

APPLICATION REQUIREMENTS

Please read the following information carefully:

The application must include the information of all those that will occupy / rent / purchase the property.

- 1) A non-refundable Application Fee of \$150.00 (1 to 2 adults) and \$175.00 (up to 3 adults) over the age of 18 years of age is required. If 4 or more applicants an additional fee of \$25.00 dollars (per person).
*Please make Money Order or Cashier's Check payable to **L&C Royal Management**.
- 2) A non-refundable Parking Decal Fee of \$50.00 per vehicle is required from the applicant(s).
*Please make Money Order or Cashier's Check payable to **Kings Lake Condominium Association, INC..**
- 3) You must also include:
 - ☐ Copy of Driver's License or Passport (per each adult).
 - ☐ Copy of Vehicle Registration (per each vehicle).
 - ☐ Copy of Contract or Lease Agreement.
 - ☐ Copy of Articles of Incorporation if purchasing as a Corporation.
 - *Application must be filled out by president(s)/owner(s) of the Corporation.*
 - ☐ Letter from Employer with a copy of last three paystubs.
 - *If self-employed, a copy of the last three bank statements.*
- 4) Each adult must fill out a **Residential Screening Request Form**, as well as a **Disclosure & Authorization Agreement**.
- 5) All applicants must fill out and sign **No Sub-Leasing Form**.
- 6) Rules & Regulations: All pages must be initialed by all applicants.
- 7) Please print your package/required copies, and then submit it to our office (it is recommended that the application be dropped off in person. If sent by mail, we cannot verify documents have been filled out correctly and therefore, applicants may experience delays). Applications/documents will not be accepted by email or fax.
Once the application is submitted, management will not provide any copies or records.
- 8) **Management will not receive any incomplete applications.** An application will begin its process once all requirements are submitted.
- 9) The application process may take **20 business days**. Applicants will be notified immediately of any updates. Please do not repeatedly contact us regarding status.

KINGS LAKE CONDOMINIUM ASSOCIATION, INC.

PROPERTY INFORMATION

BUILDING NAME/ NUMBER : _____ APARTMENT : _____

MOVE IN ADDRESS: _____

OCCUPANCY TYPE: _____ MONTHLY RENT / PURCHASE PRICE \$ _____

LEASE END DATE : _____ RENT /LEASE TERM (IF APPLICABLE) : _____

LEASE START DATE / MOVE IN / CLOSE DATE : _____

APPLICANT INFORMATION

FULL NAME: _____ MIDDLE: _____ LAST NAME: _____

SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____

DRIVER LICENSE NUMBER: _____ STATE ISSUED: _____

PASSPORT NUMBER: _____ COUNTRY: _____

TELEPHONE NUMBER: _____ EMAIL: _____

ARE YOU AN ACTIVE SERVICE MEMBER?: _____

CO-APPLICANT INFORMATION

FULL NAME: _____ MIDDLE: _____ LAST NAME: _____

SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____

DRIVER LICENSE NUMBER: _____ STATE ISSUED: _____

PASSPORT NUMBER: _____ COUNTRY: _____

TELEPHONE NUMBER: _____ EMAIL: _____

ARE YOU AN ACTIVE SERVICE MEMBER?: _____

CURRENT RESIDENCE

ADDRESS: _____

CITY / STATE: _____ ZIP CODE : _____ COUNTRY : _____

HOW LONG HAVE YOU BEEN AT THIS ADDRESS? YEARS : _____ MONTHS : _____ OWN? _____

LANDLORD NAME : _____ PHONE NUMBER : _____

IF LIVING WITH FAMILY/FRIEND-NAME : _____

FAMILY PHONE NUMBER : _____ RELATIONSHIP : _____



L&C ROYAL MANAGEMENT CORPORATION
13155 SW 42ND STREET STE#103
MIAMI, FL 33175-3428
T (305) 228-7326/7327 F (305) 228-7328
lcroyal@lcroyalmanagement.com

