



PATHWAYS CONDOMINIUM ASSOCIATION, INC.

C/O LYNX PROPERTY SERVICES

12485 SW 137TH AVE SUITE 309, MIAMI, FLORIDA 33186

FAX: (305) 252-6165

WWW.LYNXPROPSERVICES.COM

INSTRUCTIONS FOR LEASE AND PURCHASE APPLICATIONS

**LISTED BELOW ARE PROCEDURES AND DOCUMENTS
THAT WILL BE REQUIRED FOR APPROVAL OF LEASE:**

Please complete all the required information:

1. Completed application.
2. **\$100.00 per applicant/married couple non-refundable screening fee payable to Lynx Property Service, LLC. (ONLY MONEY ORDERS/CASHIER'S CHECKS WILL BE ACCEPTED. NO PERSONAL/BUSINESS CHECKS OR CASH ACCEPTED).**
3. A copy of the signed purchase contract.
4. Copy of picture identification and social security card.
5. Criminal and credit/debit history of close-for-cause bank accounts, non-sufficient funds history, and inquiries must be processed for all adults (18 years or older).
6. Buyers must purchase a set of the Association's Documents online at www.HomeWiseDocs.com, request PUD and estoppels letters at the same website.

Property Address: _____

Name of owner/seller: _____

Upon receipt of the **completed** paper work (please no faxes, originals only), your application will be processed. Please allow at least **30 business days** from the **date the application is complete** for the processing of the application.

Note: Write in the required information on all pages of the application or put N/A if it does not apply (no bank account/credit card, etc.). Also, if any section is left blank, this application may be returned to be completely filled out which will delay the approval process. **Please print legibly!**

***Mailing address of owner must be on file with the Association.**



APPLICATION COVER SHEET

TYPE OR PRINT

THIS FORM MUST BE LEGIBLE IN ORDER FOR APPLICATION TO BE PROCESSED

DATE OF APPLICATION:	
NAME OF COMMUNITY:	
EMAIL RESULTS BACK TO:	

PROPERTY ADDRESS:		OWNER'S MAILING ADDRESS:	
MOVE IN DATE:		# OF APPLICANTS:	

APPLICANT 1

NAME:					
ADDRESS:					
CITY:		STATE:		ZIP CODE:	
CELL NUMBER:			HOME PHONE NUMBER:		
EMAIL:					
SS#:		DOB:		Current Rental Amount:	
INCOME DETAIL	GROSS MONTHLY INCOME:				
	ADDITIONAL MONTHLY INCOME:				
	TOTAL GROSS MONTHLY INCOME:				

APPLICANT 2

NAME:					
ADDRESS:					
CITY:		STATE:		ZIP CODE:	
CELL NUMBER:			HOME PHONE NUMBER:		
EMAIL ADDRESS:					
SS#:		DOB:		Current Rental Amount:	
INCOME DETAIL	GROSS MONTHLY INCOME:				
	ADDITIONAL MONTHLY INCOME:				
	TOTAL GROSS MONTHLY INCOME:				

APPLICANT 3

NAME:					
ADDRESS:					
CITY:		STATE:		ZIP CODE:	
CELL NUMBER:		HOME PHONE NUMBER:			
EMAIL ADDRESS:					
SS#:		DOB:		Current Rental Amount:	
INCOME DETAIL		GROSS MONTHLY INCOME:			
		ADDITIONAL MONTHLY INCOME:			
		TOTAL GROSS MONTHLY INCOME:			

CO-SIGNER 1

NAME:					
ADDRESS:					
CITY:		STATE:		ZIP CODE:	
CELL NUMBER:		HOME PHONE NUMBER:			
EMAIL ADDRESS:					
SS#:		DOB:		Current Rental Amount:	
INCOME DETAIL		GROSS MONTHLY INCOME:			
		ADDITIONAL MONTHLY INCOME:			
		TOTAL GROSS MONTHLY INCOME:			

CO-SIGNER 2

NAME:					
ADDRESS:					
CITY:		STATE:		ZIP CODE:	
CELL NUMBER:		HOME PHONE NUMBER:			
EMAIL ADDRESS:					
SS#:		DOB:		Current Rental Amount:	
INCOME DETAIL		GROSS MONTHLY INCOME:			
		ADDITIONAL MONTHLY INCOME:			
		TOTAL GROSS MONTHLY INCOME:			



