

VHI Application – June 2026



2317 Clipper Place, Dania Beach, FL 33312

Phone: 954-391-7668 | Fax: 954-391-7956

Office Hours: Monday – Friday | 8:00 AM – 5:00 PM

Dear Applicant,

Enclosed please find an application for The Villas at Harbor Isles community.

All forms must be completed in full by the unit owner and prospective tenant/purchaser and signed accordingly, including all witness signatures and initials. Completed applications must be returned to the onsite office with the following items:

Application Requirements

1. Copy of the 12-month lease agreement or purchase agreement signed by all parties.
2. Non-refundable screening fee of \$100.00 and administrative fee of \$50.00 (Cashier's Check or Money Order payable to "The Villas at Harbor Isles").
Married couples pay only one screening and one administrative fee.
3. Foreign applicants must pay a non-refundable screening fee of \$175.00 and administrative fee of \$50.00 per person (Cashier's Check or Money Order payable to "The Villas at Harbor Isles").
4. If applicants are not married, separate applications and separate fees are required. Married applicants with different last names must provide a copy of the marriage certificate.
5. \$1,000.00 refundable common area security deposit (Cashier's Check or Money Order only), payable by the unit owner. Refundable to the unit owner for lease/rentals only.
6. **Color** copy of all applicants' driver's license or passport.
7. Pet information section must be completed, plus \$150.00 non-refundable pet station fee (Cashier's Check or Money Order).
 - o Copy of doctor's letter and supporting documentation for Emotional Support or Service Animals
 - o Copy of current pet vaccination records
 - o **Color** photo of pet
8. Vehicle information section and Envera form must be completed.
 - o Only two (2) vehicles allowed per unit – **NO EXCEPTIONS**
 - o Copy of vehicle registration for each vehicle
 - o Proof of insurance for each vehicle
 - o Two (2) **color photos** of each vehicle (side view and rear view showing license plate)
9. **All applicants must meet a minimum credit score requirement of 650. NO EXCEPTIONS**
10. Mandatory orientation must be attended prior to move-in or closing (if purchasing).
 - Management will contact you to schedule.

Processing Time & Important Information

- Allow up to **30 days** after receipt of a completed application and background screening for Board approval.
- Expedited processing is available for **\$50 per application** for a 14-business-day turnaround.
- All Estoppels and Condo questionnaires can be ordered at cpmresales.com
- All Master Policy Insurance certificates can be requested at Certificates@setnorbyer.com
- All minutes, budgets and financials found on the homeowner [portal at campbellproperty.com](#)

Important:

No applicant may move into the unit until written Board approval has been obtained and mandatory orientation has been completed.

Incomplete applications **will not** be accepted. **Processing time begins only when a complete application is submitted.**

Thank You,

Campbell Property Management

Managing Agent for The Villas at Harbor Isles Condominium Association, Inc.

Application For The Villas at Harbor Isles



Sale ☐

Lease ☐

Occupant ☐

Note: Payment of the Screening Fee does not in any way constitute approval for this transaction

Name of Applicant or Applicants if Married (If not a married couple, **all applicants over 18 years old must have a separate application**)

Applicant(s) Email & Phone Number(s):

Unit Address:

Present Owner(s):

If Sale, Approximate Closing Date / If Lease, Lease Term Dates:

Estimated Move in Date:

The following information must be completed by the prospective owner or lessee. (***Note: All maintenance fees must be current***)

Full Name:

Social Security Number

Full Name:

Social Security Number: (Spouse)

Note: As a result of the Fair Housing Act, the following information is required to be provided:

Name and ages of ALL occupants including owners and renters residing in the unit.

Name:

Date of Birth:

Relationship:

Residential History

Present Address :

City _____ State _____ Zip Code _____

Length of time at Present Address _____ Landlord's Name _____ Landlord's Phone Number _____

Have you ever lived at The Villas at Harbor Isles in the past? YES ☐ NO ☐

If YES, please list the Address: _____

Have you or the co-applicant ever been: Evicted? _____ Broken Lease? _____ Been Sued? _____

If Presently Employed: Occupation _____

Occupation (Spouse) _____

Personal References: (*Note: Only one reference can be a family*

member)

Name and Phone Number _____

Name and Phone Number _____

Convictions (Note: If in any way you are not truthful in your application, it is grounds for immediate denial)

Have you or the co-applicant ever been arrested or convicted of any crime? Including Misdemeanors, DUI, etc. or are there any criminal charges now pending? *YES ☐ NO ☐

Applicant ☐ Co-Applicant ☐ *If YES, City: State: Date: _____

If yes you must attach an explanation of the incident, you may include references and contact information (Ex, Parole Officer)

Vehicle Information

Year	Make	Model	Color	Tag

Please attach two photos of the vehicle(s) side and rear, copy of the driver's license or passport, copy of the vehicle(s) registration and proof of insurance. **Only two vehicles are allowed per unit, no exceptions.**

All unregistered vehicles are subject to be towed. No commercial vehicles are allowed. Vehicles considered commercial are vehicles with commercial plates, no rear passenger seats, equipment in rear, lettering/signage on the outside or windows, chemical vehicles.

There is only one assigned parking spot per unit, all other vehicles may park in a Guest parking spot. Oversized vehicles must be parked in the designated oversized vehicle parking area on Mariner Ct.

Pet Information

Only one pet per unit is allowed of up to 25 lbs. Pet Service fee of \$150 is to maintain the doggy stations and it is a one-time fee.