CO-APPLICANT ADDRESS: _____

CITY / STATE: _____ ZIP CODE : _____ COUNTRY : _____

IF LIVING WITH FAMILY/FRIED-NAME : _____

FAMILY PHONE NUMBER : _____ RELATIONSHIP : _____

HOW LONG HAVE YOU BEEN AT THIS ADDRESS? YEARS : _____ MONTHS : _____ OWN? _____

LANDLORD NAME : _____ PHONE NUMBER : _____

EMPLOYMENT HISTORY

APPLICANT EMPLOYER NAME: _____ JOB STATUS: _____

ADDRESS: _____ CITY : _____ STATE /ZIP: _____

OCCUPATION / POSITION: _____ SUPERVISOR NAME : _____

TELEPHONE : _____ SALARY INCLUDING COMMISSIONS \$ _____

CO-APPLICANT EMPLOYER NAME: _____ JOB STATUS: _____

ADDRESS: _____ CITY : _____ STATE /ZIP: _____

OCCUPATION / POSITION: _____ SUPERVISOR NAME : _____

TELEPHONE : _____ SALARY INCLUDING COMMISSIONS \$ _____

PETS / EMOTIONAL SUPPORT PETS

PLEASE DESCRIBE YOUR PET: _____ PET'S NAME: _____

AGE: _____ SEX: _____ WEIGHT: _____

BREED: _____ TAG NUMBER: _____

PLEASE DESCRIBE YOUR PET: _____ PET'S NAME: _____

AGE: _____ SEX: _____ WEIGHT: _____

BREED: _____ TAG NUMBER: _____

EMOTIONAL SUPORT ANIMAL / SERVICE ANIMAL

PLEASE DESCRIBE YOUR ESA: _____ ESA'S NAME: _____
AGE: _____ SEX: _____ WEIGHT: _____
BREED: _____ TAG NUMBER: _____

PLEASE DESCRIBE YOUR ESA: _____ ESA'S NAME: _____
AGE: _____ SEX: _____ WEIGHT: _____
BREED: _____ TAG NUMBER: _____

PERSONAL REFERENCES (NO FAMILY MEMBERS)

NAME: _____ HOME PHONE NUMBER: _____
EMAIL: _____ CELL PHONE NUMBER: _____
RELATIONSHIP: _____

NAME: _____ HOME PHONE NUMBER: _____
EMAIL: _____ CELL PHONE NUMBER: _____
RELATIONSHIP: _____

CO- APPLICANT REFERENCE NAME: _____
EMAIL: _____ CELL PHONE NUMBER: _____
RELATIONSHIP: _____

CO- APPLICANT REFERENCE NAME: _____
EMAIL: _____ CELL PHONE NUMBER: _____
RELATIONSHIP: _____

VEHICLE / MOTORCYCLE INFORMATION

VEHICLE 1 MAKE : _____

MODEL : _____ COLOR : _____ YEAR : _____

LICENSE PLATE # _____ STATE: _____ INSURED BY: _____

VEHICLE 2 MAKE : _____

MODEL : _____ COLOR : _____ YEAR: _____

LICENSE PLATE # _____ STATE : _____ INSURED BY: _____

LIST OCCUPANTS UNDER THE AGE OF 18

NAME : _____ AGE : _____

NAME : _____ AGE : _____

NAME : _____ AGE : _____

NAME : _____ AGE : _____

EMERGENCY CONTACT

NAME : _____ PHONE # : _____

CURRENT ADDRESS : _____ CITY : _____ STATE / ZIP : _____

REALTOR CONTACT INFORMATION

NAME : _____ PHONE : _____

EMAIL : _____

CONVICTIONS

HAVE YOU EVER BEEN ARRESTED? _____

HAVE YOU EVER BEEN CONVICTED OF ANY CRIME? INCLUDING MISDEMEANORS, DUI, ETC.? _____

ANY CRIMINAL CHARGES NOW PENDING? _____

IF YES, PLEASE EXPLAIN _____

HAS THE CO-APPLICANT EVER BEEN ARRESTED? _____ HAS _____ THE

CO-APPLICANT BEEN CONVICTED OF ANY CRIME? INCLUDING MISDEMEANORS, DUI ETC.? _____

ANY CRIMINAL CHARGE NOW PENDING? _____

IF YES, PLEASE EXPLAIN _____

CIVIL HISTORY

HAVE YOU EVER FILED FOR BANKRUPTCY? _____

HAS THE CO-APPLICANT? _____

HAVE YOU EVER BEEN EVICTED? _____

HAS THE CO-APPLICANT? _____

HAVE YOU BROKEN A LEASE? _____

HAS THE CO-APPLICANT? _____

HAVE YOU BEEN SUED? _____

HAS THE CO-APPLICANT? _____

AUTHORIZATION FORM

You are hereby authorized to release any and all information requested with regards to verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references to Tenant Evaluation LLC. This information is to be used for my / our credit report for my/our Application for Occupancy.

