDED ARTICLE XV, ARTICLE 15.9.**

Initials Applicant 1: _____

Initials Applicant 2: _____

Initials Owner: _____



LEASES:

1. Lessor will make available to the Lessee all Venetia Condominium Rules and Regulation documents, door keys, access fobs, mailbox keys, and other such articles as they pertain to the above unit and the community, available to the Lessor.
2. Lessee must abide by all the rules and regulations of the association.
3. Lessees are not allowed to keep pets in the unit without the expressed written consent of the association. The foregoing is not applicable to emotional support animals or service animals pursuant to state or federal laws.
4. The Association reserves the right not to renew a lease of a tenant for, but not limited to, the following:
 - a. More than three fines for tenant violating association rules, not necessarily for the same offense.
 - b. Tenant displays disregard for building Rules and Regulations, such as, but not limited, repeated noise violations, vehicular violations, unsanitary conditions, rude behavior, unlawful activity, etc.
 - c. Keeping a pet without the expressed written consent of the association.
 - d. Having an unregistered service or emotional support dog.
5. Approval is for residential purposes only. No commercial (office or businesses) uses are permitted without prior written approval from the association.
6. Unit owners must be current on the payment of all maintenance fees and special assessments for lease to be approved.
7. In the event the unit owner is in default on maintenance or special assessment payments by more than 20 days, the tenant shall make rent payments directly to the association per lease amendment, made payable to Venetia Condominium Association, Inc., until such time as said account is brought fully current.
8. **LEASES ARE ALLOWED FOR A ONE-YEAR TERM ONLY; NO MONTH-TO-MONTH TENANCY, WEEKLY OR DAILY RENTALS ARE PERMITTED INDEPENDANTLY OR VIA ANY SHORT-TERM RENTAL ORGANIZATION.**
9. Subletting of units is not allowed without the expressed written consent of the association.

Initials Applicant 1: _____

Initials Applicant 2: _____

Initials Owner: _____



GROUND FOR DENIAL OF APPLICATION FOR SALE OR LEASE

1. **PURCHASER OR TENANT INDICTMENT, ARRAIGNMENT OR CONVICTION OF CRIMES AGAINST PERSON OR PROPERTY INCLUDING, BUT NOT LIMITED TO MISDEMEANOR SEX CRIMES, CRIMES INVOLVING VIOLENCE, WEAPONS, OR ANY CRIME INVOLVING A MINOR, OR ANY MAJOR MISDEMEANOR: This will include person(s) who have received deferred adjudication for any of the above-mentioned offences.**
2. Providing false, inaccurate, or unverifiable information on the any application.
3. Insufficient or unverifiable income
4. Record of evictions.
5. Poor credit history or bankruptcy of any applicants.
6. Poor or unverifiable rental profile of prospective tenants.
7. Utility debt within the last 36 months.
8. Failure of purchaser and tenant to sign "Assignment of Rent to Venetia Condominium Association" Addendum to lease.
9. Unit owner is over 20 days in default with maintenance or assessment payments to the Association.

I am/we are aware that any falsification or misrepresentation of the facts in any Association Application will result in the automatic denial of the application to sell or lease.

I/we have attached hereto a copy of the Purchase Contract / Lease Agreement and other documents which truly and accurately set forth the terms of the offer which I/we wish to accept.

Signed: _____
(Seller/Lessor)

Date: _____

Signed: _____
(Buyer/Lessee)

Date: _____

Initials Applicant 1: _____

Initials Applicant 2: _____

Initials Owner: _____



APPLICATION FOR RESIDENCY

(TO BE COMPLETED BY EACH APPLICANT FOR PURCHASE OR LEASE)

Date: _____ Unit No: _____ Monthly Rent (For Leases Only): _____ Move-In Date: _____

Referred By: _____ Lease Starts: _____ Lease Expires: _____

APPLICANT NAME: _____ D.O.B: _____

Marital status (Circle One): Single Married Divorced Widowed

Phone Number: _____ Email Address: _____ SS No: _____

Driver's License No: _____ State: _____

SPOUSE NAME: (if living in unit) _____ D.O.B: _____

Phone Number: _____ Email Address: _____ SS No: _____

Driver's License No: _____ State: _____

Other Occupants (if living in unit)

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Use back of this form if more space is needed for other occupants.