(i.e. Dog, Cat, Other)	Sex:	Coloring/Markings:
Primary Breed:		
License or ID Number:		Rabies Tag Number:
Date Spayed or Neutered:		(specify lbs. or kgs) (If pup, please consider adult and fully grown)
(specify which procedure was done)		
Does your pet stay primarily Indoors or Outdoors?		
(please explain)		
Is your pet covered by insurance? YES ☐ NO ☐		
(If YES, provide insurance information):		
Name of Veterinarian:		Phone Number of Veterinarian:

Service animals are not excluded from the Pet Service fee. Multiple pets in a unit or oversized pet are grounds for immediate eviction. Date of last visit and/or vaccinations: _____

I have read, understand and hereby acknowledge that **I DO NOT** own a pet, however, if in the future I decide to own a pet I hereby acknowledge that I have received a copy of The Villas at Harbor Isles Condominium Association, Inc. Pet Policy and a copy of the By Law of the Association's Rules and Regulations pertaining to Pets, section 10. Pets, and I and members of my household promise to fully comply, including being held responsible for any damage or injury caused by my/our pet.

I have read, understand and hereby acknowledge that **I DO** own a pet and I have received a copy of The Villas at Harbor Isles Condominium Association, Inc. Pet Policy and a copy of the By Law of the Association's Rules and Regulations pertaining to Pets, section 10. Pets, and I and members of my household promise to fully comply, including being held responsible for any damage or injury caused by my/our pet.

Signature _____

BROWN'S BACKGROUND CHECKS
CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER
Villas at Harbor Isles Condominium 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's a rental.

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

Applicant Name	/ /	Social Security Number
Date of Birth is requested in order to obtain accurate retrieval of records.	Date of Birth	If International please provide Passport Number

Co-Applicants Name	/ /	Social Security Number
	Date of Birth	If International please provide Passport Number

Alias/Previous Name(s)

Current Physical Address	City & State	Zip code
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☐ **California, Minnesota & Oklahoma Applicants Only:** Please check here to have a copy of your consumer report sent directly to you.

Notice to CALIFORNIA Applicants

Under Section 1786.22 of the California Civil Code, you have the right to request from AISS, upon proper identification, the nature and substance of all information in its files on you, including the sources of information, and the recipients of any reports on you, which AISS has previously furnished within the two-year period preceding your request. You may view the file maintained on you by AISS during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

SIGNATURE _____ DATE _____

Co-Applicant
SIGNATURE _____ DATE _____

I/We understand that acceptance for purchase/lease in this Community is conditioned upon the approval of the Board of Directors. Accordingly, I/we hereby agree for myself and on behalf of all persons who may use the unit which I/we seek to purchase or lease that I/we will abide by all restrictions contained in the By-Laws and all other By-Laws, Rules and Regulations or Restrictions which may in the future be imposed by the Board of Directors have received a copy of all Association Documents and Rules and Regulations:

☐ YES

☐ NO

I/we understand that the Board of Directors may cause to be instituted an investigation on my/our background and as the Board may deem necessary. Accordingly, I/we specifically authorize the Board of Directors to make such investigation and agree that the information contained herein may be used in such investigation and that the Board of Directors and Officers shall be held harmless from any action or claim by me/us in connection with the use of the information contained herein or any investigation connected with the use of the information contained herein or any investigation conducted by the Board of Directors.

☐ YES

☐ NO

I/We understand that payment of the Screening Fee does not in any way constitute approval for this transaction. _

In witness whereof, I/we have executed the foregoing application this _____ day of _____, 20____

Owner:	<i>Paul Musteliev</i> dotloop verified 09/14/26 6:13 PM EDT LHZG-7HEF-VQVU-KKZT	Applicant:
Owner:	<i>Misty Musteliev</i> dotloop verified 09/14/26 7:15 PM EDT GRW9-76PY-4TR3-580O	Applicant:

THE VILLAS AT HARBOR ISLES CONDOMINIUM ASSOCIATION, INC.
LEASE ADDENDUM

Addendum to Lease Agreement (hereinafter referred to as "Lease Addendum" by and between _____ (hereinafter (singularly and collectively, as the case may be) referred to as "Lessor" or "Owners"), _____ (hereinafter (singularly and collectively, referred to as "Lessee" or "Tenant") and **The Villas at Harbor Isles Condominium Association**, (hereinafter referred to as "Association"), with regard to the property located at _____ (hereinafter referred to as "Rental Premises"), owned by Lessor, and as described in the Declaration of Condominium of the Association recorded in O.R. Book _____ at Page _____, et. seq. of the Public Records of **Broward County**, Florida, as amended from time to time.

The Owner/Lessor and Lessee hereto expressly agree that this Lease Addendum shall be fully incorporated into, and made a part of, the Lease Agreement between Lessor and Lessee. Lessor and Lessee further agree that the Association shall be considered a named party to the Lease Agreement and this Addendum for the purpose of enabling the Association (its agents and assigns) to enforce the provisions of the Condominium Documents (i.e., Declaration of Condominium, Articles of Incorporation, By-Laws and Rules, Regulations of the Association and House Rules of the Association), the Lease Agreement and this Lease Addendum. In the event of any conflict between the terms and conditions of the Lease Agreement and this Lease Addendum, the Lease Addendum shall govern the respective rights and responsibilities of the parties hereto. This Lease Addendum, and all terms, covenants, conditions and provisions contained herein, shall remain in full force and effect throughout Lessee's rental, use and/or occupancy of the Rental Premises.

The parties hereto further agree as follows:

USE: The Lessee will use the Rental Premises only for the purposes specified in the Lease Agreement and those ancillaries to the purposes specified. All uses must conform to applicable zoning codes, ordinances and permits. No exterior changes, modifications or alterations are permitted without the advance written approval of the Association. All signage is prohibited unless approved by the Board of Directors of the Association. Lessee will make no unlawful, improper or offensive use of the Rental Premises, nor permit the commission of any act which constitutes a public or private nuisance.