APPLICANT'S INFORMATION

APPLICANT'S NAME:					
SS#:		DOB:		MARITAL STATUS:	
DRIVER'S LICENSE:				STATE:	
CELL NUMBER:		HOME PHONE NUMBER:			

SPOUSE/ CO-APPLICANT:					
SS#:		DOB:			
DRIVER'S LICENSE:				STATE:	
CELL NUMBER:		HOME PHONE NUMBER:			

OTHER OCCUPANTS (UNDER 18 YRS. OF AGE):

NAME:					
RELATIONSHIP:				AGE:	
NAME:					
RELATIONSHIP:				AGE:	
NAME:					
RELATIONSHIP:				AGE:	

RESIDENT HISTORY

PRESENT ADDRESS					
STREET:				APT. #:	
CITY:		STATE:		ZIP CODE:	
DATES TO/FROM:				MONTHLY PAYMENT:	
APT. NAME/IF HOME, MORTGAGE COMPANY AND LOAN NO.				PHONE NUMBER:	
REASON FOR MOVING:					

PREVIOUS ADDRESS					
STREET:				APT. #:	
CITY:		STATE:		ZIP CODE:	
DATES TO/FROM:				MONTHLY PAYMENT:	
APT. NAME/IF HOME, MORTGAGE COMPANY AND LOAN NO.				PHONE NUMBER:	
REASON FOR MOVING:					
HAVE YOU EVER BEEN EVICTED FROM ANY LEASED PREMISES? IF YES, EXPLAIN.					

EMPLOYMENT

PRESENT EMPLOYER:		POSITION:	
BUSINESS ADDRESS:		BUSINESS PHONE:	
SUPERVISOR:		EMPLOYED SINCE:	
GROSS WEEKLY SALARY:			

PREVIOUS EMPLOYER:		POSITION:	
BUSINESS ADDRESS:		BUSINESS PHONE:	
SUPERVISOR:		EMPLOYED SINCE:	
GROSS WEEKLY SALARY:			

SPOUSE/CO-APPLICANT'S EMPLOYER:		POSITION:	
BUSINESS ADDRESS:		BUSINESS PHONE:	
SUPERVISOR:		EMPLOYED SINCE:	
GROSS WEEKLY SALARY:			

VEHICLES

(Rules & Regulations may limit number of vehicles permitted.)

MAKE	MODEL	YEAR	TAG #	COLOR	REGISTERED TO:

GIVE DESCRIPTION AND TAG NUMBERS OF ANY BOAT, MOTORCYCLE, CAMPER, VAN, ETC. YOU MAY OWN:	
--	--

PETS

HOW MANY PETS IF ANY?					
KIND:		WEIGHT (LBS.)		COLOR:	
KIND:		WEIGHT (LBS.)		COLOR:	
KIND:		WEIGHT (LBS.)		COLOR:	

EMERGENCY CONTACTS

NAME:			
RELATIONSHIP:		AGE:	
ADDRESS:		PHONE:	
NAME:			
RELATIONSHIP:		AGE:	
ADDRESS:		PHONE:	
NAME:			
RELATIONSHIP:		AGE:	
ADDRESS:		PHONE:	

Applicant hereby represents that all the above statements are true and correct and are made to induce owner and its agents to lease or rent an apartment. Owner and its agents are hereby authorized and given the right to verify by reasonable means the application, including, without limitation, ordering credit and criminal reports, and authorized to exercise in its sole discretion as to whether to reject the application and/or to terminate any lease which may be entered into between the parties, pursuant to this application, whether during the term of said lease or any extensions or renewals thereof, if the applicant has made any false or misleading statements or misrepresentations in this application.

