

UNIT: _____

**PROCEDURES AND REQUIREMENTS OF THE VENTURE AT AVENTURA EAST
FOR THE RENTAL OF UNITS IN THE BUILDING**

The Condominium Association's Board of Directors must first process all prospective Lessees and Owners before moving into the building. The Management Office will handle procedures and prerequisites.

Be advised that the VENTURE OF AVENTURA EAST CONDOMINIUM ASSOCIATION, INC. may take **7 BUSINESS DAYS** to process all leases once the processing fee of **\$150.00 per applicant (adult) or married couple is received.**

PROCESSING OF THE APPLICATION WILL NOT BEGIN IF THERE ARE ANY DELINQUENT MAINTENANCE FEES OR CHARGES DUE TO THE ASSOCIATION BY THE OWNER(S).

All items must be submitted at the same time and no application will be accepted until all items have been received. Please be advised that anyone moving into the building WITHOUT PRIOR AUTHORIZATION will be AUTOMATICALLY REJECTED, followed by LEGAL ACTION and/or EVICTED.

No lease of a Unit shall be for a period of less than ninety (90) days as per Aventura's city code

**DISCLOSURE REGARDING MIAMI-DADE COUNTY TAXES FOR
SHORT TERM RENTALS OF 6 MONTHS OR LESS**

Tourist and Convention Development Taxes on Transient Rentals (bed taxes)

IN TOTAL, THERE IS A SIX PERCENT (6%) TAX COLLECTED ON THE RENTAL AMOUNT FROM ANY PERSON WHO RENTS, LEASES OR LETS FOR CONSIDERATION ANY LIVING QUARTER ACCOMMODATIONS IN A HOTEL, APARTMENT HOTEL, MOTEL, RESORT MOTEL, APARTMENT MOTEL, ROOMING HOUSE, MOBILE HOME PARK, RECREATIONAL VEHICLE PARK, SINGLE FAMILY DWELLING, BEACH HOUSE, COTTAGE, CONDOMINIUM, OR ANY OTHER SLEEPING ACCOMMODATIONS RENTED FOR A PERIOD OF SIX MONTHS OR LESS.

**DISCLOSURE REGARDING FLORIDA STATE TAXES FOR
SHORT TERM RENTALS OF 6 MONTHS OR LESS**

Sales and Use Tax on Rental of Living or Sleeping Accommodations

FLORIDA IMPOSES SALES TAX ON RENTAL CHARGES OR ROOM RATES PAID FOR THE RIGHT TO USE OR OCCUPY LIVING OR SLEEPING ACCOMMODATIONS. RENTAL CHARGES INCLUDE ANY CHARGE FOR THE USE OF ITEMS OR SERVICES REQUIRED TO BE PAID AS A CONDITION OF THE USE OR POSSESSION OF THE ACCOMMODATION. FLORIDA LAW REFERS TO THESE LIVING OR SLEEPING ACCOMMODATIONS AS "TRANSIENT ACCOMMODATIONS." MOST COUNTIES HAVE A DISCRETIONARY SALES SURTAX THAT IS IMPOSED ON RENTALS OF TRANSIENT ACCOMMODATIONS. FORM DR-15DSS PROVIDES A LIST OF FLORIDA COUNTIES AND THEIR SURTAX RATES AND IS AVAILABLE IN THE "FORMS AND PUBLICATIONS" SECTION OF THE DEPARTMENT'S WEBSITE AT WWW.MYFLORIDA.COM/DOR.



Any questions can be directed to your Real Estate Agent.