I/We hereby waive any privileges I/We may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to Tenant Evaluation LLC, Property Manager, Board of Directors and The Landlord for their exclusive use only.

PLEASE INCLUDE COPY OF DRIVER'S LICENSE and SOCIAL SECURITY CARD TO CONFIRM IDENTITY. If you do not have a Social Security Card, please include a copy of your Passport or current identification card.

Please notify your Landlord(s), Employer(s), and Character References that we will be contacting them to obtain a reference pursuant to your application.

I/We further state the Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person that the signature(s) below are my/ our own proper signature.

I/We certify under penalty of perjury that the foregoing is true and correct.

I UNDERSTAND THAT THE APPLICATION FEE IS REQUIRED AND NONREFUNDABLE REGARDLESS OF THE OUTCOME OF THE APPLICATION.

Please allow 14 days from the date below to complete the application.

If you or the co-applicant have falsified, deliberately mislead or omitted to mention any information on your application, you may not be approved for a purchase, lease and or occupancy.

(APPLICANT'S SIGNATURE)

(DATE)

(APPLICANT'S PRINTED NAME)

(CO-APPLICANT'S SIGNATURE)

(DATE)

(CO-APPLICANT'S PRINTED NAME)

LC Royal Mgmt – KINGS LAKE CONDIMINIUM ASSOCIATION, INC. / Ref# ____

RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City: _____ ST: _____ Zip: _____

SSN: _____ DOB (MM/DD/YYYY): _____

Tel#: _____ Cel#: _____

Current Employer

Company: _____ N/A _____ Tel#: _____ N/A _____

Supervisor: _____ N/A _____ Salary: _____ N/A _____

Employed From: _____ N/A _____ To: _____ N/A _____ Title: _____ N/A _____

Current Landlord

Company: _____ N/A _____ Tel#: _____ N/A _____

Landlord: _____ N/A _____ Rent: _____ N/A _____

Rented From: _____ N/A _____ To: _____ N/A _____

I have read and signed the Disclosure and Authorization Agreement.

SIGNATURE: _____ **DATE:** _____

DISCLOSURE AND AUTHORIZATION AGREEMENT
REGARDING CONSUMER REPORTS

DISCLOSURE

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED

Print Name

Signature

Date

- ☐ For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.

Kings Lake Condominium Association, Inc.

L&C ROYAL MANAGEMENT CORPORATION

A Community Association Management Company

13155 SW 42ND STREET STE#103

MIAMI, FL 33175-3428

T (305) 228-7326/7327 F (305) 228-7328

Owners Pet Registration Form

HOMEOWNER'S INFORMATION

Homeowner's Name(s): _____

Property Address: _____

Phone #: _____ Other Phone #: _____

E-mail: _____

TENANT'S INFORMATION (If applicable.)

Tenant Name(s): _____

Phone #: _____ Other Phone #: _____

E-mail: _____

PET INFORMATION

PLEASE CIRCLE: DOG CAT

Breed: _____ Height: _____ Color: _____ Weight: _____

I have read and understand the following:

No more than one (1) pets not to exceed thirty five (35) pounds each. Pets must be registered by submitting this form to Kings Lake Condominium Association at the office located at 13155 SW 42nd Street, STE # 103 Miami, FL 33175 during the hours of 9 am - 12 pm or 1 pm - 6 pm (Monday through Friday).

I acknowledge that I have read and received the rules and regulations for Kings Lake Condominium Association. _____ (Initials)

I accept and agree that as an owner/resident of Kings Lake that I will comply with all rules & regulations as set forth in the Condominium Documents. _____ (Initials).