Applicant's Signature: _____	Date: _____
Spouse/Co-applicant: _____	Date: _____
Co-signer: _____	Date: _____
Second co-signer: _____	Date: _____
Owner/Leasing Agent: _____	Date: _____

PATHWAYS CONDOMINIUM ASSOCIATION, INC.
RENTAL SECURITY DEPOSIT AGREEMENT

(THIS FORM MUST BE SIGNED BY RENTER AND OWNER AND NOTARIZED)

THE SECURITY DEPOSIT WAS PAID BY:

OWNER'S NAME: _____ AMOUNT PAID \$: _____

1ST TENANT'S NAME: _____ AMOUNT PAID \$: _____

2ND TENANT'S NAME: _____ AMOUNT PAID \$: _____

AFTER LEASE EXPIRES THE SECURITY DEPOSIT SHALL BE REFUNDED TO:

NAME: _____ AMOUNT PAID \$: _____

NAME: _____ AMOUNT PAID \$: _____

OWNER'S SIGNATURE

PRINT NAME

OWNER'S SIGNATURE

PRINT NAME

1ST NEW TENANT'S SIGNATURE

PRINT NAME

2ND NEW TENANT'S SIGNATURE

PRINT NAME

PROPERTY ADDRESS

DATE: ____/____/____

BEFORE ME, PERSONALLY APPEARED _____ WHO AFTER
BEING DULY SWORN SAYS THE FOREGOING AGREEMENT IS TRUE. SWORN AND SUBSCRIBED
BEFORE ME THIS _____ DAY OF _____, 20____.

SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA

Print Name of Notary

COMMISSION SEAL OR EXPIRATION DATE

AMENDMENT TO SECTION 17.9 OF ARTICLE 17 OF THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR THE
PATHWAYS, A CONDOMINIUM
ENTITLED "LEASE"

New language is indicated by ~~underscored~~ type.

Deleted Language is indicated by ~~stuck-through~~ type.

17.9 Lease. No portion of a Unit (other than an entire Unit) may be rented. All leases shall be on form approved by the Association and shall provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association, applicable Rules and Regulations or other applicable provisions of any agreement, document or instrument governing the Condominium. Leasing of Units shall also be subject to the prior written approval of the Association and the Association may reject the leasing of any Unit on reasonable grounds. No lease shall be approved for a term of less than, or in excess of, one (1) year. No Unit may be leased more than once in any twelve (12) month period. No Unit Owner may lease his/her Unit until such time said Unit Owner has been the record owner of his/her Unit for a period of not less than two (2) year.

**THE PATHWAYS CONDOMINIUM ASSOCIATION, INC.
ADDENDUM TO LEASE**

THIS ADDENDUM made this _____ day of _____, 20__, is attached to and forms an integral part of the lease to which it is attached, dated _____, 20__, for a term commencing _____ and expiring _____ (hereinafter referred to as the "Lease") by and between _____ (hereinafter referred to as "Owner" or "Lessor") and _____ (hereinafter referred to as "Lessee") for Unit # _____ of The Pathways, A Condominium, located at _____ (hereinafter referred to as the "Unit"). In the event this Addendum conflicts with, varies or modifies the terms and provisions of said Lease, then in such event, the terms and provisions of this Addendum shall control and govern the rights and obligations of the parties.

WITNESSETH:

WHEREAS, Lessor is the Owner of the Unit, and wishes to lease said Unit to Lessee; and

WHEREAS, The Pathways Condominium Association, Inc. (the "Association"), pursuant to Section 17.9 of Article 17 of the Amended and Restated Declaration of Condominium For The Pathways, a Condominium (the "Declaration"), has the right to approve leases of units within The Pathways, A Condominium (the "Condominium") and in connection therewith the Association is requiring that this Addendum to Lease form be executed by Lessor and Lessee.