COMPLIANCE WITH THE CONDOMINIUM DOCUMENTS: Lessee and Lessor shall, at all times, comply with and be subject to the provisions of the Condominium Documents, as each may be amended from time to time, and the Florida Condominium Act; and each of the foregoing shall be deemed expressly incorporated into the Lease Agreement. Any infraction of the provisions or restrictions set forth in the Condominium Documents by the Lessor, Lessee or their employees, occupants, representatives, guests or invitees shall be deemed a breach of the Lease Agreement and this Lease Addendum, and the Association (for breaches by the Lessor or Lessee), or Lessor (for breaches by the Lessee only), shall have the option to terminate the Lease Agreement and evict Lessee from the Rental Premises. Lessee acknowledges, by signing this Lease Addendum that he/she/it/they has read, understands, and agrees to abide by the Condominium Documents.

ASSOCIATION AUTHORITY TO ENFORCE ADDENDUM TERMS: Lessor and Lessee further agree that Association may act upon its own rights, or in cases where Lessor fails to act in a timely manner, as Lessor's agent, to terminate the Lease Agreement and may institute proceedings against Lessee, in Lessor's name, or in Association's name in its own right. In either such cases, Lessor shall be responsible to Association for all expenses incurred, including attorney's fees, without waiver of the right of any action by Lessor against Lessee.

INSPECTION OF PREMISES: The Association and Lessor have and are hereby granted the right to enter the Rental Premises at any time for the protection and preservation of the Rental Premises, or at a reasonable time and upon reasonable notice for the purposes of inspection; making necessary or agreed repairs or improvements; supplying agreed services (including pest control); or determining the existence of suspected or reported violations of the Condominium Documents, the Florida Condominium Act, the Lease Agreement and this Lease Addendum.

Initials _____ Date _____

LIMITATION OF LIABILITY/HOLD HARMLESS AND INDEMNITY: The Association shall not be liable to Lessor, or to Lessee, or to Lessee's family, agents, guests, invitees, employees or servants, for damage to persons or property caused by other residents or other persons. Lessee recognizes that Association does not warrant the security of the Rental Premises or the community, and is not responsible for safety of Lessee, other unit occupants, or the Rental Premises. Lessor and Lessee jointly and severally agree to indemnify and hold the Association harmless from and against any claims for damages to any person or property, including, but not limited to, Lessor and Lessee themselves, arising from Lessee's use of the Rental Premises, the common elements of the Association, the limited common elements of the Association or any other Association property, or from any activity or work permitted to be suffered by Lessee or Lessor in or about the Rental Premises, the common elements of the Association, the limited common elements of the Association or any other Association property. Association shall not be liable for personal injury or damages to Lessor's or Lessee's personal property from theft, vandalism, fire, water, rain, storms, smoke, explosions, sonic booms, riots or other causes. Lessee and Lessor further agree to notify Association immediately upon the occurrence of any injury, damage or loss suffered by Lessee, Lessor or other person upon Rental Premises, the common elements of the Association, the limited common elements of the Association or any other Association property.

DEFAULT/ENFORCEMENT: If the Lessee fails to comply with any of the material provisions of the Condominium Documents, or materially fails to comply with any duties imposed by him by the Lease Agreement, this Lease Addendum, or any other statute or law, then within seven (7) days after delivery of written notice by the Lessor or the Association specifying the noncompliance and indicating the intention of the Association or Lessor to terminate the Lease Agreement by reason thereof, the Association or Lessor may terminate the Lease Agreement. Lessor and Lessee acknowledge Association may tow away or cause to be towed away vehicles that are parked on the Association's property in contravention of the Condominium Documents. Lessor and Lessee also recognize that Association shall have the right to terminate the Lease Agreement and/or institute eviction or other proceedings against Lessee, for violation of the Condominium Documents as set forth above.

COSTS AND ATTORNEY'S FEES: If either the Lessor or the Lessee fails to comply with the agreements, conditions or covenants of the Lease Agreement or this Lease Addendum, including violations of the Condominium Documents, or fails to comply with applicable laws, and a court action or arbitration (including actions initiated or defended by Association) is required to resolve any dispute, the prevailing party, including the Association, shall be entitled to recover its costs and attorney's fees of that action, at the arbitration, trial or appellate levels.

PAYMENT OF ASSESSMENTS; MATERIAL CONDITION & OBLIGATION: Lessor and Lessee hereto expressly agree, acknowledge and affirm that the payment of any regular or special assessments, or installments thereof, or any other fee, charge or indebtedness due and owing the Association by Lessor, is a material condition of the Lease Agreement and the Association's approval thereof, as well as, an ongoing and material obligation of Lessor throughout Lessee's rental, use and/or occupancy of the Rental Premises.

RIGHT TO RECEIVE RENTAL INCOME: In the event that the Lessor is, or becomes, delinquent in the payment of any regular or special assessments, or installments thereof, or any other fee, charge or indebtedness due and owing the Association by Lessor, for more than thirty (30) days during the Lessee's rental, use and/or occupancy of the Rental Premises, the Association (its agents or assigns) shall have the right, but not the obligation, to require Lessee to pay all future rental installments under the Lease Agreement directly to the Association (its agents or assigns), upon giving written notice of the exercise of such right to Lessee and Lessor. This right of Association is cumulative and in addition to any and all other rights or remedies Association may have against Lessee or Lessor. Failure of Lessee to pay to the Association (its agents and assigns) the rental installments, or portions thereof, as specified in said notice, shall entitle Association to terminate this Lease and/or evict Lessee from the Rental Premises. The Lessor and Lessee hereto expressly grant standing to the Association when exercising such right to terminate the Lease Agreement and evict Lessee from the Rental Premises, and lack of standing may not be raised by the Lessor or Lessee as a defense to the Association's eviction proceeding. Lessor expressly consents to, and authorizes, the Association's (its agents or assigns) disclosure to Lessee the status of Lessor's payments to the Association and to further notify Lessee that Lessee must pay all future rental installments

