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TENANT & EMPLOYMENT
BACKGROUND CHECKS

Fast, reliable, and secure
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tailored for peace of mind.

Important Information

Before starting the application:

- Gather the required documents found on the checklist before starting your online application.
- Use your personal email to begin the process.
- If applying with a co-applicant, you'll enter their name and email after completing your application.



Resident Screening Application:

Scan the QR Code:



OR Go to
www.applyfastnow.com
and enter code:

Oceanus

Oceanus Condominium Association

For help with your
applications reach out to:

support@verifyssi.com

(954) 998-7516

SALE AND LEASE APPLICATION

APPLICATION MUST INCLUDE:

1. COMPLETED APPLICATION FORM
2. COPY OF CONTRACT OR LEASE
3. COPY OF PHOTO ID'S FOR ALL OCCUPANTS 18 +
4. \$150.00 PER APPLICANT 18+ OR MARRIED COUPLE (Must include copy of marriage certificate)
5. 620 FICO SCORE PER APPLICANT
6. PROOF OF SOURCE OF INCOME (3 MONTHS AND/OR PAYSTUBS)
7. YOU MUST SET UP AN INTERVIEW PRIOR TO YOUR MOVE IN DATE FOR FINAL APPROVAL WITH THE BOARD OF DIRECTORS.
8. EXPECTED MOVE-IN DATE: _____
Please note: The move-in date must be at least ten (15) days after a completed application has been submitted.

FORM OF PAYMENTS:

1. APPLICATIONS AND PAYMENTS ARE SUBMITTED THROUGH WWW.APPLYFASTNOW.COM
OR SCAN THE QR CODE ON THE FIRST PAGE AND ENTER THE CODE FOR THE ASSOCIATION.

(PAYMENT MEMO MUST INCLUDE ASSOCIATION NAME & UNIT#)

PAYMENT MUST BE RECEIVED PRIOR TO SUBMITTING APPLICATION. ALL PAGES OF THIS APPLICATION MUST BE FILLED AND SIGNED BY ALL PARTIES. ALL DOCUMENT MUST BE SUBMITTED IN ONE PDF AND SENT TO THE EMAILS. FAILURE TO PROVIDE COMPLETED PACKAGE AND DOCUMENTS WILL DELAY THE APPROVAL PROCESS. ONCE COMPLETED APPLICATION IS RECEIVED, IT WILL THEN BE PRESENTED TO THE BOARD OF DIRECTORS. APPLICATION CAN TAKE AT LEAST 15 TO 20 BUSINESS DAYS FROM THE DATE OF RECEIPT. IT IS A BUYERS AND A SELLERS RESPONSIBILITY TO CONFIRM SALES/ RENTALS AND PETS RESTRICTIONS.

BUYER/RENTER: _____ DATE: _____

OWNER: _____ DATE: _____

NOTE: IF THERE ARE ANY QUESTIONS NOT ANSWERED, OR LEFT BLANK THIS APPLICATION WILL BE DENIED. IF APPROVED, NOTE THAT NO FURNITURE CAN BE THROWN AWAY ONSITE AND BOXES MUST BE BROKEN DOWN TO AVOID AN OVERAGE CHARGE FEE. YOU MUST PROPERLY RECYCLE, NO NON-RECYCLABLE ITEMS CAN BE DISPOSED OF IN THE RECYCLING BINS. UNDER NO CIRCUMSTANCE ARE YOU, ANY OF YOUR FAMILY, OR GUEST PERMITTED TO OCCUPY THE RESPECTIVE CONDOMINIUM UNIT, UNTIL YOU HAVE RECEIVED A FORMAL WRITTEN APPROVAL FROM THE CONDOMINIUM ASSOCIATION. APPROVED PURCHASES, UPON CLOSING OF THE SALE TRANSACTION, MUST IMMEDIATELY CONTACT FLA PROPERTY SOLUTIONS AND PROVIDE A COPY OF THE CLOSING STATEMENT OR WARRANTY DEED.