NOW, THEREFORE, in consideration of the terms set forth herein and other good and valuable consideration, the receipt and adequacy of which the parties hereby acknowledge, the parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. Lessee shall abide by and comply with the provisions of the Declaration, the Association's Amended and Restated By-Laws, Articles of Incorporation and all Rules and Regulations, as same may be amended from time to time (hereinafter referred to as the "Governing Documents") and shall comply with all laws, ordinances, regulations and administrative rules applicable to the Unit including, but not limited to Chapter 718, Florida Statutes, (the "Condominium Act"). By executing this Addendum, the Lessee acknowledges receipt of the Governing Documents from the Lessor and acknowledges review of same.
3. The parties acknowledge that the application approval fee charged by the Association, not to exceed One Hundred Dollars (\$100) per applicant, shall be provided to the Association simultaneously with the giving of notice to the Association of the parties' intention to lease the Unit. The parties further acknowledge that the payment of such application fee is a condition precedent to the execution of the Lease.
4. The parties acknowledge that simultaneously with the giving of notice to the Association of the parties' intention to lease the Unit, a security deposit in the sum of _____ Dollars (\$ _____) shall be provided to the Association, which security deposit shall be held in escrow by the Association. The parties further acknowledge that the payment of the security deposit is a condition precedent to the execution of the Lease.

5. In the event Lessor is delinquent in the payment of any monthly maintenance assessments or special assessments due to the Association, the rent for the Unit shall be applied by the Lessee to payment of any delinquent assessment or installment thereof due to the Association before payment of the balance, if any, of such rent to the Lessor. If any such assessments and installments are not paid within ten (10) calendar days after the due date, the Association shall notify the Lessor of such delinquency by certified and regular mail to the last address furnished to the Association by Lessor and shall notify Lessee of same by regular mail to the Unit address. Upon receipt of such notice, Lessee shall immediately pay to the Association the amount of such delinquent assessment, including late fees, interest, collection costs and attorney's fees (if any), and shall deduct such sums paid to the Association from the next rental payment. Notwithstanding the foregoing, in the event the sums owing to the Association exceed the Lessee's rental payment, Lessee shall not be obligated to pay any sums in excess of such rental payment to the Association. If any excess sums are due to the Association, the Lessee is authorized to continue to deduct such sums from each rental payment until such sums have been paid in full. Any such deductions by the Lessee shall not constitute a default by Lessee of Lessee's obligations under the Lease.
6. In the event the Lessee fails to pay delinquent assessments and costs and fees incidental thereto, the Lessee shall be deemed in default under the Lease and subject to eviction proceedings as described in paragraph 7 of this Addendum, in addition to all other remedies the Association shall have. The collection of rental payments from the Lessee shall not be deemed an election of remedies, and the Association may still proceed to collect delinquent assessments in accordance with the Governing Documents and the Condominium Act, including but not limited to the filing of a claim of lien, foreclosure, and personal money actions.
7. Lessee agrees to abide by this Addendum, the Governing Documents and all applicable laws, ordinances and regulations. If Lessee fails to comply with this Addendum, the Governing Documents or any applicable laws, ordinances and regulations, Lessor shall promptly commence action to evict Lessee. If Lessor fails to promptly commence action to evict Lessee, Lessor hereby authorizes the Association as the Lessor's agent and attorney in fact, to commence eviction proceedings. In the event the Association files an action for eviction, the Lessor and Lessee shall be jointly and severally liable for all attorney's fees and costs, including appellate proceedings. Nothing contained herein shall be deemed to obligate the Association to commence eviction proceedings or to preclude the Association from pursuing any other available legal remedies.
8. The Lessor and Lessee shall be jointly and severally liable to the Association for any losses incurred by the Association or damages caused to the Common Elements, Association property or to the property of any other third party resulting from the actions of the Lessor or Lessee.
9. Lessee shall not be entitled to occupy the Unit prior to receipt of written approval from the Board of Directors as specified in Section 17.9 of Article 17 of the Declaration. In the event the Lessee should occupy the Unit prior to receipt of written approval, Lessee's application to lease the Unit shall be deemed automatically withdrawn.

10. The Unit shall be possessed, occupied and utilized solely for the purpose of a private single family residential dwelling and for no other purpose. Lessee warrants and represents that the only occupants of the Unit will be the following individuals:

Additionally, in the event that the Lessee is a corporation or other type of legal entity, the Unit may only be occupied by an officer, director, stockholder, employee, partner or beneficiary of such corporation or legal entity. Under no circumstance may occupancy of the Unit exceed two (2) persons per bedroom nor may any more than one family reside in a Unit the one time.