Initials _____ Date _____

directly to the Association (its agents or assigns) until the termination of Lessee's rental, use and/or occupancy of the Rental Premises or Lessor becomes current in all payments to the Association (including, without limitation, all past-due assessments, late fees, interest, and attorney's fees and costs) - whichever occurs first. Lessor expressly authorizes the Association to engage, employ, retain and/or authorize the services of a third-party to act on the Association's behalf when exercising and enforcing its rights to collect rental installments directly from the Lessee hereunder; and the fees charged and costs incurred by any such third-party for doing so shall be paid by the Lessor and deducted directly from the rental installments paid by Lessee to the Association (its agents or assigns). Any fees or costs to a third-party, other than legal counsel, acting on behalf of the Association to exercise and enforce the Association's rights to collect rental installments directly from Lessee hereunder, shall not exceed twenty percent (20%) of the gross of each rental installment collected. Upon Lessor becoming current in all payments to the Association, the Association (its agents or assigns) shall cease the collection of rental installments from the Lessee, which shall thereafter be paid by Lessee directly to the Lessor. The remaining balance of any rental installments paid by Lessee directly to the Association (its agents or assigns) after Lessor becomes current in all payments to the Association shall be remitted to the Lessor within five (5) business days of the Association's (its agents or assigns) receipt thereof. Lessee shall be entitled to set-off against rent payable to Lessor for any and all amounts or costs paid by Lessee to the Association, its agents or assigns. The Association (its agents and assigns) and Lessee shall not be liable to Lessor for any amounts deducted from the rental installments collected, allocated and distributed by the Association (its agents or assigns) pursuant to this section of the Lease Addendum.

IN WITNESS WHEREOF, the Parties hereby acknowledge and agree to the foregoing and have caused this Community Association Addendum to be executed as of the date shown below.

Anti-Discrimination Policy: Association does not discriminate in the terms and conditions of rental of units based upon sex, national origin, race, religion, familial status, or disability.

WITNESSES:

 dotloop verified
09/14/26 6:05 PM EDT
ZP2C-RKQW-BIV6-OCV6

Printed Name: SASHA L VALDES PA

 dotloop verified
09/14/26 6:05 PM EDT
TQ1H-4DRF-SCK1-S2M

Printed Name: SASHA L VALDES PA

WITNESSES:

Printed Name: _____

Printed Name: _____

WITNESSES:

Printed Name: _____

LESSOR: (owner)

 dotloop verified
09/14/26 6:13 PM EDT
NWH-TFJR-P1BB-15EB

Printed Name: PAUL MUSTELIER
Date: 09/14/2026

 dotloop verified
09/14/26 7:15 PM EDT
WXEV-SDQY-BARS-ORE

Printed Name: MISTY MUSTELIER
Date: 09/14/2026

LESSEE: (tenants)

Printed Name: _____
Date: _____

Printed Name: _____
Date: _____

ASSOCIATION:

Printed Name: _____
Title: _____
Date: _____

Initials _____ Date _____



Owner / Renter Registration Form

☐ New ☐ Update ☐ Delete

Community Name: THE VILLAS AT HARBOR ISLES

Owner / Tenant Name: ☐ Owner ☐ Tenant

Owner / Tenant Name: ☐ Occupant

Rental Term (if applicable): Start Date: End Date:

Primary Phone: Alternate Phone:

Unit Street Address:

Email Address:

Vehicle Information:

Decal #1

Decal #2

Car	Year	Make	Model	Color	State	Plate Number
#1						
#2						

Gated Communities with an Envera Virtual Gate Guard Kiosk:

Owners: Once your form has been processed, an account will be created for you at www.myenvera.com. Your username and password will be emailed (if provided) or mailed to you, it is required for you to access your online account. The Help section will explain the essentials of the system and how you may interact with it. In addition to www.myenvera.com, you may also maintain your guest list using the two options below.

Owners & Tenants:

1. Live Guard – Schedule guests over the phone by calling our Central Station at (877) 936-8372.
2. Automated Voice Message System – Call ahead to (877) 936-8378 and leave a message providing the name of the guest to be registered. Our Central Station guards will update your visitor list with this information.

With the information below, Envera will enter your initial visitor list for you, or you may enter it on your own at www.myenvera.com. This list should be used for any and all relatives, house guests or service providers that you expect on a regular basis.

Permanent Visitor/Vendor List:

The information above will remain confidential and will be used solely for the purpose stated. It is the responsibility of the owner/resident to keep the above information current. Please advise us with any changes, additions or deletions by logging on to your account at www.myenvera.com, or by calling our office (877) 936-8372, by fax (941) 556-0737, or by emailing customerservice@enverasystems.com

FOR ENVERA USE ONLY:

Credential Type: (F)job (S)ticker (C)ard (O)ther

#1 () #2 () #3 () #4 ()



Rules and Regulations of The Villas at Harbor Isles Condominium Association, Inc.

Pursuant to the authority of the Board of Directors, the following Rules and Regulations have been adopted. Terms shall have the meanings as defined in the Declaration of Condominium.

SECTION 1: ENFORCEMENT

All owners and residents are required to comply with these Rules and Regulations, as well as any future rules adopted by the Board of Directors. In addition, compliance with the provisions of the Declaration of Condominium, the By-Laws, and the Articles of Incorporation of The Villas at Harbor Isles Condominium Association, Inc., as amended from time to time, is mandatory.