Initial: _____



UNIT: _____

DATE RECEIVED: _____

APPLICANT NAME: _____

REALTOR NAME: _____

APPLICANT CELL: _____

APPLICANT EMAIL: _____

REALTOR CELL: _____

APPLICANT OCCUPATION: _____

REALTOR EMAIL: _____

RESIDENTIAL APPLICATION REQUIREMENTS FOR RENTERS/OWNERS

RENTAL PERIOD: FROM _____ TO _____

☐ (OWNERS: AFTER CLOSING) Copy of executed Warranty Deed and Settlement Statement

☐ (OWNERS): Copy of Purchase Contract

☐ (RENTER): Executed Rental Lease

☐ Photocopy of a Picture ID (for each applicant)

☐ Background check from "VERIFY SCREENING SOLUTIONS"

Application link: <https://venture.quickleasepro.com/properties>

☐ \$150.00 – Application fee – per applicant

☐ or a married couple (Must provide marriage certificate)

Payable to: Venture at Aventura East

Check # _____

☐ \$2,000.00 – Common Area Security Deposit

Payable to: Venture at Aventura East

Check # _____

☐ \$750.00 – Move-in/Move-out- Security Deposit (Refundable)

Payable to: Venture at Aventura East

Check # _____

☐ \$200.00 – Move-in/Move-out- fee for Additional Security Guard

Payable to: Venture at Aventura East

Check # _____

☐ Fee for Carpet Protection (Plastic) Varies depending on line #

See Management office for pricing

Payable to: Venture at Aventura East

Check # _____

☐ \$400.00 Pet Fee

Payable to: Venture at Aventura East

Check # _____

*******PLEASE NOTE: ALL FEES ARE SUBJECT TO CHANGE AT ANYTIME*******

UNIT: _____

RESIDENT INFORMATION FORM

FullName: _____

Date: _____

You are: ☐ Tenant

☐ Owner

Please list all residents living in the unit and their relation to you (maximum 2 per bedroom):

Name

Relation to you

Home Phone: _____

Cell Phone: _____

Work/Alternate Phone: _____

Email: _____

Primary phone number for Front Desk to contact resident: _____

LIST OF PEOPLE AUTHORIZED TO ENTER UNIT: The people listed below will have direct access to the unit without the Front desk contacting you at the above phone number.

Anyone listed must have a form of photo identification to show the Front desk before receiving access to the unit. **YOU ARE REQUIRED TO BE PRESENT WITH YOUR GUEST(S)**

WHEN THEY ARE ON THE PROPERTY. We ask you to inform your guests of that policy.

Name

Relation to you

I AGREE AND REQUEST, WITHOUT ANY RESERVATION, TO BE SUBJECT TO A SCREENING BY *Verify Screening Solutions* AND TO HAVE THE REPORT GIVEN TO THE ASSOCIATION.

Signature

Applicant Full Name

Initial: _____

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PET REGISTRATION FORM

Resident FullName: _____

The Association permits:

- A maximum of two (2) domesticated dog(s) or cat(s) or bird(s).
- And a maximum weight of 20 lbs. or a maximum height of 16 inches at full growth.

The Association does not permit American Stafford Terriers (pit bulls), Stafford Terrier, or Rottweiler's. Considered dangerous by the Board of Directors.

Type of Pet (please circle one): DOG CAT BIRD

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

Pet's Weight: _____ Pet's Height: _____

Pet's License/Tag/Microchip# _____ Dated of: _____

Breed (*Please be specific – give complete description, color, etc.*):

I AM AWARE OF THE **VENTURE AT AVENTURA EAST CONDOMINIUM ASSOCIATION'S** RULES, REGULATIONS AND RESTRICTIONS REGARDING PETS ON THE PROPERTY AND AGREE TO ABIDE BY THEM OTHERWISE I AM AWARE THAT THE ASSOCIATION COULD REQUEST MY PET(S) TO BE REMOVED FROM THE CONDOMINIUM. I AM AWARE THAT UPON REQUEST I MUST SUBMIT TO THE MANAGEMENT OFFICE A VET CERTIFICATE REGARDING THE VACCINES OF MY PET.

I AM AWARE THAT **MY PET MUST BE CARRIED ALL THE TIME IN ALL COMMON AREAS** (HALLWAYS ON ALL THE FLOORS, ELEVATORS, LOBBY...).