Community:	Unit #:	Contract start date:
Landlord:	Tenant:	Contract end date:

INITIAL _____

SALE AND LEASE APPLICATION

Sale: ☐ Lease: ☐

To: Board of Directors

I/We agree to provide the purchaser a copy of Oceanus Condominium declaration, by-laws, Articles of Incorporation and Rules & Regulations, prior to the occupancy of the unit by the purchaser or lessee.

I/We will be bound by the declaration of condominium, by-laws, articles of incorporation and the rules & regulation of the condominium association.

THE ASSOCIATION AND IT’S AGENT, IN THE EVENT IT CONSENTS TO A LEASE, IS HEREBY AUTHORIZED TO ACT AS OUR AGENT WITH FULL POWER AND AUTHORITY TO TAKE SUCH ACTION AS MAY REQUIRED, IF NECESSARY, TO COMPEL COMPLIANCE BY OUR LESSEE (S) AND/OR THEIR GUESTS, WITH PROVISION OF THE DECLARATION OF CONDOMINIUM OF OCEANUS CONDOMINIUM AND IT’S SUPPORTIVE EXHIBITS, THE CONDOMINIUM ACT, AND RULES & REGULATIONS OF THE ASSOCIATION, OR IN THE INSTANCE OF VIOLATION OF ANY OF THE ABOVE BY THE LESSEE(S) AND/OR THEIR GUEST, UNDER APPROPRIATE CIRCUMSTANCE, TO TERMINATE THE LEASEHOLD. IF THIS APPLICATION IS FOR A LEASE, THE LESSOR AGREES TO REIMBURSE THE ASSOCIATION FOR ANY ATTORNEY’S FEES AND COSTS INCURRED AS LESSOR’S AGENT IN SUCH ENFORCEMENT OR LEASE TERMINATION.

In order for you to facilitate consideration of my/our application for the sale/lease of the above designated unit, I/ We have caused the proposed purchaser/lessee to complete the attached Application by Proposed Purchaser of Lessee. I/We am/are aware that any falsification or misrepresentation of the facts in the attached application will result in the automatic rejection of the Application to Sell or Lease. I/We consent that you may have further inquiries concerning this application, particularly of the references given below.

I/We have attached hereto a Copy of the Purchase Contract or other documents which truly and accurately sets forth the terms of the offer that I/We wish to accept.

I/We agree Owner/Lessee shall not move in unless pre-registered with the Association upon approval.

BUYER/RENTER: _____ DATE: _____

OWNER: _____ DATE: _____

INITIAL _____

SALE AND LEASE APPLICATION

CONTACT INFORMATION SHEET:

OWNER CONTACT INFORMATION:

NAME(S): _____

MAILING ADDRESS: _____

UNIT ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

APPLICANT CONTACT INFORMATION:

NAME: _____

PHONE NUMBER: _____

EMAIL: _____

SPOUSE CONTACT INFORMATION:

NAME: _____

PHONE NUMBER: _____

EMAIL: _____

EMERGENCY CONTACT INFORMATION:

NAME: _____

RELATION: _____

PHONE NUMBER: _____

EMAIL: _____

EMERGENCY CONTACT INFORMATION:

NAME: _____

RELATION: _____

PHONE NUMBER: _____

EMAIL: _____

INITIAL _____

Fla. Property Solutions
1000 5th street, suite 200
Miami Beach, FL 33139
786-565-8352

Resale Demands (Estoppel, Statement of Account, Closing/Status Letter, Etc.), Lender Questionnaires, Leasing Restrictions Disclosures and Association Documents

We are pleased to announce our transition to HomeWiseDocs.com, the next generation in document and data delivery for community associations. HomeWiseDocs.com provides reliable, around-the-clock online access to all governing documents and critical project data for lenders, closing agents, real estate agents and homeowners.