For Owners: Do you own pets? (Circle One): Yes No

If yes, type & breed: _____ Weight (Note: 25 lbs. maximum): _____

For Renters: **Pets are not permitted without the expressed written consent of the association. ***

Have you, the co-applicant(s), and/or any occupant(s) ever been arrested, charged and/or convicted of a crime? (Circle One): Yes No

If yes, provide detailed explanation. (Use reverse side of this application)

Emergency Contact Name: _____ Phone: _____

INITIALS: _____

RESIDENT HISTORY

PRESENT ADDRESS: _____

City: _____ State: _____ Zip Code: _____

TENANTS ONLY:

Monthly Rent Payments: _____

Landlord's Name: _____ Phone: _____ Reason for Moving: _____

PREVIOUS ADDRESS: _____

City: _____ State: _____ Zip Code: _____

TENANTS ONLY:

Monthly Rent Payments: _____

Landlord's Name: _____ Phone: _____ Reason for Moving: _____

Have you, the co-applicant(s) and/or any occupants(s) ever been evicted from any property? _____

If yes provide detailed explanations. (Use reverse side of this application).

INITIALS: _____



EMPLOYMENT HISTORY

PRESENT EMPLOYER: _____

Address: _____

Position: _____ Date of employment _____

Gross Yearly Salary: \$ _____

Supervisor: _____

Phone: _____

PREVIOUS EMPLOYER: _____

Address: _____

Position: _____ Date range of employment _____

Gross Yearly Salary at end of employment term: \$ _____

Supervisor: _____

Phone: _____

SPOUSES' EMPLOYER:

Address: _____

Position: _____ Date of employment _____

Gross Yearly Salary: \$ _____

Supervisor: _____

Phone: _____

Additional Gross Annual Income APPLICANT: _____

(Rental Income, Retirement Income, Interest Income, etc.)

Additional Gross Annual Income SPOUSE: _____

(Rental Income, Retirement Income, Interest Income, etc.)

INITIALS: _____



BANK INFORMATION

Bank and Branch: _____

Account No: _____ Account Type: _____

Bank and Branch: _____

Account No: _____ Account Type: _____

CREDIT REFERENCES:

Creditor: _____ Account No: _____ Monthly Payment: _____

Creditor: _____ Account No: _____ Monthly Payment: _____

Creditor: _____ Account No: _____ Monthly Payment: _____

(If necessary, use reverses side this application to list additional accounts)

VEHICLES:

Year: _____ Make: _____ Model: _____ Color: _____ Tag No: _____ State: _____

Registered to: _____

Year: _____ Make: _____ Model: _____ Color: _____ Tag No: _____ State: _____

Registered to: _____

Applicant(s) has submitted the sum of **\$150.00** which is non-refundable payment for credit/background check and processing charges of the application. Such sum is not a rental payment or security deposit. This fee is non-refundable to defray the expense of processing the application. It is understood and agreed between the parties that in the event this application for the above referenced apartment is rejected for any reason, prior to submitting it for background check, said received sum shall be returned to applicant without interest. It is further understood and agreed that in the event that after the application has been processed for background check, said application is approved and accepted by Venetia Condominium Association and applicant refuses to enter into a lease agreement for the period of time called for in applicant's application, then the sum so received herein shall be retained by the Association. Acceptance or rejection of applicant shall remain within the sole discretion of the Association who is hereby authorized and given the right to verify by reasonable means the application including but not limited to credit and background check, criminal, eviction, civil records, landlord verification, verification of employment, and to exercise sole discretion as to whether to reject this application and/or to terminate any lease which may be entered into between the parties pursuant to this application, whether or during the term of the said lease or if the applicant(s) has made any false statement or misrepresentations whatsoever in said application. Furthermore applicant(s) certify they have not knowingly omitted any information from this application, and/or any additional documents, exhibits or attachments in said application.

Applicant has deposited the sum of \$ 1,000.00 as common area security deposit for the above apartment unit.

Applicant Signature: _____ Date: _____

Spouse Signature: _____ Date: _____

INITIALS: _____



AUTHORIZATION TO RELEASE INFORMATION

I hereby authorize Venetia Condominium Association, herein referred to as Association and/or its assigns to conduct a comprehensive review of my background through a consumer report and/or an investigative consumer report to be generated for occupancy. Said report may contain information about me from consumer report and/or agencies including but not limited to indebtedness, mode of living, present and previous employer and/or employment contracts, driving record/license, validity of social security number, personal references, criminal records, and any information that I have disclosed in my application and/or any attachment exhibits.

I authorize the Association to contact others who may be able to provide information as to my background, character, and general reputation and authorize without reservation any party or agency contacted by the Association to furnish the above-mentioned information.