Signature

Applicant FullName

PLEASE RETURN THE FORM SIGNED WITH ONE RECENT PHOTO OF THE PET(S) ALONG WITH A RECENT VET CERTIFICATE (60 days or less). **A PET FEE OF \$400.00 (PER PET) IS REQUIRED.**

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UNIT: _____

FLORIDA STATUTES, CHAPTER 718:

<<(11)(a) If the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all monetary obligations of the unit owner related to the unit have been paid in full to the association.

The tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. >>

<< Pursuant to section 718.116(11), Florida Statutes, the association demands that you pay your rent directly to the condominium association and continue doing so until the association notifies you otherwise.

Payment due the condominium association may be in the same form as you paid your landlord and must be sent by United States mail or hand delivery to (full address), payable to (name).

Your obligation to pay your rent to the association begins immediately, unless you have already paid rent to your landlord for the current period before receiving this notice. In that case, you must provide the association written proof of your payment within 14 days after receiving this notice and your obligation to pay rent to the association would then begin with the next rental period.

Pursuant to section 718.116(11), Florida Statutes, your payment of rent to the association gives you complete immunity from any claim for the rent by your landlord for all amounts timely paid to the association. >>

<< (d) The association may issue notice under s. 83.56 and sue for eviction under ss. 83.59-83.625 as if the association were a landlord under part II of chapter 83 if the tenant fails to pay a required payment to the association after written demand has been made to the tenant. However, the association is not otherwise considered a landlord under chapter 83 and specifically has no obligations under s. 83.51. >>

I/WE HAVE READ AND UNDERSTOOD THE ABOVE FLORIDA STATUTES QUOTES IN REFERENCE TO PAYING THE MONTHLY RENT TO THE ASSOCIATION IF THE UNIT OWNER BECOMES DELINQUENT IN PAYING ANY MONETARY OBLIGATION DUE TO THE ASSOCIATION UPON WRITTEN REQUEST OF THE ASSOCIATION.

Signature

Applicant Full Name

Date

Signature

Applicant Full Name

Date

Initial: _____

RULES & REGULATIONS FOR VENTURE AT AVENTURA EAST CONDOMINIUM ASSOCIATION, INC.

Under the Condominium documents, the Board of Directors of VENTURE AT AVENTURA EAST CONDOMINIUM ASSOCIATION, INC. has the responsibility and authority for the operation of the Association, management of the Condominium property and for the establishment and enforcement of rules and regulations.

These initial rules and regulations may be modified, added to or repealed at any time by the Board. Any consent or approval given by The Association under these rules and regulations shall be revocable at any time, except for its approval of re-sales or leases. These rules and regulations and all other hereinafter promulgated shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said rules and regulations and shall use their best efforts to see to it that they are faithfully observed by their families, guests, invitees, servants, lessees, and other persons over whom they exercise control and supervision, said initial rules and regulations are as follows:

1. The sidewalks, entrances, passages, lobbies and hallways and like portions of the "Common Elements" shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium property; nor shall any carts, bicycles, carriages, chairs, tables; clothing, shoes or any other objects be stored therein, except in areas (if any) designated for such purposes.

2. The personal property of Residential Unit owners and occupants must be stored in their respective Units.

3. No articles other than patio-type furniture shall be placed on the balconies, patios, terraces or lanais or other common elements. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces, or other portions of the Condominium or Association property.

4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association property, nor sweep or throw from the Condominium or Association property any dirt or other substance onto any of the balconies, or
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elsewhere in the building or upon the common elements.

5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by The Association. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in clean and sanitary condition.

6. Employees of The Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of The Association.

7. No repair of vehicles shall be made on the Condominium Property.

8. No Residential Unit Owner or occupant shall make or permit any disturbing noises, nor allow any disturbing noises to be made by the owner's family, employees, pets, agents, tenants, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to operate a phonograph, television, radio or sound amplified in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time, which disturbs other residents.

9. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium or Association property, except signs used or approved by The Developer (for as long as the Developer owns any portion of the Condominium Property, and thereafter by The Board) or signs utilized by the Commercial Lots as permitted by the Master Covenants. Except only as may be permitted by the Master Covenants, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the building or on the Common Elements, without the prior written consent of the Board of Directors of the Association.

10. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

11. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage and furnishing The Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of The Association.

12. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the building. Notwithstanding the foregoing, any Unit Owner may display one portable removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by The Board, in which case they shall be removed and replaced with acceptable items.

13. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted on, upon or in the Condominium or Association Property, nor shall oil wells, tanks, tunnels, mineral excavation or shafts be permitted upon or in the Condominium or Association Property. No derrick or other structure designed for use in boring for oil, natural gas or minerals shall be erected, maintained or permitted upon any portion of the Association Property.

14. No window air-conditioning Units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by The Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.

15. Children will be the direct responsibility of their parents or legal guardians, including full supervision of
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them while within the Condominium Property and including full compliance by them with these rules and regulations and all other rules and regulations of The Association. Loud noises by children will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.

16. Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:

(a) Dogs and cats shall not be permitted outside of their Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by The Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within the property.

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

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

(a) **Notice:** The party against whom the fine is sought to be levied shall be afforded an opportunity to a hearing after reasonable notice of not less than fourteen (14) days and said notice shall include: (I) a statement of the date, time and place of hearing; (II) a statement of the provisions of the declaration,

Association bylaws, or Association rules which have allegedly been violated; and (III) a short and plain statement of the matters asserted by The Association.

(b) **Hearing:** The non-compliance shall be presented to a committee of other Unit Owners, who shall hear reasons why penalties should not be imposed. The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the committee. A written decision of the committee shall be submitted to the Owner or occupant by not later than twenty-one (21) days after the meeting.

(c) **Fines:** The Board of Directors may impose fines against the applicable Unit up to the maximum amount permitted by law from time to time.

(d) **Violations:** Each separate incident, which is grounds for a fine shall be the basis of one separate fine. In the case of continuing violations, each continuation of same after a notice there is given shall be deemed a separate incident.

(e) **Payment of Fines:** Fines shall be paid not later than thirty (30) days after notice of the imposition thereof.

(f) **Application of Fines:** All monies received from fines shall be allocated as directed by The Board of Directors.

(g) **Non-exclusive Remedy:** These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which The Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which The Association may otherwise be entitled to recover by law from such Owner or occupant.

18. These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. These rules and regulations shall not apply
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to the Developer, not its agents or employees and contractors, or to the Units owned by the Developer. All of these rules and regulations shall apply to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefore and good cause shown in the sole opinion of the Board.

VENDORS RULES AND REGULATIONS

Construction Guidelines (In addition, please see Designer and Contractor Regulations)

1. **Vendors, Movers and Cleaning Services are not permitted to work on weekends. Work is permitted Monday thru Friday between the hours of 09:00 A.M. to 5:00 P.M. Please notify your vendor of this rule in advance.**

2. **Unit Access:** The Owner must e-mail, Fax or call the office giving permission to allow Unit access. The rule applies to family members. No entry is granted without authorization.

3. **License and Insurance:** License and insurance information must be provided to the management before the subcontractors will be given permission to do commercial work.

4. **Notification of Construction Crews to be on Site:** The constructor, sub-constructors or owner of the Unit must submit a specification plan and authorization form to the Manager at least three days in advance. This will allow staff to protect elevators, Common Areas and to review the plans to ensure compliance.

5. **Sub-contractors' parking:** Loading and unloading of construction materials, furniture, etc., must be done from designated area. No tractor-trailer moving trucks are permitted in the parking garage or Lobby (Ground Floor) Entrance Level. Vendors are required to park vehicles in designated parking area. Vendors must register at Management Office on Lobby floor. Vendors are to use padded elevators only.