Please attach:

- ☐ **Pet's current vaccination record (available from veterinarian)**
- ☐ **Pet's License number and expiration date**
- ☐ **Copy or photo of pet tag**
- ☐ **Photo of your pet.**

Print Name: _____ Signature: _____ Date: _____

Kings Lake Condominium Association, Inc.

NO SUBLEASING OR ROOMMATES ARE PERMITTED

I, _____, understand that units cannot be subleased and no roommates are permitted. If it is determined at any time that there are unauthorized occupants in unit _____, the Association will move forward with the eviction process.

Acknowledged by:

Applicant Signature

Date

*Each adult must fill out and sign a separate form.

Kings Lake Condominium Association, Inc.

Date: _____

Unit # _____

To: New Owners/Tenants: _____

Welcome to Lago del Rey. We want to inform you of some things that you must be aware of when you take over the property.

1. Any old furniture, appliances and debris left in the condo unit by the previous resident, cannot be thrown out on the property nor next to the garbage dumpsters. You will be charged up to \$250 in service charges if you leave anything outside for us to dump. When moving in – if you need to throw out boxes, please flattened them or break them up before placing in the dumpster.
2. Anything you want to do to the outside of your unit must first be approved by the association. For example, if you want to install hurricane shutters.
3. You cannot plant any landscaping on the outside of your unit or outside of your balcony/patio. The grounds are common areas – anything you plant will be removed.
4. You cannot place anything in the balcony/patio that is prohibited, as listed in the list that you are being provided by the manager. You may only have patio furniture fit for a balcony and potted plants. You can have ONE bird cage also.
5. All garbage must be bagged before placing in the dumpster.
6. Do not leave food for animals or stray cats outside of your unit or in any common area.
7. No Dogs allowed.
8. Any additional persons moving into the unit must be screened prior to taking occupancy. No one can move in without first being screened.
9. Parking rules must be followed otherwise you will be **TOWED** at your expense. All cars in decal section must display a decal and all others must park in the visitor spaces, or outside the property. **NO EXCEPTIONS! * ALL CARS MUST PARK HEAD IN ***
10. Mechanical work on cars parked inside the community are prohibited. Only a tire change, battery change, or other minor adjustment can be performed. No oil changes can be done on site.
11. The air condition compressor to your unit is located on the roof of the building. If you need to service your compressor, you will need to get permission from management to have the roof open during their working hours only. The management office must receive a copy of the license and insurance of the company. – Monday to Friday (9am till 3pm). Air condition units cannot be worked on in the **WEEKENDS**. If it is on a Saturday or Sunday, there is a fee of \$50.00 for someone to come out.

12. Your water shut off valve is located on the outside wall of the building and may or may not be labelled with your unit number. This is your responsibility to repair or replace.
13. Each owner shall maintain and pay for all repairs and replacement to; sliding glass and front doors, windows and window operators, screening, wiring, electrical outlets and fixtures which are wholly within the unit; and of ordinary cleaning and maintenance of the balconies, and patios. If you need to replace a sliding glass or front door, it must be the same style, you need to contact management for the style and information. If you are a tenant, you need to call the owner.
14. The fire alarms are located in each unit inside and also you should have at least 2 hardwired, battery backup smoke detectors. There are alarm pull stations outside of the building. In case of a fire, you must go outside and activate the alarm to alert all the residents in your building to come out. You push in and then pull down the lever. This will automatically send a signal to the Fire Department and they will come out. You should also call 911 to let them know. IF YOU SEE ANYONE VANDALIZING THE ALARM PULL STATION – REPORT IT TO THE MANAGER IMMEDIATELY.

My signature below, signifies that I have read all the above information and that I/we will abide by them at all times:

Sign: owner, tenant, or representative

date:

Print name:

Unit number: _____

Lago Del Rey Condominium Association
Rules and Regulations
As Amended and restated, effective March 8, 2002

The board of Directors and the Nuisance Committee of Lago Del Rey Condominium Association has established these Rules and Regulations to apply to all residents of the community, whether they are Owners, Renters, Guests, or Visitors. The purpose of the Rules and Regulations is to enhance and protect investments of property, to create a "Spirit of Community", and is for the safety, care, and cleanliness of the property as well as the preservation of a standard that benefits all residents. Hereinafter, all reference to OWNER shall apply to resident or non-resident owners; all reference to RENTER shall infer a resident by virtue of a lease agreement with an owner; and a RESIDENT is anyone living in the community. It is incumbent upon residents to notify the Manager or any member of the Board of Directors of any violations to the Rules and Regulations, so that remedial action can be taken.