I hereby affirm that my answers to all questions on my application, this authorization form and/or any attachments, exhibits and/or resumes are true and correct and that I have not knowingly withheld any facts or circumstances that would, if disclosed affect my application.

This authorization and consent shall be valid in original, fax or photocopy form.

I authorize the ongoing procurement of the above-mentioned information/report by the Association at any time during my occupancy with the Association.

The nature and scope of the consumer report and/or investigative consumer report along with the name, address and telephone number of the agency providing the report will be disclosed to you in a timely written report by the personnel department of the Association, within 5 days of the request.

A copy of the consumer report and/or investigative consumer report, a copy of the summary of your rights under FCRA along with the name, address and telephone number of the agency furnishing the information will be provided before the Association based on information contained in the report takes any adverse action.

Upon proper identification and any payment permissible bylaw, you have the right to request from the Association a copy of any information in its file on you at the time of your request.

By signing below, I acknowledge and understand the purpose of this authorization form and its intended use.

APPLICANT INFORMATION

Print Name: _____ Social Security # _____

Street Address: _____ City: _____ State: _____ Zip: _____

Driver's License Number: _____ Driver's license State: _____

IMPORTANT: The following information will be used by for identification purposes only to perform a background check.

Maiden, other and/or former name(s) _____

Gender: Male: _____ Female: _____ Race/National Origin: _____

Date of Birth: _____ Signature: _____ Date: _____

INITIALS: _____



UNIT INFORMATION SHEET

Resident Name: _____ Unit: _____

Mailing Address: _____ City: _____

State: _____ Zip: _____ Home Phone: _____ Work Phone: _____

Cell: _____ Email: _____

Emergency Contact Name and Relationship: _____ Phone Number: _____

Does Emergency Contact have key to the Unit? (Circle One): Yes No

Do you have any pets? (Circle One): Yes No

OTHER OCCUPANTS OF UNIT (IF THEY WILL BE LIVING IN UNIT)

Name: _____ Relationship: _____

Name: _____ Relationship: _____

Name: _____ Relationship: _____

(Use back of form if additional space is needed)

VEHICLES

RESERVED PARKING SPACES: _____

Make: _____ Model: _____ Color: _____ Yr.: _____ Tag: _____

Make: _____ Model: _____ Color: _____ Yr.: _____ Tag: _____

Make: _____ Model: _____ Color: _____ Yr.: _____ Tag: _____

FREQUENT VISITORS: (ANYONE WHO STAYS IN UNIT LESS THAN 2 WEEKS IS A VISITOR/GUEST)

NAME AND RELATIONSHIP: _____

NAME AND RELATIONSHIP: _____

NAME AND RELATIONSHIP: _____

Does any occupant require special accommodations? (CIRCLE ONE): YES NO

If so, please explain: _____

INITIALS: _____



ADDENDUM TO NEW RESIDENT'S LEASE AGREEMENT

(Signature required before Lease is approved)

Assignment of Rent to Venetia Condominium Association

In the event the Unit owner, _____ of Unit: _____, is twenty (20) days in default of maintenance or assessment payments, the unit owner (landlord) and tenant hereby amend the foregoing lease/purchase agreement authorizing the tenant to make rent payments directly payable to "Venetia Condominium Association, Inc." said payments will be delivered to the Venetia Condominium Management Office until said account is brought fully current.

X _____
Unit Owner

X _____
Tenant

X _____
Print Name

X _____
Print Name

X _____
Witness

X _____
Witness

X _____
Date

X _____
Date

INITIALS: _____



GARAGE RESTRICTION ACKNOWLEDGEMENT

PARKING GARAGE VEHICLE HEIGHT RESTRICTIONS:

DUE TO HEIGHT LIMITATIONS IN THE VENETIA PARKING GARAGE, IF THE HEIGHT OF YOUR VEHICLE IS OVER **SIX FEET, TWO INCHES TALL, OR 74”...**

YOU WILL NOT BE ABLE TO UTILIZE THE VENETIA PARKING FACILITIES.

YOU WILL HAVE TO PARK OFF PROPERTY.

The undersigned acknowledges the above:

Signed: _____

Date: _____

Print Name: _____

Unit: _____

INITIALS: _____



MOVE-IN/MOVE-OUT PROCEDURE AND DELIVERY POLICY

(PLEASE REFER TO THE VENETIA WELCOME PACKAGE FOR COMPLETE MOVE-IN/MOVE-OUT AND DELIVERY RULES)

Residential elevators (1 through 3) are not to be used for delivery of any large bulk items and/or large boxes. ONLY the service elevator (4) accessed to through our lower parking garage is to be used for such deliveries. Arrangements for these deliveries must be made through our management office and access control.