Violations of these Rules and Regulations should be reported promptly to a member of the Board of Directors, an officer of the Association, or the Association's management representative.

In the event of a dispute or disagreement regarding the interpretation or application of these Rules and Regulations, the matter shall be reviewed and determined by the Board of Directors. The Board's interpretation and any remedial action taken shall be final and binding.

Should any individual, entity, or occupant subject to these Rules and Regulations fail to comply, the Association may impose fines for each violation. Before a fine is levied, the individual will be provided with written notice of at least fourteen (14) days, which will include:

- The date, time, and location of a scheduled hearing before a committee of Owners,
- A description of the specific rule, regulation, or provision that was allegedly violated,
- A brief and clear explanation of the alleged violation.

At the hearing, the accused party will have the opportunity to respond to the allegations, present evidence, and offer oral and written arguments. The party will also have the right to review and challenge any materials the Association presents.

Fines may be assessed as follows:

- Up to **\$100.00 per violation**, and
- Up to **\$100.00 per day** for each day the violation continues after written notice is given,
- The total fine for an ongoing violation shall not exceed **\$1,000.00 in the aggregate**.

All fines collected shall be considered part of the Condominium's Common Surplus.

In addition to or instead of imposing fines, the Board of Directors may pursue legal action to enforce compliance with these Rules and Regulations. If such action results in a judgment in



favor of the Association, the Association shall be entitled to recover all associated costs, including reasonable attorneys' fees.

SECTION 2: BEHAVIOR ON COMMON ELEMENTS

No persons may engage in unruly behavior on Common Elements. Parents are responsible for always supervising their children, and use of Common Elements is at the user's own risk.

- No playing in parking spaces, parking lots, or streets.
 - Rough housing, climbing on structures, or causing damage to property is prohibited. Parents are responsible for ensuring that their children are properly supervised while using common areas. Playing in the streets is strictly forbidden. Rambunctious behavior is strictly forbidden.
-

SECTION 3: USE AND MAINTENANCE OF UNITS

All Units within The Villas at Harbor Isles are restricted to **residential single-family use only**. No Unit may be used for business or commercial purposes, except for a home office that **does not generate business-related traffic**.

Occupancy of Units is limited to the following individuals and their families and guests:

- The individual Unit Owner,
- If a Unit is owned by an entity other than an individual (e.g., a corporation, partnership, trust, or other fiduciary):
 - An officer, director, stockholder, or employee of a corporate owner,
 - A partner or employee of a partnership owner,
 - A fiduciary or beneficiary of a trust or other fiduciary owner,
- Approved tenants or occupants under a valid and Association-approved lease.
- No more than two unrelated persons are allowed in a unit.

In all such cases where the Unit Owner is not an individual, or where an intended occupant is not an owner nor approved tenant, **the intended occupant(s) must be registered with and approved in writing by the Association prior to taking occupancy**.

Guests staying more than 30 consecutive days must be registered and approved with the Association.

Owners are responsible for the conduct of their guests and may be fined for violations committed by them.

Initial _____



If the Unit is leased, only the following individuals and their families and guests may occupy the Unit, after receiving the approval of the Association:

- The individual lessee or sub-lessee,
- An officer, director, stockholder, or employee of a corporate lessee,
- A partner or employee of a partnership lessee or sub-lessee,
- A fiduciary or beneficiary of a fiduciary lessee or sub-lessee.

Each Unit Owner is responsible for the **maintenance, repair, and replacement** of all areas and elements **within and exclusively serving their Unit**, at their own expense. This includes, but is not limited to:

- Air conditioning units and equipment,
- Electrical and plumbing fixtures,
- Cabinets, carpets, and other flooring,
- Front doors, sliding glass doors, and windows,
- Appliances and any other equipment are located within or serving the Unit exclusively.

These repairs and maintenance activities must be performed in a manner that does not disturb neighboring residents.

In addition, Unit Owners must:

- **Keep all brick pavers** at their Unit or any related **Limited Common Elements** free of weeds and debris,
- **Maintain patios, courtyards, terraces, front yards, backyards, entryways, and covered entryways** in a clean, neat, and orderly condition.
- **Repair or replace any damaged screens as needed.**

SECTION 4: USE OF COMMON ELEMENTS, POOL & PLAYGROUND

The Common Elements are exclusively for the use of Condominium Association members, their immediate families, lessees, and accompanied guests. No other individuals may use the Common Elements unless accompanied by a member or with prior written consent from the Association, subject to any easements or rights reserved by the Association.

Common and Limited Common Elements must only be used for their intended purposes, providing services and facilities for Unit enjoyment. No marking, marring, damaging, or defacing of these areas is permitted. Unit Owners are responsible for any damage caused by themselves, their families, guests, lessees, or invitees, including damage caused during moving, deliveries, or other activities.

Initial_____



Pool Rules:

- All residents and/or guests in the pool/pool area must have a pool pass with them.
- All residents and guests are expected to adhere to the posted pool rules.
- Swimming is permitted Dusk to Dawn unless otherwise specified.
- Children under the age of 16 must be accompanied by an adult.
- No glass bottles, liquor or food is permitted at the pool.
- Parties are not allowed at the pool.
- Proper pool attire is required in and at the pool.
- Children and other persons in diapers must wear diaper covering.
- Shower before entering the pool or spa.
- Smoking is permitted only in designated smoking areas.

Gate Access Violations – Tailgating and Damage Fines

Residents, guests, or vendors who engage in **tailgating** (entering the community by closely following another vehicle without using an authorized access method) will be subject to a fine. Tailgating is a violation of community security protocols and is strictly prohibited.