PARKING AND PARKING LOTS

1. No commercial vehicles allowed on property after 8 pm except in case of emergencies.
2. No Box-Vans allowed to park on property.
3. No RVs allowed to park on property.
4. No boats or Jet skis allowed to park on property.
5. No disabled or inoperable vehicle on property.
6. No storing of vehicle on property on decal only space. (Storing of vehicle defined as 7 consecutive days without moving vehicle). Longer stays would require that management be notified.
7. No storing of vehicles on property on visitors only spaces. (Storing of vehicle defined as 48 hours without moving vehicle). Longer stays would require approval by management.
8. No vehicles allowed to park on property with expired tags or no tags.
9. No vehicles allowed to park on decals only spaces without proper valid decals.
10. No vehicles allowed to park on fire lanes or roadways.
11. No vehicles allowed to park on walkways areas.
12. No vehicles allowed to park on grass area or medians.
13. Resident's parking in handicapped spaces is required to have valid LDR decals plus handicapped permit must be always visible & valid. Visitors parking on handicapped spaces are required to have valid & visible handicapped permit or Disabled Veterans plate.
14. Vehicles shall not be repaired, or any lubricants or fuels changed in the parking area, or elsewhere on the premises, except for emergencies, such as changing tires or starting the vehicle with jumper cables.

Legal Responsibility

If a Unit Owner/Resident or any member of his or her family, tenants, guest invitees or licensees shall illegally park or abandon any vehicle which is then removed or caused to be removed from the premises, or moved on the premises, the Unit Owner/Resident shall hold management harmless for any and all damages or losses that may ensue, and expressly waives any and all rights, notices and resources in connection therewith that he/she may have under provision of State, County or City laws or ordinances. Vehicles of violations of any parking rules or regulations shall be towed away at the owner's sole risk and expense with the exception of Police, Fire or Public Health vehicles which are properly identified, and management/association shall not be liable for and inconvenience, damages or expense that may be suffered or sustained in connection therewith.

Any of the above violations are subject to immediate towing without warning at owner's expense.

Appearance and General Rules

Notices of interest to residents will be posted on the clubhouse door. It is forbidden for any resident or others to place any type of notices on the mailbox kiosks.

The use of barbeque grills with open flames on balconies or terraces is strictly forbidden in accordance with Fire Prevention Code which established a fine up to \$500.00 or imprisonment up to 60 days, or both for using a grill within 50 feet of a multi-story building. An electric type of grill is permissible and is not in violation of the Fire Code since there is no open flames.

The use of walkways, balconies, or terraces for any type of storage is forbidden; items such as non-patio furniture, appliances, laundry, towels, brooms, mops, buckets, boxes, carpeting, swimming attire, kid's toys, bike(s) and discarded items, etc. may not be hung, draped or leaned against railing and walls or placed on balconies and terraces. The installation of screening or similar enclosures to any balcony or terrace is forbidden.

No resident, his/her family, guests, or visitors shall make any disturbing noise in the buildings or permit anything to be done which will interfere with the rights, comforts, or convenience of others: musical instruments, radios, stereos, or television sets shall be kept at such volume so as not to disturb neighbors. No resident, his/her family, guests, or visitors shall throw out, eject, or empty anything whatsoever from windows, doors, terraces, walkways, or balconies; this is to include any water as a result of plan watering. Plants, trees, and other foliage, in self-contained water retaining pots are permitted on terrace or balcony floors: It is also permitted to hang such containers from terrace or

balcony overhangs with the understanding that any personal injury or property damage causes as a result of such hanging, shall be the responsibility of the resident and/or unit owner.

Hurricane shutters may be installed only in accordance with the specifications prepared by the Board of Directors.