A \$100 non-refundable fee is required for all move-ins. If any damage is caused during the move, it will be deducted from the fee. It is recommended that deliveries be scheduled 3-4 days in advance to assure elevator availability.

Receiving will be open Monday through Friday from 9:00 am to 5:00 pm. No moves or deliveries are permitted on weekends or holidays. The management office and access control will assist and monitor deliveries. ALL DELIVERIES MUST BE SCHEDULED THROUGH THE MANAGEMENT OFFICE.

Moving vehicles are permitted to park in designated areas only and must NOT park on the entrance driveways or obstruct parking areas. Access control will give instructions where to park.

Foyer, hallways, and balconies are not available as a work area. Assembly work must be performed inside the unit or off premises.

To dispose of boxes, break them down and bring to the loading dock and place them in the appropriate dumpster.

DISPOSAL OF PACKING MATERIAL IS NOT PERMITTED TO BE LEFT IN THE HALLWAY, IN THE TRASH CHUTE ROOM OR PUT DOWN THE TRASH CHUTE.

If you have questions regarding Venetia procedure or policy regarding trash, please contact the management office. Any resident in violation of this rule is subject to a \$100.00 fine up to \$1,000.00, or other legal action.

Management reserves the right to ask moving or delivery personnel to leave the property and/or deny future access to ensure orderly move-ins, move-outs, and deliveries. Please contact the management office if you require additional assistance. (PLEASE NOTE THAT RUDE BEHAVIOR WILL NOT BE TOLERATED AND THE MOVE MAY BE CANCELLED IF THIS OCCURS)

OWNER/TENANTS ARE RESPONSIBLE FOR DAMAGES TO VENETIA PROPERTY DURING MOVE-INS, MOVE-OUTS, DELIVERIES AND RENOVATIONS.

INITIALS: _____



FREIGHT ELEVATOR RESERVATION FORM

Unit #: _____ Name: _____

Requested Reservation Date: _____ Requested Reservation Time Period: _____

Please circle all that apply: Move in/Move-out Construction Delivery
Other (explain) _____

Comments and/or special instructions: _____

Paid \$500.00 refundable deposit for Move-In/Move-Out: _____

Signature: _____

Date: _____

***Moving companies must provide insurance information (COI) to Management prior the move-in/move-out date.**

INITIALS: _____

ALL APPLICABLE FEES

Fee Type	Amount	Refundable	Additional Information
Occupancy Application & Background Check	\$150.00 per applicant or married couple (Additional Fee will apply for international screening)	No	Money Order or Cashier Check (Fee subject to change for out of country application)
Rental Security Deposit	\$1,000.00	Yes Upon final inspection of move-out.	Personal Check or Cashier Check
Car Decal & Vehicle Registration (Per Vehicle)	\$10.00	No	Vehicle Registration required. Money Order or Cashier Check
Pet Deposit (Owners only, Renters not permitted to have pets. *)	\$500.00	Yes	Refund upon final inspection of move-out.
Pet Registration Fee *	\$100.00	No	One Fee per Unit
RIF Transponder	\$75.00	No	Money order or Cashier Check
Access FOB	\$75.00	No	One Per Resident
Architectural Modification Application	\$500.00	Yes	Deposit returned upon inspection of completed work.
Rules Violation Fines	\$100.00	No	Minimum fine for any disturbances or rule violation is \$100 per day, up to \$1,000.00
Elevator Deposit	\$500.00	Yes	Deliveries, Moves-in/Move-out. Personal Check
Move-in/out Deposit	\$100.00	No	Money order or cashier check



POLICIES REGARDING PETS

(PLEASE REFER TO THE VENETIA RULES AND REGULATIONS FOR COMPLETE PET RULES)

Unit No: _____ Unit Owner: _____

Type of Pet: _____ Breed: _____ Color: _____

Age: _____ Sex: _____ Weight: _____

Type of Pet: _____ Breed: _____ Color: _____

Age: _____ Sex: _____ Weight: _____

NOTE: RENTERS MAY NOT HAVE PETS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ASSOCIATION AND THEIR LANDLORD. The foregoing is not applicable to emotional support animals or service animals pursuant to state or federal laws.

PET FEES: A NON-REFUNDABLE \$100 FEE, PER UNIT, IS REQUIRED TO REGISTER PETS. The foregoing is not applicable to emotional support animals or service animals pursuant to state or federal laws.