11. The Association and/or its authorized agent(s) shall have the irrevocable right to have access to the Unit as may be necessary for inspection, maintenance repair or replacement of any Common Elements accessible therefrom, or for making emergency repairs necessary to prevent damages to the Common Elements or other units.
12. The Lessee shall not assign the Lease, nor sublet or permit the Unit or any part thereof to be used by others without the prior written approval of the Association.
13. The Lessee agrees not to keep anything in the Unit which will increase the insurance rates of the Association or interfere with the rights of other residents of the Association by creating unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance, immoral or illegal act in the Unit, or on the Common Elements, or the Limited Common Elements.
14. There shall be no extensions or renewals of the Lease without the prior written approval of the Association.
15. Lessee and Lessor specifically acknowledge that as of the expiration date of the term of the Lease, unless the appropriate documentation has been provided to the Association evidencing that the term of the Lease has been renewed, the Lessee shall have no access or use rights in the Association's property, including, but not limited to, all Common Elements and amenities except as an invited guest. In connection with the termination of the Lessee's use rights as specified above, Lessee and Lessor specifically acknowledge that unless the appropriate documentation has been provided to the Association evidencing that the term of the Lease has been renewed that all entry devices and/or other means for the Lessee to access the Condominium and/or the Unit shall be terminated and/or revoked as of the expiration date of the term of the Lease.
16. Lessee shall not be permitted to keep any pet(s) within the Unit or any other portion of the property governed by the Association.
17. When used herein, the singular shall include the plural, the plural the singular and the use of any gender shall include all genders as appropriate.
18. The partial or complete invalidity of any one or more provisions of this Addendum, or any other instrument required to be executed by Lessee in connection with the leasing of the Unit, shall not be affected thereby, and each and every term and

provision otherwise valid shall remain valid and be enforced to the fullest extent permitted. The failure of any party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions of this Addendum, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenants, conditions or rights as respects further performance.

19. Nothing contained in the Lease, this Addendum, or the Governing Documents shall in any manner: (i) be deemed to make the Association a party to the Lease or this Addendum (except to the extent that the Association is an intended third party beneficiary of any of the covenants contained in the above referenced documents which are for the benefit and protection of the Association and are necessary to enable the Association to enforce its rights hereunder; (ii) create any obligation or liability on the part of the Association to the Lessor or Lessee (including, without limitation, any obligation as a landlord under applicable law or any liability based on the Association's approval of the Lessee pursuant to the Declaration, such approval being solely for the benefit of the Association), or (iii) create any rights or privileges of the Lessee under the Lease, this Addendum, or the Governing Documents as to the Association.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the date and year first above written.

Signed, sealed and delivered
In the presence of:

OWNER(S)/LESSOR(S):

LESSEE(S):

Receipt of this Lease Addendum is acknowledged by The Pathways Condominium Association, Inc., on this ____ day of _____, 20__.

**THE PATHWAYS CONDOMINIUM
ASSOCIATION, INC.**

By: _____

Title: _____

Pathways Condominium Association

Rules and Regulations*

THESE RULES AND REGULATIONS ARE SUBJECT TO PERIODIC UPDATES AND CHANGES. CALL THE MANAGEMENT OR CONTACT YOUR BOARD OF DIRECTORS WITH ANY QUESTIONS.

*There may be additional rules and regulations not listed herein. Please refer to the official Condominium Documents, transferred at the time of the sale of the Unit, for more information.

April 2008

THE FORM FOLLOWING THESE RULES AND REGULATIONS **MUST BE SIGNED** BY THE PROSPECTIVE PURCHASER(S) OR LESSEE(S) AND RETURNED TO MANAGEMENT WITH THE APPLICATION. THE RULES AND REGULATIONS SHEETS SHALL BE KEPT BY THE PURCHASER OR LESSEE FOR REFERENCE.

NOTE: ALL RESIDENTS, BOTH OWNER(S) AND LESSEE(S), MUST FILL OUT AN APPLICATION, SUBMIT TO POLICE AND CREDIT SCREENING PROCESS AND RECEIVE OFFICIAL APPROVAL BEFORE MOVING IN. MANAGEMENT MUST BE NOTIFIED OF ANY ADDITIONS OR CHANGES IN OCCUPANCY OF THE UNIT.