Log on to www.HomeWiseDocs.com and select the Sign-Up link to register. The many system enhancements geared toward an improved user experience include:

- **Order by address or association name searches**
- **Share your order with up to ten email addresses**
- **Hard copy delivery options available**
- **Email and SMS text completion notices for users**
- **Rush order requests**
- **Track your orders online with order confirmation number**
- **Pay for your orders by credit card, check or e-check**

We will continue to bring the latest tools and practices to the community association industry and affiliated professionals. HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly request Closing Information, Lender Questionnaires, and other association documents from our company.



Online Chat at www.HomeWiseDocs.com

Help Desk: 866-925-5004

SALE AND LEASE APPLICATION

Rental / Purchase Unit:

Building Name/ Number: _____ Unit: _____

Lease [] Purchase [] Rent []

Rent Amount / Mortgage: \$ _____ (Monthly)

Move in / Close Date: _____ Rent /Lease Term: _____

Applicant Information:

Last Name: _____ First Name: _____ Middle: _____

Full Address: _____

Social Security No: _____ Date of Birth (____ / ____ / ____)

Driver's License No: _____ State Issued: _____

Passport #: _____ Country: _____

Telephone No: _____ Email: _____

Spouse Information:

Last Name: _____ First Name: _____ Middle: _____

Social Security No: _____ Date of Birth (____ / ____ / ____)

Driver's License No: _____ State Issued: _____

Passport #: _____ Country: _____

Telephone No: _____ Email: _____

Current Landlord:

Address: _____

City: _____ State/Zip: _____ Country: _____

How long at this address? _____ Own [] Rent [] _____

Landlord Name: _____ Phone: _____

INITIAL _____

SALE AND LEASE APPLICATION

Employment History:

Applicant Employer Name: _____ How Long: _____

Address: _____ City: _____ State /Zip: _____

Occupation / Position: _____ Supervisor Name: _____

Telephone: _____ Salary including commissions \$ _____

Spouse Employer Name: _____ How Long: _____

Address: _____ City: _____ State /Zip _____

Occupation / Position: _____ Supervisor Name: _____

Telephone: _____ Salary including commissions \$ _____

Financial History:

Bank Name: _____ Branch: _____

Account Type: _____

Have you or the co-applicant ever filed for Bankruptcy? _____ If so, when: _____

Have you or the co-applicant ever been: _____

Evicted from any tenancy? _____ Ever Broken Lease? _____ Ever Sued?: _____

INITIAL _____

SALE AND LEASE APPLICATION

ESA/SA REGISTRATION SHEET

****Must read and acknowledge before filling out this page****

It is the buyers, renters, and agents' responsibility to confirm pet restrictions as some associations do not allow pets. This page is only to be filled out if you have verified that a dog is permitted in writing. All service animals must include a letter from a state of Florida professional mental health doctor. No guest pets allowed on property over 24 hours without this document being filled and completed. No pets permitted on the property over the weight limit of 35.

This application must include:

1. Picture of pet(s)
2. Updated vaccine records
3. Letter from a state of Florida professional mental health doctor (ESA/SA ONLY)

Pet's Name(s): _____

Breed: _____

Age: _____

Sex: _____

Weight: _____

Spayed/ Neutered? _____

I acknowledge the information provided is accurate, up to date and legal documents. If a pet is purchased/adopted after my move-in, it is my responsibility to fill out this page and provide documents before arrival of pet.

BUYER/RENTER: _____ DATE: _____

BUYER/RENTER: _____ DATE: _____

OWNER: _____ DATE: _____

INITIAL _____

INITIAL _____

SALE AND LEASE APPLICATION

Personal References (No Family Members)

Name: Phone Number:

Work Phone Number: Cell Phone Number:

Relationship:

Name: Phone Number:

Work Phone Number: Cell Phone Number:

Relationship:

Vehicle / Motorcycle Information

Vehicle Make: Model: Color:

Year: License Plate # State: Insured By:

Convictions:

Have you or the co-applicant ever been arrested or convicted of any crime? Include

Misdemeanors, DUI, etc. or are any criminal charge now pending? Yes [] No [] Applicant []

Co-Applicant []if yes, City State Date

Please explain:

INITIAL

SALE AND LEASE APPLICATION

AUTHORIZATION FOR ASSOCIATION TO COLLECT RENT UPON DELINQUENCY IN MAINTENANCE PAYMENTS

Whereas _____ (hereinafter "Owner"), is the record owner(s) of Unit _____ located at _____

Whereas _____ Oceanus _____ Condominium Association (hereinafter "Association" or "Condominium") is the entity responsible for the operation and management of the Condominium, and

Whereas Owner desires to lease the unit to _____ (hereinafter "Lessee") pursuant to a lease submitted herewith; and

Whereas, Owner, Lessee and Association have agreed to enter this Authorization for Association to Collect Rent upon Delinquency in Maintenance Payments (hereinafter "Authorization Agreement"); and

Whereas the terms of this Authorization Agreement shall be incorporated into any agreement for lease of the unit and shall be deemed part of the Uniform form of Lease for rental of units at _____. Now, therefore, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, the parties agree as follows,

1. The terms of this Authorization Agreement shall be incorporated into the agreement to lease the unit at _____ and the Association may enforce the provisions thereof.
2. If, at any time during the term of tendency of the lease, Owner becomes delinquent in payment of regular maintenance and/or special assessments to Association, Owner and Lessee agree that Association shall have the right and authority, in its sole discretion, to demand that Lessee pay lease payments directly to the Association. Association shall provide, by regular and certified mail, ten (10) days written notice to Owner and Lessee that subsequent lease payments are to be forwarded to the Association. Owner and Lessee agree that upon provision of such notice from the Association, Lessee will pay the lease payments accruing thereafter directly to the Association until otherwise notified. The Association shall apply lease payments received from Lessee toward regular maintenance and/or special assessments, costs and attorneys' fees due as of the date of receipt of the payment. Owner expressly releases Association and Lessee from any liability to Owner for unpaid rent under the Lease Agreement if such payment is made directly to Association upon demand from Association. If any funds are left over after the Association deducts the amount owed to it, the Association may apply the remainder of the lease payment toward future regular maintenance and or special assessments.

Should Lessee fail to comply with the Association's demand by payment of the lease payment next due directly to the Association, the Association is hereby authorized to bring legal action against Lessee for immediate termination of the Lease and/or tenancy arrangement. Any such action for termination of the Lease and/or tenancy arrangement may be brought by the Association in the name of the Owner, through eviction proceedings. In addition, or as an alternative to termination of the Lease and/or tenancy arrangement, the Association may seek injunctive relief or specific performance under this Agreement. Owner and Lessee further agree that, if such legal action becomes necessary, the Association shall be entitled to recover reasonable attorney's fees and costs, including appellate fees and costs, from the Owner and Tenant. Any such costs shall be deemed to be a special assessment against the unit and collectible in the same manner as any special assessment levied pursuant to the Declaration of Condominium.

Agreed to this _____ day of _____ 202

INITIAL _____

SALE AND LEASE APPLICATION

GENERAL RULES AND REGULATIONS

Under the condominium documents, the Board of Directors of Oceanus Condominium 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.

In addition to the Rules and Regulations set forth in the Declaration, The Board of Directors may from time to time adopt or amend rules and regulations governing the details of the Units, Common Elements, Limited Common Elements or other property of the Condominium or services made available to the Unit Owners and the conduct of all residents thereof. The Unit Owners shall, always, obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision.

- No pets allowed
- 1 assigned parking space allowed per unit

These General Rules and Regulations shall be cumulative with the covenants and Occupancy and Use Restrictions set forth in the Declaration of Condominium.

In the event any Rule or Regulation heretofore set forth or hereinafter promulgated, or any sentence, clause, paragraph, phrase or word thereof is determined to be invalid or unenforceable, all remaining provisions or portions thereof shall be and shall remain in full force and effect.

The Board of Directors of the Association reserves the right to make additional Rules and Regulations as may be required from time to time. These additional rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.

Violation of any of The Association Rules and Regulations will subject the Unit Owner to the maximum fine allowed by law. No fine may exceed \$100 each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000.