PET DEPOSIT DAMAGES: OWNERS WITH PETS MUST POST A REFUNDABLE PET SECURITY DEPOSIT WITH VENETIA CONDOMINIUM ASSOCIATION IN THE AMOUNT OF \$500.00 PER UNIT. This deposit will be refunded should no damages to the Venetia Condominium common areas result from the pet residing at Venetia. The foregoing is not applicable to emotional support animals or service animals pursuant to state or federal laws.

REGISTRATION: OWNERS MUST REGISTER THEIR PETS. ALL DOGS WILL RECEIVE A TAG WHICH MUST BE WORN AT ALL TIMES ON THE PROPERTY. The foregoing is not applicable to emotional support animals or service animals pursuant to state or federal laws.

WEIGHT LIMIT: NO PETS LARGER THAN 25 POUNDS AT THE MATURITY MAY BE KEPT IN ANY UNIT. The foregoing is not applicable to emotional support animals or service animals pursuant to state or federal laws.

TYPES OF PETS ALLOWED: NO OTHER ANIMALS: Only dogs, cats, birds, and fish are allowed. No REPTILES, AMPHIBIANS, DANGEROUS, HARMFUL, OR POISONOUS ANIMALS ARE ALLOWED.

LEASHES, HARNESSSES, CARRIERS, CAGES, ETC: PETS MUST NOT BE ALLOWED TO RUN LOOSE AND ARE NOT TO BE TIED OUTSIDE. Dogs must be on a leash, at all times, when they are outside of the apartment.

PET DROPPINGS: Pets should be walked in designated area. When the pet(s) leaves droppings or has an accident owner is expected to immediately clean up. Failure to do so will result in a violation fee. If not paid, the amount will be deducted from security deposit.

Unit: _____ Date: _____ Signature: _____

ALTERNATIVELY, I ACKNOWLEDGE THAT I DO NOT HAVE ANY PETS THAT WILL BE RESIDING IN THE BUILDING

Unit: _____ Date: _____ Signature: _____

INITIALS: _____

PET REGISTRATION FORM

Owner: _____ Unit #: _____

Type of Pet (Circle all that apply): Dog Cat Fish Bird Other _____

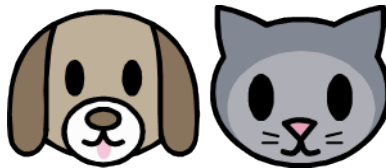
Pet's Name: _____ Pet's Age: _____ Pet's Weight: _____

Pet's License & Venetia Tag #: _____ Breed _____ Color _____

Pet's Name: _____ Pet's Age: _____ Pet's Weight: _____

Pet's License & Venetia Tag #: _____ Breed _____ Color _____

Please attach a photo of pet here



I am aware of the Venetia Condominium Rules, Regulations and Restrictions regarding pets on the property and agree to abide by them.

Owner's Signature: x _____ Date: _____

PLEASE RETURN THIS FORM ALONG WITH PHOTO OF PET, PET VACCINATION RECORDS AND A COPY OF THE MIAMI-DADE COUNTY LICENSE TO THE MANAGEMENT OFFICE.

INITIALS: _____



PACKAGE RECEIPT AUTHORIZATION

THE UNDERSIGNED, owner(s)/tenant(s) of Unit # _____ at Venetia Condominium Association, a Condominium, hereby authorize(s) the Condominium Association's front desk personnel to accept, receive and sign for any parcels, deliveries, and/or mail addressed to the Unit, without imposing any liability thereon for the condition or substance of any such parcels so received. Be advised that the Association will not receive any packages if it is not under the name of the current resident.

Understanding that this authorization is solely for the benefit of the undersigned, I/we hereby release the Condominium Association, its employees, agents, and assigns, from any liability arising from this authorization, including, without limitation, liability arising from its employees, agents and assigns, in such regard.

Resident Signature: _____ Resident Name: _____

Date: _____

INITIALS: _____

GENERAL SUMMARY OF RULES AND REGULATIONS

(PLEASE REFER TO THE VENETIA RULES AND REGULATIONS FOR COMPLETE RULES)

The Condominium lifestyle requires a special commitment on everyone's part and encourages us to be considerate toward our neighbors and to take care of our building. Our common goal is the peaceful enjoyment of our environment, where all are respected and made to feel at home. Herein you will find our rules and regulations governed by our condominium documents.