Pathways Condominium Association

Rules and Regulations

COMPLIANCE WITH THE RULES AND REGULATIONS IS **MANDATORY**. INFRACTIONS WILL BE DEALT WITH IN ACCORDANCE TO FLORIDA STATE LAW AND THE RIGHTS OF THE CONDOMINIUM ASSOCIATION, INDIVIDUALLY AND COLLECTIVELY.

1. **PETS.** Owners are not permitted to have more than two household pets with a weight not to exceed 25 pounds at maturity. Renters are **NOT PERMITTED** to have pets. **No visiting pets are permitted.**

Pet owners are **NOT permitted** to walk their pets in the interior courtyards. Pets must be walked around the perimeter of the property and must be leashed at all times. Excrement must be picked up and disposed of properly. Residents who fail to clean up after pets will be subject to fine.

2. **PARKING.** Parking in the parking lots is by **PERMIT ONLY** with **ONE CAR ONLY** per unit allowed in parking lot. **PARKING IN THE FIRE LANE IS PROHIBITED AT ALL TIMES. No commercial vehicles, boats, motorcycles, campers, trucks or trailers** shall be parked, stored or left anywhere on the condominium property.

Vehicles not properly licensed, or without proper tags, or having broken windows, physical damage, flat tires or which are unable to operate under their own power **WILL NOT be permitted** on condominium property.

VIOLATIONS OF PARKING AREA RULES WILL BE SUBJECT TO TOWING AT OWNER'S EXPENSE.

3. **VEHICLE REPAIRS.** No mechanical work, except of an emergency nature, may be done on the condominium property.
4. **DUMPSTERS.** Dumpsters are to be used for day-to-day household trash disposal **ONLY**. **Appliances, furniture, mattresses** and any other items not able to fit completely inside the dumpsters are to be disposed of **BY RESIDENTS** at the County Dump. **LARGE ITEMS SHALL NOT BE LEFT BY THE DUMPSTERS. Violators/owners will be fined and charged for the removal of prohibited items.**

continued

5. **UNIT REPAIRS / RENOVATIONS.** Any Unit Owner wishing to make improvements and/or changes to their unit must have written approval from the Association.
CONTACT MANAGEMENT BEFORE ANY WORK COMMENCES.

ONLY licensed and insured workers are to be used to perform alterations or renovations.
Proof of license and insurance must be provided to management before work begins.

6. **WASHERS AND DRYERS.** Washing machines and dryers are **NOT PERMITTED** in individual units due to our use of septic tanks and because of the electrical hazard they pose to our buildings. A Laundry Room is provided for your convenience.
7. **HURRICANE PROTECTION.** Plywood is **NOT PERMITTED** to be used as hurricane protection on any of the buildings. Anyone puncturing the walls of the buildings will be charged for the repairs. Only Miami-Dade County approved protection is allowed.
Approval must be obtained from the Association before installing any type of hurricane protection.

Hurricane shutters **MUST remain OPEN UNLESS** Dade County is under a Hurricane Watch or Warning. Shutters **MUST** be reopened **within five business days** after the watch or warning has been lifted. Violations will be subject to fine.

8. **SATELLITE DISHES.** Satellite dish antennas of any kind are prohibited on condominium buildings. Any resident or owner attaching a satellite dish or any other item to any building will be responsible for repairs and may be subject to fine.
9. **YARD SALES.** **Not permitted** without written consent from the Association Board of Directors. Person(s) conducting yard sale are responsible for any damages or liability issues resulting from their activity.
10. **SIGNS.** No signs, including real estate company signs, for sale signs, for rent signs or any advertising signs whatsoever shall be posted in common areas or on the perimeter of condominium property. Signs are permitted on the community bulletin board **ONLY**.
11. **NOISE.** There is a Miami-Dade County and Pathways Noise Ordinance in effect between the hours of **11:00 pm and 7:00 am**. The Board also asks that if there is any noisy work being done in your unit that the work begins no earlier than 8:00 am and ends no later than 6:00 pm.

The Pathways WILL NOT TOLERATE any excessive or late disturbance, noise or commotion. Please be considerate of your neighbors!