Entrance into the pool is prohibited before showering. Guests are permitted to use the pool only when accompanied by a resident. Children must be always accompanied by an adult. No hard objects are permitted in the pool; no glass objects or other breakable material is allowed at the pool/patio area. The use of portable radios or televisions is permitted; however, earpieces or headsets must be used in order to avoid any noise disturbances. Residents and their guests will conduct themselves in a quiet and dignified manner at all times; residents will be held liable for careless damages.

Moving in or out should be between the hours 10:00 am and 5:00 pm.

SATELLITE DISHES

The wooden porches, wooden balcony rail, roof, one-foot sections of exterior wall facing outwards is defined as common area property. Installation of such equipment violates architectural uniformity of the buildings are mandated by the condominium governing documents. The association has allowed small satellite dishes to be installed only in the inner sections of the walls inside the balcony area per FCC ruling. The cable path from the dish to the indoor units must be thru your balcony area, any cables running outside the balcony area or dangling within the balcony area are prohibited and will be cut and removed.

TILE FLOORS ON SECOND FLOORS

Tiles may not be installed on second floor without association approval, in addition if such approval is granted tiles may only be installed according to Lago Del Rey sound proofing/underlayment guidelines.

All laws, zoning ordinances and regulations of any governmental authority must be faithfully observed.

Hurricane Shutters

The Association will only accept and approve the accordion style shutter. They must be in the color of sand or a color that matches the building's exterior walls. Ivory or White is not acceptable.

The outer frames where the shutters are placed must be installed with the proper concrete screws and must be installed underneath the decorative tile borders of all the windows. If you install the frame on the tiles or above the tiles, you will be in violation of the rules and will have to remove them. These border tiles are on the bottom of all windows.

IF YOU DO NOT UNDERSTAND THE ABOVE INSTRUCTIONS, PLEASE CALL THE OFFICE.

Wind/Hurricane Resistance Glass

If you are installing wind/hurricane resistance glass in your windows. They must be the sliding style as approved by the fire department. However, the windows must look the same as the current style. To accomplish this, your window or glass installer must put separator borders in the middle of each glass so that it looks like the current style windows from the outside. The glass must be Solar Cool Bronze. No other color shade of glass is permitted. If you do not put the solar cool bronze glass, you will have to remove it. The frames of the glass and sliding doors must be the bronze color, same as the original color.

IF YOU DO NOT UNDERSTAND THE ABOVE INSTRUCTIONS, PLEASE CALL THE OFFICE.

Lago del Rey Condominium Association

Balcony/Patio

Permitted:

- Patio furniture
- Potted plants
- One birdcage (optional)

Not Permitted:

- Indoor furniture (no dining room chairs, no bar stools, no office chairs, no sofas.)
- Exercise / gym equipment
- *NO Bicycles, NO scooters.*
- Gas /propane tanks
- Gas or charcoal BBQ
- Storage
- Construction materials nor cleaning supplies
- Toys or any children/baby items
- Drying of towels or rugs over railing
- Clothes lines
- Automobile parts or tires
- Too many plants covering balcony/patio and no creeping vines attached to the walls.
- Screens, trellises or fences installed in balcony/patio.
- No animal cages/houses, with or without animals, no kitty litter boxes.
- Nothing is not listed in the Permitted list
- You may not place any plants or furniture on the breezeways or next to your entrance door.

Violations: Monthly inspections of the balconies/patios are performed. If we see a violation of the balcony/patio rules, in your unit, a notice will be placed on your door and mailed to the unit owner. If you do not comply with the violation within the time requested, you will then receive a second violation with a charge for the service. If you do not pay the charge and/or comply, then the association will forward the complaint to the association attorney for legal action against your unit and all costs incurred will be for your account. Thank you.

IMPORTANT – PLEASE READ:

Dumping furniture, appliances and trash is not allowed in the property. If you need to throw out furniture, mattresses, appliances, washer and dryer, toilets, kitchen cabinets, etc., you will need to take it to a local trash and recycling center for Dade County. There are two of them near Lago at:

2200 SW 117 Avenue and 8000 SW 107 Avenue. They are open from 7:30 am to 5:00 PM.

YOU CANNOT LEAVE IT HERE AT LAGO IN OR NEXT TO THE DUMPSTERS OR ANYWHERE IN THIS PROPERTY. THE DUMPSTERS ARE FOR REGULAR HOUSEHOLD GARBAGE ONLY.