Additionally, any **gate damage** caused by unauthorized entry or negligent operation of a vehicle will result in the cost of any necessary repairs or replacements being assessed against the violator and/or the owner of the unit to which the violator is associated.

Repeating violations may lead to further disciplinary action, including suspension of gate access privileges.

SECTION 5: NO NUISANCE OR NOISE

No nuisances or activities that annoy residents or disrupt peaceful enjoyment of the Condominium Property are allowed. All areas must be kept clean and sanitary, with no accumulation of rubbish, hazardous substances, or fire hazards. Activities or uses that increase insurance rates are prohibited.

Unit Owners must avoid disturbing noises or behavior that interferes with others' rights and comforts. Specifically:

- Playing musical instruments, televisions, radios, or sound amplifiers must not disturb others.
- Vocal or instrumental instruction that disturbs others is prohibited.
- Radio or television installations must not interfere with other Units' reception.
- Construction hours should be 8am-5pm- Monday through Friday.

Noise levels must be minimized between **10:00 PM and 7:00 AM** to ensure a peaceful environment for all residents.

Initial_____



SECTION 6: LAWFUL USE

The Condominium Property must not be used for any immoral, improper, offensive, or unlawful purposes. All applicable laws, zoning ordinances, and governmental regulations must be observed. Responsibility for complying with governmental requirements related to maintenance, replacement, modification, or repair of the Condominium Property shall align with the provisions specified elsewhere in this document.

SECTION 7: LEASING

Leasing of Units is subject to prior written approval by the Condominium Association and must comply with all terms of the Declaration. All leases:

1. Must use forms approved by the Condominium Association.
2. Must allow the Association to terminate the lease and see tenant removal for violations of the Declaration, By-Laws, Rules, or any governing document.
3. Must cover the entire Unit, not portions, and have a minimum term of **12 consecutive months** unless the Association provides written approval. Short-term rentals, Airbnb, VRBO and the like are not permitted.
4. Prohibit subleasing by tenants.
5. A 12-month lease may be renewed for a new, permitted term only with management or board approval.
6. A minimum credit score of 650 is required per applicant.
7. Unit owners may not rent/lease their unit until one (1) year after they have received their recorded title.
8. All applications submitted for occupancy approval must include a complete and accurate list of all intended occupants. Failure to disclose all residents will result in automatic denial of the application. Full transparency is required to ensure the safety and compliance of the community.
9. Applicants who have not submitted an application within the past twelve (12) months are required to reapply if they intend to purchase, rent, or occupy a new property within the community.



Unit Owners who wish to lease must escrow with the Condominium Association for either **\$1,000.00** or one (1) month's rent (whichever is less). This escrow may be used to cover damages to Common Elements caused by the tenant, as determined solely by the Association. The Owner and tenant are jointly liable for repair costs exceeding the escrowed amount, including claims for injury or property damage caused by tenant negligence. The Escrow deposit must be deposited prior to orientation to receive an approval letter.

The remaining escrow balance will be returned to the Unit Owner within **30 days** after:

1. Written notification is provided to the Association that the tenant has vacated.
2. A formal request for the return of the escrow is submitted.

All leases must comply with all provisions of the Declaration of Condominium and the Association's Rules and Regulations.

SECTION 8: VEHICLES AND PARKING

Parking areas are designated exclusively for non-commercial automobiles with current insurance, license and passenger registration. All vehicles must be parked in proper spaces or authorized areas. The following rules apply:

1. **Prohibited Parking:** No vehicle, boat, or trailer may block access to parking spaces, driveways, roads, or building entryways. Unauthorized vehicles will be removed at the owner's or operator's expense.
 2. **Inoperable Vehicles:** Vehicles unable to operate under their own power may not remain on the property for more than **24 hours**.
 3. **Motor Vehicles Covers-** The use of covers is not permitted at any time.
 4. **Restricted Vehicles:** Boats, trailers, commercial vehicles, work trucks, campers, mobile homes, motor homes, house trailers, recreational vehicles, and similar vehicles are prohibited unless specifically allowed by the Board. Trailers or mobile homes may never be used as residences on the property.
 5. **Exceptions:** Temporary parking for work trucks and commercial vehicles is allowed for pickup, delivery, or other short-term services. The Condominium Association's vehicles are exempt.
 6. **Permitted Pickups and SUVs:** Pickup trucks and SUVs are allowed if used as personal vehicles and do not display commercial signage.
 7. **Vehicle Repairs:** No vehicle repairs may be conducted on the property.
 8. **Electric Vehicles:** Charging cables may extend across walkways only if they are covered with a grade-appropriate cable cover. A 220-volt outlet must be used for charging the vehicle. No reverse parking.
-



Parking Spots

1. Unit Parking Assignments:

- Each Unit is assigned a single numbered parking spot, regardless of the number of vehicles, occupants, or bedrooms.
- Guest parking spaces are available on a first-come, first-served basis. These spots may be used for a second vehicle or a guest's vehicle, but they are not designated spots. While a guest spot may be located in front of your Unit, it is not assigned to you.

2. Parking Sticker Requirement:

- Any vehicle parked overnight within the complex must display a Community Boss sticker. All guests must be registered before 11pm in Community Boss to avoid being towed. If you do not have one, contact the Property Manager at (954) 391-7668. Vehicles without a sticker are subject to towing.

Vehicle Rules

1. Vehicle Registration Limits:

- No more than two vehicles may be registered to a single Unit, except for those registered before March 5th, 2016, or by prior written consent from the Board of Directors.

2. Parking Monitoring Software Community Boss:

All residents are required to have a registered Community Boss smart decal properly displayed on their vehicle. Vehicles must be registered to the homeowner or resident. If a vehicle is registered under a business or another individual's name, the resident or homeowner must provide proof of insurance showing they are authorized to drive the vehicle.