12. **POOL.** Anyone using the Pathways Pool facilities does so at **THEIR OWN RISK**. There is no Lifeguard on duty at any time. The Association and/or Management **SHALL NOT BE LIABLE** for any personal injury, loss of life or limb or property damage in any way caused by use of the pool or any common area facilities or privately owned property.

Residents **MUST** accompany their guest(s) at the pool. No more than four (4) guests are permitted at the pool in any one day. **Pool Rules** are posted in the pool area. Familiarize yourself and your guests with these rules, which are in compliance with State and County law. No **food, GLASS or pets** are permitted inside the pool area.

continued

13. **STEPS / STAIRS / HALLWAYS.** Items are not permitted to be stored in the hallways or on any area of the steps, either inside or outside. Mats and/or any other items are **NOT PERMITTED** to be hung from railings or out windows. Plants and/or other items are **NOT PERMITTED** to be left on the steps of the buildings. **Items found in violation will be removed and discarded.**
14. **CLOSET / METER ROOM.** There is a closet inside the front entrance of each outer doorway for storage purposes. This storage closet is to be **SHARED** by the four units in each hallway. **NO FLAMMABLE ITEMS OR CHEMICALS** (paint, etc.) are permitted to be stored in the closets.

STORAGE OF ITEMS IN THE METER ROOMS IS PROHIBITED BY MIAMI-DADE COUNTY FIRE CODE. MANAGEMENT WILL BE DOING PERIODIC INSPECTIONS AND ANY AND ALL ITEMS FOUND IN THE METER ROOMS WILL BE DISCARDED WITHOUT NOTICE.

15. **COURTYARDS.** Bicycles are the only personal items permitted to be stored in the common areas; however, they must be placed against the building in the rear when not in use. Other items are not permitted and are **subject to removal without notice.**

GAS GRILLS are not permitted on condominium property and will be removed.

16. **SEPTIC TANKS.** There is one septic tank for every two units. The septic tanks are expensive to maintain, so be careful. **Do not put tampons, kotex, diapers, condoms, disposable items or kitchen grease** down the toilet, sinks or bathtub drain, as this will result in the failure of the septic system and cause damage to the drain field, for which an owner/resident may be held liable.
17. **COMMON AREAS.** The exterior of the Condominium Units and all other areas connected to a unit shall not be painted, decorated, or modified by any owner or resident without **prior written consent** of the Board of Directors. This consent may be withheld on purely aesthetic grounds within the sole discretion of the Board. **Violators may be subject to fine and/or legal action.**

All trees, plants and shrubbery in the common area are considered **common property**. Personal gardening **must be approved in writing** by the Board of Directors. Planting or removal of plants for any reason remains solely at the discretion of the Board of Directors and/or the Landscaping Committee.

18. **RECREATION ROOM.** There is a recreation room located above the Condominium office that is available to unit owners for small family gatherings. An Application is available from the Management and must be submitted for approval, along with a deposit of \$50, at least two weeks in advance. The deposit is refunded if the room is left in the same condition it was in prior to the gathering. **BE ADVISED THAT ALCOHOLIC BEVERAGES ARE PROHIBITED IN THE RECREATION ROOM AND/OR ANY PART OF THE PATHWAYS COMMON AREA PROPERTY.**

Rules and Regulations
Agreement Form – FOR RENTAL APPLICATION

THIS FORM MUST BE SIGNED BY ALL UNIT OWNERS/RESIDENTS.

I have read, fully understand, and agree to abide by the Pathways Condominium Association Rules and Regulations.

Owner's Signature

Tenant's Signature

Print Name

Print Name

Unit # /Address

Unit # /Address

Date

Date

Owner's Signature

Tenant's Signature

Print Name

Print Name

Unit # / Address

Unit # / Address

Date

Date

I understand that any changes in occupancy must be reported immediately to management, and that all residents must be screened, interviewed and approved BEFORE moving in.

Initials: Owner _____ Tenant _____

Please Help Us Preserve our Peaceful Community

As residents of this fine neighborhood, we enjoy an excellent quality of life, mostly due to the people who live here. Of course, there are always things we can do to make our community an even better place to live.