Applicant Signature

Spouse Signature

Printed Name

Printed Name

Date

INITIAL _____

OCEANUS CONDOMINIUM RULES AND REGULATIONS

Reasonable regulations concerning the use of **CONDOMINIUM** property may be made and amended from time to time by the **BOARD OF DIRECTORS** of the Association as provided by the Articles of Incorporation and By-Laws.

All of the powers and duties of the Association shall be exercised by the Board of Administration and shall include the following: To make and amend regulations governing the use of the property, real and personal property in the **CONDOMINIUM**.

The Rules and Regulations shall apply to and be binding upon all unit owners, tenants, their employees and guests. These rules are designed to make living in our Condominium pleasant and comfortable. In living together all of us not only have certain rights, but also certain obligations to other residents and these regulations are for the mutual benefit and comfort of all.

THESE ITEMS MUST ACCOMPANY THE APPLICATION, FAILURE TO DO SO WILL RESULT IN THE DELAY OF PROCESSING.

1. The application fee of \$150.00 per person or \$150.00 per couple paid through applyfastnow.com. 15 days will be the time frame for meeting with the board, after all paperwork and funds are received.
2. MINIMUM CREDIT SCORE IS 620 PER OCCUPANT
3. Copies of last 3 months of bank statements/pay stubs
4. Copy of Driver's License
5. Completed application with social security number and signed at bottom.

The Board of Directors will call violations to the attention of the violating residents. A fine of \$50.00 and up to the amount of \$100.00 may be issued. Any disciplinary action against the violating resident will be decided upon by the Board or Directors and may include, if deemed necessary, legal action.

INDIVIDUAL UNITS: UNIT OCCUPANCY:

ONE (1) BEDROOM UNITS (1,2,3,4) MAY OCCUPY NO MORE THAN TWO (2) PERSONS

TWO (2) BEDROOM UNITS (5,6,7) MAY OCCUPY NO MORE THAN FOUR (4) PERSONS

MOVING OF FURNITURE AND OTHER DELIVERIES:

To avoid conflict in any moving of furniture in or out of the building plus any large delivery (i.e. carpeting, appliances, shutter material, etc. must be first requested by the residents at least three days in advance. This request is to be made to the property manager. If because of a prior request, the resident is turned down, then the resident must request another date.

NO MOVING OF FURNITURE OR LARGE DELIVERY MAY BE MADE WITHOUT THIS APPROVAL,

The moving and/or deliveries described above are to be made during the hours of 9:00AM to 5:00PM Monday through Saturday. **NO MOVING, MOVERS OR DELIVERIES, AS DESCRIBED ABOVE, MAY BE MADE ON SUNDAYS OR HOLIDAYS.**

USE OF THE LAUNDRY ROOM: HOURS ARE 9:00 AM TO 9:00PM

Laundry machines are for the use of Owners or Residents Only

Each Unit has an **assigned day** to use which is posted in laundry room.

OPERATING Manual OF THE WASHER IS POSTED IN LAUNDRY ROOM.

Be careful not to overload the washer nor to use too much detergent.

The Dryers Lint Filter must be cleaned out after each use.

You are responsible for cleaning any spills on the machines or floor.

The door of the laundry room is to be closed and always locked.

Remember to **turn off** the light.

GARBAGE, RECYCLE AND BULK TRASH

The garbage and recycle bins which are labeled accordingly are located on the East side at the back of the building.

GARBAGE BINS: (food, etc.) must be placed in plastic bags which are securely tied. **No BAGS larger than 13 gallon bags are to be used.**

RECYCLE BINS: are for paper products, rinsed glass, tin cans & corrugated **boxes MUST BE FLATTENED/BROKEN DOWN. NO PLASTIC BAGS**

NO CONSTRUCTION DEBRIS/GARBAGE IS TO BE PLACED IN THESE GARBAGE BINS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/WORKERS TO DISPOSE OFF PROPERTY.