3. RFID Limits:

- No more than two RFID stickers may be assigned to a Unit.

4. Commercial Vehicle Restrictions:

- Commercial vehicles and cargo vans are not permitted on the property after 9:00 PM, with no exceptions, even if it is the only vehicle. Commercial vehicles include but are not limited to work trucks (i.e. Mercedes Sprinter, Ford Transit, Dodge ProMaster, Nissan NV). In accordance with community regulations, an oversize vehicle is defined as:
 - Any vehicle exceeding 18 feet in length, 7 feet in width, or 7 feet in height.
 - Any commercial vehicle with visible equipment or advertising signage
 - Recreational vehicles (RVs), boats, trailers, or vehicles with extended cargo attachments
 - Oversize vehicles may not be parked on the property unless in a designated area and with prior written approval from management. Violations will be subject to fines and potential towing at the owner's expense.

5. Temporary Arrangements for Commercial Vehicles:



- Special arrangements must be made in advance if a commercial vehicle, such as a moving van that will be parked overnight, contacts the management office during office hours.
 - 6. **Extended Length Vehicle:**
 - Extended Length or “Oversized” vehicles must be parked in the designated oversized vehicle parking area on Mariner Court.
 - 7. **Inoperable Vehicle Policy:**
 - Any inoperable vehicle, even if it is an antique, vintage, or collectible, will be towed. (see section 8 #2)
 - 8. **No reverse/back-in parking is permitted.**
 - 9. **Insurance on the vehicle must be maintained and, in the owner, or resident’s name.**
-

Guest Parking Registration:

1. **Overnight Guests:** The vehicle of any guest staying past 11:00 PM must be registered through the Community Boss system.
2. **Overnight Guest Registration:** To register your guest’s vehicle, you must provide the guest's vehicle make, color, tag number, and expected duration of stay. Unregistered vehicles may be subject to towing.

Overnight Guest Parking:

- Each unit is now allowed **one (1) extended guest pass per calendar year**, good for up to **20 consecutive days**.
 - Requests for extended guest passes must be submitted to the **Management Office for approval**.
 - Units may continue to request up to **twenty (20) guest passes per month**, with a maximum of **240” per calendar year**.
-

SECTION 9: ANTENNAS

Erection or maintenance of aerials or antennas on any Unit, Building, Common Element, or Condominium Property requires prior written approval from the Condominium Association, which has sole discretion to grant or deny requests.

Exceptions: Satellite dishes up to eighteen (**18**) in size are permitted if installed at ground level in the backyard of a Unit and are not visible to surrounding Units or Common Elements.

Initial_____



SECTION 10: PETS

Each Unit may house **one (1) cat or one (1) dog**, provided the animal weighs less than twenty-five **(25) pounds**. No other animals are permitted without prior written consent from the Condominium Association's Board of Directors, which the Board may consider for service animals, assisting animals, and/or emotional support animals, to the extent required by law. The following rules apply:

1. Permitted Pets:

- One small, caged bird or tropical fish in a small tank are exceptions and do not require written consent.
- Any consent for a pet applies solely to the specific animal described in the approval and automatically expires upon the pet's death or other disposition.

2. Vaccination and Health Records:

- All pets must have current vaccination records on file with the Association.
- Unit Owners must provide updated vaccination records annually or upon request. Failure to provide updated records may result in revocation of pet approval.

3. Revocation of Consent:

- The Board of Directors reserves the right to revoke consent for a pet at any time for good and sufficient cause.

4. Owner Responsibility:

- Unit Owners, or their guests, lessees, or invitees, are fully responsible for any damage caused by their pets to persons or property.
- Owners must prevent their pets from creating nuisances or disruptive noise.

5. Common Areas:

- Pets are not allowed in Common Elements, except for private patios, or when traveling to and from Units.
- Pets may only be walked in areas designated for such purposes by the Board of Directors.
- Solid waste must be promptly picked up and disposed of properly.

6. Leash Requirements:

- All pets, including cats, must be leashed at all times when outside the Unit or any enclosed patio/porch area.
- Pets may not be left unattended in patios or porches when the Owner is not in the Unit.

7. Violations:

- The Association reserves the right to fine Unit Owners or require the immediate and permanent removal of a pet in the event of non-compliance with these provisions.

SECTION 11: HURRICANE PREPARATION

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Upon issuance of an official hurricane warning, Unit Owners must take all necessary precautions to prepare their Units, including:

1. **Hurricane Shutters:**
 - Install hurricane shutters provided by the Developer or approved in writing by the Condominium Association.
2. **Securing Items:**
 - Remove or secure all objects from patios, courtyards, terraces, backyards, front yards, and covered entryways to prevent damage.
3. **Evacuation Needs:**
 - Residents with special evacuation requirements (e.g., medical or transit needs) should make arrangements in advance by contacting the **Broward County Office of Emergency Management** prior to hurricane season.

SECTION 12: OBSTRUCTIONS

The following rules apply to maintaining clear and safe access to the Condominium Property:

1. **Prohibited Obstructions:**
 - Sidewalks, driveways, parking spaces, lawns, entrances, passages, vestibules, and similar portions of the Common Elements must remain unobstructed. These areas are to be used solely for ingress and egress to and from the Condominium Property.
2. **Storage Restrictions:**
 - Items such as carts, carriages, chairs, tables, bicycles, motorcycles, motorbikes, scooters, or any similar objects may not be stored or left in these areas. They cannot be left on the patio area.
 - Personal property of Unit Owners must be stored within their respective Units.