IF YOU SEE ANYONE DOING THIS, PLEASE REPORT IT IMMEDIATELY TO THE MANAGER – YOU WILL REMAIN ANONYMOUS.

TOWING OF CARS IN VIOLATION OF THE PARKING RULES:

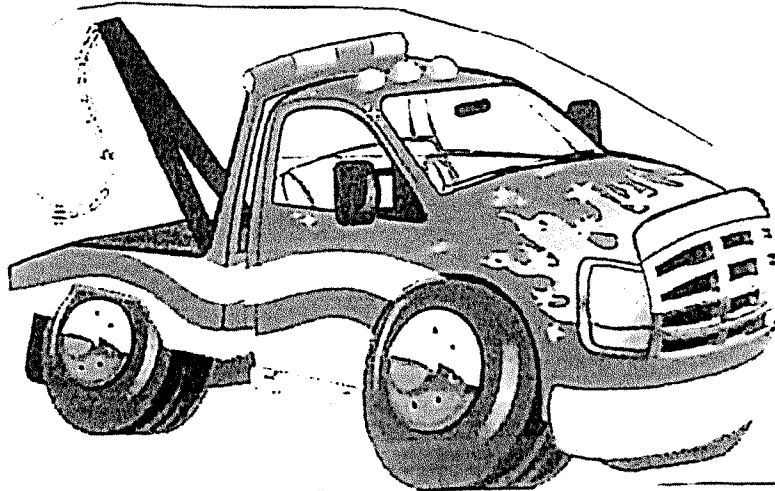
If you park in a decal space without a proper decal or current temporary permit, you will be towed without warning at your expense.

To get a copy of the parking rules and all rules, contact the management office by phone or email. *at 305-382-4005. Email: Lcroyal7@lcroyalmanagement.com.*

Mechanical work on cars are not permitted in the parking lot. Only changing of a tire or a battery is allowed. All other mechanical work including changing the oil in your car must be done outside of Lago.

Any cars leaking oil in the parking lot will be cited and charged for the clean-up.

PLEASE LETS WORK TOGETHER TO KEEP OUR COMMUNITY CLEAN AND SAFE.



REGULATED TOWING / 13605 SW 149 Avenue, Unit #8

Miami, Florida 33196 / CALL Phone: 305-253-6900 to get your car

AMENDMENT FOR PET RULES AND REGULATIONS FOR KINGS LAKE CONDOMINIUM
ASSOCIATION, INC. AND LAGO DEL RE CONDOMINIUMS I, II, III and IV.

WHEREAS Declaration of Condominium for Lago Del Rey Condominiums I, II, III, and IV contain identical language in their respective Declaration Article 22.9 reciting the obligations of members of Lago del Rey Condominium allowing for Board of Director regulations for the allowance of pets or other animals within the members units and within the condominium property and common elements; and,

WHEREAS, the following pet rule modification was approved by the Board of Directors of Kings Lake Condominium Association, Inc, ("Association") pursuant to Article 22.9 of the Lago del Rey Declarations of Condominium and supercedes any previous Pet Rule and Regulation for any of the Condominiums as follows:

PETS

1. ~~Each unit owner shall not permit any pet or other animal except for fish and small birds in either his unit or the common elements. Pets will not be allowed by tenants or guests. No owner, occupant or tenant of a unit may keep any pet or animal within the unit or within the condominium property or common elements, except for fish and small birds, or a domesticated dog or cat, provided they are not kept, bred or raised therein for commercial purposes. No livestock, reptiles, insects, snakes poultry, parrots or other animals may be kept within the residential units or upon the condominium property or common elements.~~

2. No more than ONE pets (except for reasonable quantities of fish) shall be allowed per unit.

3. Domesticated dogs and cats shall not be allowed to be kept unless they are no more than thirty-five (35) pounds at maturity. Larger animals may be grandfathered in by the Board, but upon such animal's death, any replacement dog or cat must comply with the 35 pound weight limit. No pitbulls or any other dog or cat the Board deems hazardous or a nuisance to the health, safety or welfare of the condominium community shall be allowed.

4. No dogs, cats or other animals of guests of members, their families or approved tenants will be allowed within the Units or within the condominium property or the common elements.