BULK TRASH: ONLY ON THURSDAYS. Pick up location: East side on Street at Cement Light Pole. Place **only** after 5:00PM on Wednesday or before 9:00AM on Thursday. to **avoid fines**

BULK TRASH: No Construction Debris. Items allowed: furniture, bed frames, couches, chairs, other large household items, etc. **NO GLASS.** Questions on what might be allowed contact The Town of Bay Harbor Islands, to **avoid fines.**

All doors of a unit which connects with an interior hallway of the building MUST be kept closed, except for entering/exiting the unit.

If an Owner wishes to install flooring of wood, tile or marble, the owner **MUST** present to the Board of Directors architectural plans or drawings for approval before any installation. All Owners **MUST** receive the Board of Directors approval in writing and **MUST** have, if necessary, a valid permit from the Town of Bay Harbor Islands prior to any floor installation. Such permit must be presented to the Board of Directors and displayed thereafter in an area designated by the Board of Directors. An Owner must install adequate soundproofing material as approved by The Association beneath the new floor to ensure the absence of noise below the unit. If approval is not received before the installation, such owner may be asked at his or her sole expenses to remove the unapproved flooring.

Storm Shutters may be installed on units providing that they are accordion type and match the building's color. The unit owner is required to execute a covenant supplied by the Association proving for the owner's ongoing responsibility for maintenance and repair of said shutters and indemnification of the Association against any claims arising from the installation of said shutters.

High Impact Windows may be installed on units providing that they match the building's existing window style. Owners must present architectural plans for approval prior to any installation. All Owners **MUST** receive the Board of Directors approval in writing and **MUST** have, if necessary, a valid permit from the Town of Bay Harbor Islands prior to any window installation. Such permit must be presented to the Board of Directors and displayed thereafter in an area designated by the Board of Directors.

No work that creates excess noise (i.e. hammering, electric saws, drills, etc.) is permitted to be used inside a unit except during the hours of 9:00AM through 5:00PM Monday through Saturday. No work on Sundays, or Holidays.

No loud noises at anytime that create a nuisance or that may disturb other Owners or Residents is allowed.

PARKING:

Only Automobiles, Pick-Ups, SUV's, Motorcycles, Motor Scooters, Mopeds or the like may be parked in parking spaces. Parking in the Condominium shall be restricted to private automobiles and passenger type vans. Jeeps and pickup trucks not exceeding one-half tons.

NO Boats, Trailers of any kind or Recreational Vehicles may be parked on the premises.

Residents may park their vehicle only in their assigned parking space confined within the boundaries marked by the parking lines. There is a municipal lot at the end of 92nd Street and parking permits can be purchased from the Town of Bay Harbor Islands.

Effective December 15, 2025: The Association will allow the use of the parking space nearest Unit 1 to unload groceries or wash vehicles. While unloading the vehicle, the hazard lights or trunk should be left open to show other building occupants that the space is being used temporarily.

Only One Automobile, one Pick-Up, one SUV, one Motorcycle, one Motor Scooter, one Moped or one of the likes is permitted to be parked in an assigned parking space or guest space. No commercial vehicles of any kind or used for commercial purposes are allowed to be parked at the property. Bicycles are not allowed to be parked in the parking areas; these must be inside each unit or in storage. No cars in disrepair or with broken windows are allowed to park on the premises.

Owners or Residents are responsible for keeping their parking space free of fluids (i.e. motor oil, transmission fluid, etc.) from their vehicles.

If an Owner or Resident leaves a vehicle at the property while they are away for more than a month, the owner/resident must give the Association the name and telephone number of the person in area who can move the vehicle should it become necessary for the Association to have work (such as re-surfacing, painting, digging, etc.) in the area where the vehicle is parked.

The Association will not accept liability for any damages to any vehicle if it was not able to have the vehicle removed (as explained above) for such necessary work to be done.

There are no noises permitted between the hours of 11:00PM and 8:00AM

MISCELLANEOUS RULES AND REGULATIONS

No Smoking is allowed ANYWHERE WITHIN THE BUILDING except inside an individual unit.

No personal items may be stored in stairwell landings, or any other common areas. All such items must be kept inside the resident's unit.

No Owner or Resident is permitted on the roof or in the electric meter room.