SECTION 13: STRUCTURES

1. **Temporary Structures:**
 - Temporary structures of any kind are strictly prohibited on Condominium Property and may not be used as residences, either temporarily or permanently.
2. **Storage Sheds and Containers:**
 - No storage sheds, containers, or similar items may be placed on or around any Unit or Limited Common Elements without prior written approval from the Condominium Association.
3. **Items on Exterior Walls Prohibited**



- Nothing may be placed on top of perimeter or privacy walls, including but not limited to plants, decorative items, or other objects. These items damage the paint and wall surfaces and may lead to water intrusion or mold issues. Residents must keep all the wall surfaces clear at all times.

4. Fences

- The fence in back patio should be similar in appearance to the fences installed by the builder. Nothing should be attached or affixed to them. Including but not limited lights, storage sheds.

SECTION 14: WINDOWS, PATIOS, AND DOORS

1. Prohibited Activities:

- Lines, clothes, clothing, clothing lines, curtains, rugs, mops, laundry, or similar articles must not be shaken or hung from windows, doors, fences, or patios.
- Rugs and other items must only be cleaned within the Unit and not in any other portion of the Condominium.

2. Patio and Yard Maintenance:

- Patios and yards must be maintained in a neat and orderly condition at all times.
- Round umbrellas are permitted on patios- light tan or tan are recommended.
- Gazebos are not permitted.
- Tailgate or pop-up tents are not permitted.

3. Window Treatments and Awnings:

- No window treatments, awnings, or similar items are allowed without prior written approval from the Condominium Association.
- Security bars are strictly prohibited on windows and doors.

4. Signs and Displays:

- No signs, advertisements, posters, or displays of any kind may be placed on either side of windows or on the exterior of a Unit (or any associated Limited Common Elements) unless expressly approved in writing by the Condominium Association.

SECTION 15: REFUSE DISPOSAL

1. Proper Box Disposal: All cardboard boxes must be broken down flat before being discarded.
2. All refuse, waste, garbage, cans, newspapers, magazines, and similar items must be disposed of in the designated areas and/or containers provided for that purpose.



3. Bulk garbage including but not limited to furniture, small kitchen appliances, etc. must be placed in the Bulk garbage dumpsters located on Coral Reef Court and Neptune Way.

SECTION 16: MILDEW AND MOLD PREVENTION

Air Conditioning Requirements:

Owners must operate all air conditioning systems within their Units daily to prevent the buildup of mildew and mold.

Air conditioning filters must be replaced at least once per month by each Unit Owner.

SECTION 17: ARCHITECTURAL AND EXTERIOR CHANGES

1. Approval for Structural Changes:

- No structural changes or alterations may be made to any Unit without prior written approval from the Board of Directors of the Condominium Association.

2. Installation Restrictions:

- Unit Owners and occupants are prohibited from installing electrical wiring, telephone wiring, television antennas, machines, or similar installations unless authorized in writing by the Board of Directors.

3. Holiday Decorations

Decorations are allowed up to thirty (30) days before holiday and must be removed fifteen (15) days after holiday.

SECTION 18: HAZARDOUS SUBSTANCES, FIREWORKS, AND FIREARMS

1. Prohibited Materials:

- No flammable, combustible, or explosive fluids, chemicals, or substances may be stored in any Unit or storage area, except for items required for normal household use or approved business purposes.
- Projectile fireworks are strictly forbidden within the community.
- Anyone discharging a rifle, pistol or other gun within the community in an unlawful manner is subject to immediate legal action and may include removal from the community.



SECTION 19: ATTIC ACCESS

Restricted Access: Access to the attic is strictly limited to maintenance and service personnel authorized by the Condominium Association.

SECTION 20: WATERBEDS

Waterbed Approval: Waterbeds are not permitted without prior written approval from the Condominium Association.

SECTION 21: WILDLIFE

Residents, guests, and visitors are strictly prohibited from feeding any wildlife within the community, including but not limited to ducks, birds, squirrels, or stray animals. Feeding wildlife can lead to overpopulation, aggressive behavior, property damage, and health and safety concerns.

Violation of this rule will result in a fine of \$100... per incident. Continued violations may result in further enforcement action as permitted by the Association's governing documents and applicable law.

SECTION 22: SHOE RACKS

Shoe racks are allowed in the front patio to accommodate cultures that do not allow shoes inside their residence. However, these must be neat and have an appearance of patio furniture.

SECTION 23: CHANGES OR ADDITIONS TO RULES

Board Authority: The Board of Directors of the Condominium Association reserves the right to modify or revoke existing Rules and Regulations and to introduce new rules as deemed necessary for the safety, protection, cleanliness, good order, and comfort of the buildings, property, and occupants.

SECTION 24: COMPLIANCE WITH RULES



Obligations of Unit Owners and Occupants: All Unit Owners, as well as their lessees, guests, and visitors, are required to comply with the terms, conditions, covenants, restrictions, and limitations outlined in the Declaration, Articles of Incorporation, and By-Laws of the Condominium Association.

SECTION 25: AMENDMENTS

These Rules and Regulations may be amended from time to time by the Board of Directors in accordance with the governing documents and Florida law.

Approved & Adopted Date of July 9, 2025

Acknowledgment of Rules and Regulations

I hereby acknowledge that I have received, read, and fully understand the Rules and Regulations of The Villas at Harbor Isles. I agree to comply with and uphold all community rules, policies, and procedures as set forth by the Association.

I understand that failure to comply with these Rules and Regulations may result in enforcement action, including but not limited to fines, restrictions on use of common elements, or other penalties as allowed by the Association’s governing documents and applicable law.

By signing below, I confirm that I accept and agree to abide by the Rules and Regulations, and I understand that it is my responsibility to remain informed of any future updates or changes issued by the Association.

Resident Name: _____

Unit Number: _____

Signature: _____

Date: _____