1. The gym is open 24 hours, seven (7) days a week. Access is with your issued fob.
2. Pool hours are sunrise to sundown. Minors under the age of 16 must be accompanied by an adult resident.
3. Each unit owner is responsible for the repair and maintenance of the interior of his/her unit.
4. Any owner who by his own actions or those of his guests or agents or contractors causes damage to the common areas of the building shall reimburse the Association for all such damage.
5. No owner/resident shall conduct himself/herself in a manner offensive to other residents.
6. Owners/residents shall exercise reasonable care about excessive and loud noise. The noise ordinance will be enforced in accordance with City of Miami laws.
7. NO OWNER SHALL MAKE ANY ALTERATIONS OR ADDITIONS TO THE EXTERIOR OF THE COMMON PROPERTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ASSOCIATION.
8. Trash shall not be placed in the hallways, balconies, adjacent to any trash container or in the stairwell landings.
9. Fire exits shall not be obstructed in any manner at any time.
10. An owner who leases their unit relinquishes their right to use any of the building amenities.
11. Smoking is prohibited in all common areas of the building including the parking garage and pool deck. The only place in the building where smoking is permitted is inside your own unit.
12. Smoking is prohibited under the overhang in the front entrance of the building per City of Miami ordinance.
13. Shoes and shirts must be worn at all times in the common areas of the building except within the swimming pool area.
14. ARCHITECTURAL MODIFICATION TO A UNIT REQUIRES PRIOR APPROVAL FROM THE ASSOCIATION. ARCHITECTURAL MODIFICATION PACKAGES MAY BE OBTAINED FROM THE MANAGEMENT OFFICE. PLANS, CONTRACTORS LICENSES AND PROOF OF INSURANCE PLUS A \$500.00 DEPOSIT ARE REQUIRED BEFORE APPROVAL IS GIVEN.

INITIALS: _____

15. No signs, advertisements or notices shall be exhibited, displayed, painted, or affixed to any unit owner door.
16. Installation of hurricane shutters requires an ARCHITECTURAL MODIFICATION package to be submitted and Board approval in order to insure code and document compliance. Shutters must be white and accordion type. Once installed, they must be inspected by the City of Miami.
17. Each unit owner is required by our condo docs and Florida Statute to leave a key to his unit with the management office. If the unit owner fails to provide a key to his unit and access is required, a locksmith will be called, and unit owner will be responsible for the costs involved. If access is unavailable during an emergency and it is subsequently necessary to breakdown the door to the unit in an emergency, the Association will not be responsible for the repairs and/or replacement of the \$3,000 security door.
18. FURNITURE MAY NOT BE MOVED IN OR OUT OF THE BUILDING ON WEEKENDS OR HOLIDAYS. MOVING IS PERMITTED ONLY THROUGH THE LOADING DOCK BETWEEN THE HOURS OF 9:00 A.M - 4:30 P.M. MONDAY- FRIDAY. ALL MOVES MUST BE SCHEDULED IN ADVANCE WITH THE MANAGEMENT OFFICE. A \$100 FEE IS REQUIRED FOR ALL MOVE INS.
19. In order to reserve freight elevator for deliveries, move outs or moving, reservations must be scheduled in advance by the Management Office as well by submitting the **FREIGHT ELEVATOR RESERVATION FORM** along with a \$500 deposit that is refundable.
20. The manager is responsible for all employees. No resident shall attempt to interfere with any employee while he/she is on duty. Abusive language toward any employee will not be tolerated and can result in legal action taken against the resident by the Association.
21. Bikes, rollerblades, and skateboards are prohibited in the lobby. Use the mezzanine garage entrance to access the residential elevators. For your convenience, bike racks have been placed on the mezzanine garage level, just after the gate arm.
22. Unit residents shall not allow anything to be thrown, or to fall from doors, balconies, or terraces. No sweeping, or other substances shall be permitted to escape to the exterior of the building from the doors, balconies, or terrace. Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the corridors or on staircase landings.
23. To maintain a uniform a pleasing appearance of the exterior of the condominium building, no awnings, canopies, screens, decorative shutters, air conditioning units, glass enclosures, or other any projections shall be attached to, hung, displayed, or placed upon the outside walls, doors, windows or to the balcony, patio, terrace, roof or other portions of the building or on the common elements, other than items originally installed by the Developer. No exterior lighting shall be permitted on the walls or ceilings of any balcony, patios, and terraces without the expressed written consent of the association. Balconies, terraces and patios shall not be used for the storage of any items, including but not limited to, bicycles or exercise equipment.

INITIALS: _____