Let's begin by **preserving the peace** here in our own little neck o' the planet. We would like to encourage everyone to **be mindful** that we don't all share the same schedule of work, play, rest and sleep, and ask that we remember to **be considerate** of our neighbors at all times. Also, please ask visitors to help us keep the peace.

Not only is it good to be a kind neighbor, **it's the law**. Miami-Dade County Code of Ordinances Chapter 21, Article IV, Section 21-28 (attached) prohibits unnecessary and excessive noises.

Here are some reminders which will help us create a more peaceful atmosphere here at the Pathways:

- **Talking, listening to loud music, or leaving your car running** in the parking lot at night: see items (b), (e), (j); and (l) of the ordinance. Sounds echo and bounce around the courtyards, so even talking at a 'normal' level can disturb a neighbor, especially at night. **Note that by law, quiet time is from 11 pm to 7 am.**
- **Talking on a mobile phone** outdoors for better reception; be aware that you are likely to be standing next to a neighbor's bedroom window.
- Allowing one's **car alarm or horn** to sound unnecessarily. See item (a). If someone is picking you up, ask them to come to your door or call from their cell phone when they arrive.
- Keeping your **TV or music volume** high for extended periods, or playing a musical instrument at night, especially in a bedroom. Remember, if you're in a bedroom, you are over or under someone else's bedroom.
- Walking indoors with **heavy shoes**. Your neighbors will surely appreciate it if you get into the habit of removing your shoes when you come inside! Your floors and carpets will stay in good condition longer, too.
- **Doors slamming shut**; kindly hold your doors whenever possible, both interior and exterior, to prevent them from slamming. If there is an outside door in need of a closer, let management or maintenance know.

If you have a noise problem, especially at night, **it is enforceable**. You may call **(305) 4POLICE** (for unincorporated Dade County). You may want to document incidents of noise problems if they are persistent, particularly if you want the Pathways board and management to intervene.

Above all, **BE the kind of neighbor you would like to HAVE**. Every one of us has a time when we need and treasure a little Peace and Quiet. We live in a wonderfully diverse community with people of all ages from all walks of life. And we live in a large city with a lot of ambient noise from traffic, sirens, lawn care equipment, planes and the press of humanity around us.

Let's ALL do our part to make our neighborhood a quieter, more peaceful place to live!

Sincerely and with gratitude,
Your Pathways Board of Directors



IMPORTANT:
Pathways Residents' Emergency Contact Information

Please fill out and deposit in the mail slot in the office door, at the east end of the pool. This information will be kept on file in the office. Please let management know of any changes so that we can keep this information up to date. Thank You!

Resident(s) Name(s): _____

Address: _____

Phone: (H) _____ (O) _____ (Cel.) _____

Email: _____

_____ Resident Owner _____ Tenant/Rental (If Tenant/Rental unit):

Owner's Name: _____

Owner's Address: _____

EMERGENCY CONTACT #1: Name _____

Address _____

Phone: (H) _____ (O) _____ (Cel.) _____

Relationship _____ Has a key to my unit: yes _____ no _____

EMERGENCY CONTACT #2: Name _____

Address _____

Phone: (H) _____ (O) _____ (Cel.) _____

Relationship _____ Has a key to my unit: yes _____ no _____

Resident(s) Vehicle(s):

Make _____ Model _____ Color _____ Tag # _____

Make _____ Model _____ Color _____ Tag # _____

PATHWAYS CONDOMINIUM ASSOCIATION, INC.

RECEIPT OF PARKING PERMIT

OWNER'S NAME: _____

TENANT'S NAME: _____

UNIT ADDRESS _____

UNIT # _____

DRIVER'S LICENSE# _____

VEHICLE LICENSE TAG # _____ MODEL# _____

VEHICLE COLOR _____

OWNERS PHONE # _____ CELL # _____

TENANTS PHONE # _____ CELL # _____

PARKING PERMIT(S) # _____

SIGNATURE: _____ Date: _____

There is \$75.00 charge (check/money order payable to Pathways) for lost permit.

No charge for stolen w/police report or broken permit, contact management.