6. **Specifications:** A copy of specifications outlining the exact procedure, color and material to use in order to remain uniform throughout the property may be obtained at the Management Office and must

be followed. Written approval must be obtained from the Board of Directors for the following trades: 1- Hurricane Shutters, 2- Satellite Dish. 3- Floor tile for correct underlayment.

7. **Trash Removal:** Trash generated from sub-contractors may not be disposed of on the Property and must be promptly removed from the property by the contractor.

8. **Responsibility for Damage to Building:** Grout or thin set may not be disposed of in the Unit plumbing. Workers will be expected to remove their own material. Sub-contractors are not to leave or perform any work in the Common Areas. Trades using material such as paint, tile, woodwork, etc., must neatly lay heavy paper or plastic from the elevator door to the Unit in order to prevent any damage to carpet. All Common Areas will be inspected at the end of each day. The cost of any repairs to the Common Area or to the other Units will be assessed to the Unit Owner.

9. **Material Delivery:** Only materials that can be delivered to the Unit using the service elevator or the stairs will be permitted. **NO MATERIALS MAY BE HOSTED OR LIFTED TO THE UNIT FROM THE BALCONIES OR EXTERIOR OF THE BUILDING.**

ANY VENDOR FOUND TO BE IN VIOLATION OF THESE GUIDELINES WOULD NOT BE PERMITTED TO RETURN TO THE PROPERTY UNTIL THE VIOLATION HAS BEEN CORRECTED AND PAYMENT HAS BEEN MADE FOR DAMAGES.

POOL RULES

NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK.

1. Pool hours are from Dawn to Dusk.
2. No radios, tape decks or CDs are allowed without earphones.
3. No diapers in the pool. Children not toilet trained must wear approved waterproof pants over diapers. Disposable diapers are not allowed. Swim diaper only.
4. No floating devices in pool. No rafts, beach balls, surfboards or similar beach equipment are permitted in pool or pool area.

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5. No reserved seating areas.
6. Children under 12 may not swim or use the pool areas unless accompanied and supervised by an adult.
7. Cover-ups and footwear are required in all Common Areas. A towel does not constitute a cover-up.
8. Suntan lotion must be removed before entering pool. Use the shower provided at corner of pool.
9. Cover lounge chairs with a towel if using suntan lotion.
10. Lounges or chairs are not to be removed from the pool deck. Do not drag chairs across pool deck.
11. Running, horseplay, climbing, ball or Frisbee playing, or other noisy activities are not permitted in or near pool area. Parents are responsible for the behavior of their children.
12. Glassware is not permitted in or near the pool area, only non-breakable plastic containers (State Law).
13. Pets are not permitted in pool area, even if carried.
14. Shower before entering the pool.

RENTERS/RENTAL RULES

1. Leasing or renting of a Unit by an Owner, either directly or through an agent, is permitted with a minimum lease of not less than ninety (90) days as City of Aventura's code. The Association must receive notice of the leasing of a Residential Unit not less than seven (7) days prior to the commencement of the least term, together with a copy of the applicable lease.
2. Upon arrival all occupants (owners, guests and renters) must register within 24 hours.
3. Renters have full use of the facilities. Owners will be held responsible for the actions of their

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guests or renters. Any damage to the Property will be the responsibility of the owner.

4. Renters and guests are subject to all House Rules adopted by the Board of Directors. If there are any violations of these rules, a request to immediately vacate the Unit can be made.
5. Subletting by renters is not permitted.

FITNESS CENTER RULES

Operating hours are from 05:00 A.M. to 11:00 P.M.

The following are the rules governing the exercise room at the Venture at Aventura Master Association. These rules are for the enjoyment and safety of the Residents of the Venture. Your cooperation is appreciated.

THIS FACILITY IS FOR RESIDENT USE ONLY, NO GUEST TRAINING IS PERMITTED.