5. Certified service animals to aid disabled members, their families, tenants and guests will be allowed within the member's units or within the condominium property, for the purpose of accommodating the owner of such service animal to enjoy the routine activities for which the service animal was trained for the individuals's disability.

6. Feeding of stray pets or animals shall be prohibited as a hazardous, unsanitary and unsafe nuisance to the members of the community.

7. The owner of any dog or cat or other animal allowed under this Rule, agrees to indemnify and hold harmless the Lago Del Rey Condominiums and the Kings Lake Condominium Association, Inc. their respective officers, directors, agents, servants or employees, from any loss, claim or damage to persons or property, in law or in equity, or liability of any kind or character whatever arising out of or for any reason for keeping or maintaining such approved pet or animal within the unit or Condominium property.

8. Registration with the property management office of Kings Lake Condominium Association, Inc., of dogs and cats shall be required within 72 hours of a member or authorized tenant bringing an approved dog or cat to reside in a unit. The Association shall require a one time registration fee of \$40.00, and a non-refundable security deposit of \$250.00, per dog and \$100.00 deposit per cat at the time of registration; said

Words stricken are deletions; words underlined are additions

security deposit to be applied to damages caused by such approved dog or cat to any real or personal property of the condominium or common elements. All dogs or cats shall be required to wear an identifying name tag and collar when outside of the unit for any purpose; otherwise it will be considered a stray and Miami-Dade animal control will be called for the removal of the pet.

9. The owner of the dog or cat at the time of registration shall provide to the Association the name of pet, a photo of the pet, proof of current licenses or vaccinations required by Miami-Dade County, Florida ordinances shall be presented to complete the registration, and proof of current compliance with Miami-Dade County licensing and vaccination requirements must be filed with the property management office each year, on or before the anniversary date of the dog or cats initial registration. Failure of the owner to have a current license or vaccination, will be grounds for the Association to demand immediate removal of the pet from the condominium property, and if not removed voluntarily for the Association to file an administrative or court action against the owner of the pet as well as the owner of the unit for the pets removal.

10. Animals belonging to members, authorized tenants or their families must be kept within the residential unit of the members and tenants, and shall not be left unattended, tethered or caged on the patio or balcony of the units or common elements at any time.

11. Animals or pets shall be on a leash at all times while they are outside of the Unit, and shall be controlled or the leash held by a person capable of controlling said animal or pet when outside of the unit. No animal or pet shall at any time be allowed in the community building, common recreation areas or within the swimming pool or surrounding pool deck, unless allowed by the Board for persons with certified service animals.

12. Pets shall not be allowed to relieve themselves (defecate or urinate) in the front yard of any unit, hallway or common element area in the front of any condominium building, or within or on the grassy medians in the parking lots. It shall be the responsibility of the Member/unit owner(s) or authorized tenant(s) to clean up and pick up and properly deposit any dog or cat droppings.

13. All cats must be neutered or spayed. All cats must be kept within the confines of the Unit. Any cat found unattended on the common elements of the condominium property will be captured and removed from the condominium property. Kitty litter must be disposed of in the following manner: the litter must first be dumped in a paper bag which is then placed in a plastic bag prior to being placed in the condominium garbage dumpster, and in no event shall kitty litter be flushed down any unit toilet or sink.

14. The owner of a unit or authorized tenant or both, shall be responsible for any nuisance created by any pet or animal, including but not limited to, any unreasonable disturbance, barking, noise or threat or danger to the health, safety or welfare of the community or enjoyment of the quiet enjoyment of the community, as well as being liable for any damage to the common elements or property (real or personal) of the Condominiums or damage or injury to any person. The Board shall have the right to require that any animal or pet in the Board's opinion threatens the health, safety or welfare of the community or enjoyment of the quiet enjoyment of the community, be permanently removed from the community within 7 days written notice. Failure of the member/owner or authorized tenant or their families or invitees or guests to remove said pet or animal shall allow the Association to exercise its remedies at law or in equity against any and all of the foregoing individuals for injunctive relief for removal of said animals or pets in a court or arbitration action for injunctive relief or damages or both, and for reimbursement of the Association's attorney fees and costs.