No Owner or Resident is permitted to adjust any building switch, thermostat, etc.

No feeding of (or leaving food for) animals and/or birds is permitted anywhere on or from the Condominium property.

No Owner, Resident, or Guest may pass through any common area inside the building barefoot and/or without a shirt.

Pets are **not** allowed at the property.

Maintenance fee payments are due the first day of each quarter (January, April, July, October). Payments are past due after the 5th day of each quarter.

POOL & PATIO AREAS: OBSERVE POSTED POOL RULES

Pool Hours are 9:00AM to 8:00PM, Only 8 persons are allowed in the pool at any time.

All persons must shower prior to entering the pool (the shower is on the back wall of the building). Long hair must be tied back. Suntan lotion/oils must be removed before entering the pool.

Not Allowed in the Pool --- Persons with skin abrasions of any kind, as well as persons wearing Band-Aids.

Place a large towel or cover over pool chairs, recliners when using suntan lotion/oils.

Apartment Owners **MUST** accompany their guest, only exception is house guest.

Children under twelve (12) years old **MUST** be always accompanied by an adult. Children who are not toilet trained are not allowed in the pool.

No running or roughness is permitted from the pool or the pool area.

Pool furniture is **NOT** to be removed from the pool area and should be replaced as found.

No BREAKABLE CONTAINERS ALLOWED IN THE POOL AREA.

You are required to clean up after yourselves while at the pool area.

PEST CONTROL

Service provided approximately each month; management will send a notice 24 hours prior to visit via email to all owners. You have the option not to have service in your unit; however, you will be required to keep your unit, pest free.

THESE RULES AND REGULATIONS ARE IN ADDITION TO THOSE LISTED IN THE OFFICAL DOCUMENTS (ARTICLES OF INCORPORATION: BY-LAWS, DECLARATION OF CONDOMINIUM) OF THE OCEANUS CONDOMINIUM ASSOCIATION.

Florida State Bill 1196 and 1222 which were approved and enforceable after July 1, 2010, requires that the tenant pay the rent directly to The Association if the owner defaults on his owner's association fees. This includes that The Association can evict the tenant for this nonpayment. If this should occur, The Association would request the monthly payment directly from the tenant.

I, the undersigned, have read and understood the Rules and Regulations of the Oceanus Condominium.

As an Owner and/or Tenant at the Oceanus Condominium, I agree to follow these Rules and Regulations as written.

Our Documents prohibit you disturbing the peace and tranquility of fellow residents. No exceptions. Failure to comply with rules and regulations will result in attorney fees and fines which you will be responsible pay for all related costs.

_____	_____	_____
Owner Signature	Unit #	Date

_____	_____	_____
Tenant Signature	Unit #	Date

_____	_____	_____
Tenant Signature	Unit #	Date

OCEANUS CONDOMINIUM PARKING RULE ADDITION

Each unit comes with one reserved parking space. There are four parking spaces in the common area of the property, three are guest spots and one is assigned to Unit 3 which is located at the Southeast section in the common area. There are six reserved spaces on the street parking areas that are assigned to each of the remaining units in the building.

The guest spots are to remain open to the guests of the building and cannot be utilized by the owners or tenants as parking in any way for their units.

As of October 31, 2025, all owners or tenants that park in these spaces will receive a fine of \$100.00 daily for each time these rules are violated.

Enforcement – Owners, tenants, and/or the property manager will take photographs of the vehicles which will include their location clearly showing that they are in the guest parking area, including the tag number of the vehicle. The management company will prepare a letter to the owner of the unit in violation and add the \$100.00 fine to their account ledger. If the fines remain unpaid, once the amount due reaches \$1,000.00, The Association will refer the file to an attorney for further action against the unit owner. Owners will be responsible for making the payments if their tenant is in violation.

This rule change was approved as per the meeting held on September 26, 2025.

Owner Signature	Unit #	Date
-----------------	--------	------

Tenant Signature	Unit #	Date
------------------	--------	------

Tenant Signature	Unit #	Date
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