1. Children under 18 years old are not permitted to use the equipment.
2. No pets are permitted.
3. No smoking or consumption of food or alcoholic beverages is permitted in the fitness room.
4. No playing, running, or horseplay.
5. Please do not drop or bang the weights.
6. No exercise classes are permitted.
7. Anyone abusing the equipment will be asked to leave.
8. The time limit for the use of any equipment is 45 minutes.
9. Please be considerate of others when using a radio. Your music might not be enjoyed by everyone. Earphones are required with all radios in the exercise room.
10. Use towels to cover equipment. Equipment is to be wiped down after each use.

11. Athletic shoes, shirts and proper attire are required while exercising.
12. Use of the exercise room and equipment is at your own risk.
13. Do not use equipment without proper instructions or knowledge.
14. Any damage to equipment must be reported to management or the front desk immediately.

RESALE & LEASING INFORMATION

1. All Sales, Transfers and Leases of any Unit must be in accordance with the Association's Declaration of Condominium. Unit Owners may not lease their Unit if they are delinquent in their maintenance fees. If leased, the Unit must be leased in its entirety, sub-leasing is not permitted.
2. In order to comply with statutory regulations concerning ownership and occupancy records, please stop by the Association Office at least twenty-one (21) days prior to any sale or lease to obtain the proper forms to assist in the transition of owners or lessees. This package includes a Confidential Resident Information Form, instructions on how to obtain Estoppels, information and items for the new owner or lessee that will familiarize them with the Association's amenities, facilities and regulations.
3. Pursuant to the Association Rules concerning leasing, a copy of the lease agreement on an Association approved standard lease form, accompanied by the Lease Package and an application of \$150.00 per applicant (adult) must be submitted to the Association at least (7) days prior to commencement of the lease.

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- Please note: Leases may be for a term of no less than 90 days per Aventura's city code. All Lessees must abide by the Association's Documents, including, but not limited to, the Association's Rules and Regulations. The Association may require a security deposit equal to one month's rental for all leases.

TRASH ROOM RULES

- You **must** use a **plastic trash bag** for your garbage. (Do not use paper or plastic grocery bags because they break too easily, leak and cannot be closed tightly)
 - The mouth of the **bag must be well tied**.
 - Your trash **bag cannot leak**. If it leaks on the carpet, management will trace the spots back to your door and fine you for the cleaning of the carpet.
 - All plastic garbage bags **must be placed into the chute - never on the floor**.
 - If a trash bag is found on the trash room floor, we will open to inspect the inside and if there is anything that identifies that the trash is yours, you will be fined.
 - Any items that do not fit in the chute (large bags, boxes, etc.) must be taken downstairs and disposed of in the main trash room located inside the garbage room (East Building, Ground floor, Southwest side).
 - Your guests and housekeepers must know these rules as well.
- If owner fails to pay the maintenance, tenant is responsible to pay the rent to the Association (refer to the Addendum to Rental Agreement).
 - Prior to the LEASE AGREEMENT expiring, tenant is responsible to bring an updated lease to the Management office 30 days prior to expiration.
 - Guests are not allowed in the Fitness Center. All guests must be registered with the Management Office.
 - No children under 18 years old are permitted to use the equipment in the Fitness Center. The operating hours in the Fitness Center is from 5:00 A.M. to 11:00 P.M. Fitness Trainers must be registered.
 - Packages received by the Front Desk will be received for registered Residents only and should not have a company name.
 - Move In, Move Out and Deliveries require advanced reservation of the elevator, and the Company must submit a Certificate of Insurance listing the Association, the Management Company and the Residents name as additional insured and must submit prior to the date scheduled. Elevator is available Monday-Friday 9:00 A.M. to 5:00 P.M.
 - Boxes can be disposed of by being broken down and brought to the dumpster room in the garage level trash room South side; not in the elevator waiting area or the floor of the trash room. No disposal of any packing material is permitted down the trash chute.
 - No articles other than patio furniture shall be placed on the balconies. No cloths, towels, curtains, coolers, rugs, bicycles, mops or laundry of any kind shall be allowed and shall not be shaken or hung from any windows, doors, balconies or furniture. Barbeque grills are not allowed.
 - No signs, advertisements, notices, holiday decorations and no items including stuffed animals should be displayed on windows or sliding doors or any part of the Common Areas to include the front door to your apartment.
 - Running, horseplay, climbing, toys, ball or Frisbee playing or other noisy activities are not permitted in

ADDENDUM TO RULES AND REGULATIONS

- Commercial vehicles are not allowed in the parking garage. Any vehicles without a barcode, valet ticket, transponder or temporary pass will be towed without notice. **Forward parking only.**
- Vehicles must **never** be unattended (even if it's to get a package or your mail) in front of the East building; otherwise, a violation of \$100 will be assessed.

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or near pool area. No floats are allowed unless it's a toddler with arm floats. Cover-up and footwear are required while in the lobby and the Common Areas. A towel does not constitute a cover-up.

13. Publix Carts are not allowed on property.
14. Skates, Skateboards, Self-balance Scooters & Scooters are prohibited in the Condominium.
15. **DOG MUST BE CARRIED AT ALL TIMES IN THE COMMON AREAS (LOBBY, HALLWAYS ON ALL FLOORS) AND ELEVATORS.**
16. **IN NO EVENT SHALL A GUEST REMAIN IN THE BUILDING WITHOUT THE PRESENCE OF THE UNIT OWNER OR LESSEE.**
17. **Club Room, Screening room and pool area are for the exclusive use of the residents plus five guests per unit. Using the rooms with additional guests will require a reservation fee with the Management office. NO GUESTS ARE ALLOWED IN THE GYM.**
18. No packages weighing more than 10 lbs. are to be accepted by the Front Desk personnel. This includes boxes taller/wider than 2ft.
19. No packages known to contain any kind of electronics and/or computers may be accepted under any circumstances.
20. No deliveries of furniture may be accepted on behalf of residents.
21. Outgoing mail, be it letter or packages, will be accepted for pickup by any carrier service (i.e., DHL, UPS, FEDEX, USPS, etc.) AT YOUR OWN RISK. We cannot provide verification of pickup by the carrier.

22. **Move In/Out are subject to a \$200 non-refundable fee for extra security guard payable by check and a \$750 refundable security deposit fee.**

23. Items such as stroller, shopping carts, baby seats, car batteries and the like are not to be left in hallways, common areas or parking spaces. If any items are left in these areas, they will be removed by staff and a removal fee will be charged to the resident.
24. Barbequing is not permitted on the property or balcony.
25. Signs or advertisements are not permitted anywhere on the property, including on vehicles.
26. A video surveillance system is video recording common areas and amenities 24/7.
27. Plastic lining to cover the elevator and the hallway leading to the unit must be used for move in/out, for renovation and large delivery/pickup.
28. Unit's spare key(s) shall be held at the management office to access the unit at any time in case of emergency (flood, fire, water leak etc.).
29. Unit Owner (or occupant) is financially responsible for pest control services inside the unit.
30. Proof of General Liability Insurance covering the unit is asked prior to processing any residential application.
31. **SMOKING IS NOT PERMITTED** on the property or on the balcony.

Failure to follow these Rules and Regulations is a violation and a fine of \$100 may be assessed per occurrence up to \$1,000.

Any applicants of the age of 18 must fill out an application.

I/WE HAVE READ AND UNDERSTOOD THE RULES AND REGULATIONS OF THE VENTURE OF AVENTURA EAST CONDOMINIUM ASSOCIATION, INC. I/WE AGREE TO ABIDE TO THESE RULES WHILE IN THE BUILDING.

Signature

Applicant Full Name

Date

Signature

Applicant Full Name

Date

Initial: _____

UNIT: _____

Initial: _____