



PATHWAYS CONDOMINIUM ASSOCIATION, INC

Application Form

IMPORTANT NOTICE

This is to inform you of the procedures for processing **Applications for Purchase/ Lease/ Occupancy Approval**.

The prospective applicant must complete all questions on the. The executed application **must** be submitted along with the following:

- \$150.00 PER APPLICANT (husband and wife count as one applicant must show proof). A non-refundable processing fee, **MONEY ORDER ONLY** made payable to **Allied Property Group** must be submitted along with the application. All adults (18 y/o & up) must comply with the application process.
- Copy of Driver's License and social security card.
- Copy of Vehicle Registrations.
- Copy of Sales Contract or Lease Agreement
- Copy of Latest Tax Return. Bank statements for foreigners (three latest months).
- Applicants for lease must **provide a security deposit equal to one month of rent, cashier check** only made payable to Pathways Condominium Association, Inc. to be held in the Association escrow account. The deposit will be returned if no damage is caused to the common elements and/or the property is not in violation of the Association's Rules and Regulations.

PLEASE NOTE THE FOLLOW:

1. Owner **MUST** live in unit 2 yrs. before leasing except immediately family member (proof required & must be screened).
 2. BOD must approve a lease renewal in case the tenants have violated the rules and regulations of the association.
 3. **Pets for tenants are not allowed.**
 4. Application printed double-sided are not acceptable. All information must be clearly printed or typed.
 5. **All maintenance assessment due to the Association must be paid in full prior to application process otherwise the application will be denied.**
 6. Occupancy prior to final approved is prohibited. Any owner who moves a tenant into a home/ lot without the Association approval will be subject to an immediate legal action, which can be result in eviction.
 7. No lessee shall sublet or assign his interest in an apartment unit.
 8. If any question is not answered or is left blank, this application will be returned and will not be processed. Should this happen, the time constraints will not begin until the fully complete application is returned to Allied Property Group, Inc.
 9. It is the applicant's responsibility to acquire the Association's governing documents that the applicant must abide with. The applicant may acquire a copy of the documents from Allied Property Group, Inc.
 10. Please note that the association will verify all information submitted on the application. As a result, **it may take up to 20 business days to fully process an application.**
 11. An interview with the Board of Directors is required. We will contact the applicant to schedule the interview.
 12. Application form has room for two adults, more than adults two must complete other application package.
-

FOR PURCHASER:

You can request an estoppel/questionnaire using the following link:

<https://www.associationready.com/readyResale/communitytopsnewstreet.aspx?product=1&type=2&pkPM=AR7296758>

Estoppels/Questionnaires are \$299.00 and will be provided within 10 business days. NOTE: Making the due date on your order sooner than the 10 business days will not mean you will receive it that day.

All Rush estoppels/questionnaires are \$418.00 and will be provided within 3 business days. NOTE: Making the due date on your order sooner than the 3 business days will not mean you will receive it that day. Next Day or Same Day estoppels cannot be promised.

Delinquent accounts are an additional \$179. You will be notified via email if account is delinquent upon our receipt of the request. Delinquency fees not paid at the time the estoppel is due, the estoppel request will subject to be cancelled and refunded.

You may also mail the questionnaire, a contact email, and payment over to our office in the form of Cashier Check or Money Order to ALLIED PROPERTY GROUP. BOTH form and payment must be delivered together. We will not accept form via email.

RETURN THE COMPLETE APPLICATION WITH ALL OF THE ABOVE TO:

**ALLIED PROPERTY GROUP, INC.
12350 S.W. 132 Ct., SUITE 114
MIAMI, FLORIDA 33186
Phone: (305) 232-1579**

Please indicate if you are a member (s) of the U.S. Armed Forces: _____

APPLICATION TO: PURCHASE ☐ LEASE ☐ OCCUPANCY ☐

The purposes of use of his unit are:

Permanent resident _____ Winter resident _____ Investment only _____

SECTION I: GENERAL INFORMATION

Name of Association: **PATHWAYS CONDOMINIUM ASSOCIATION, INC**

Unit Address: _____

Today's Date: _____ Approximate Date of Occupancy: _____

Current Owner's Name: _____

Owner's Current Phone Number: _____

Owner E-Mail Address: _____

Name of Realtor: _____

Realtor's Phone Number: _____

Realtor's E-Mail Address: _____

Name of Prospective Buyer (as it will appear on Title) – *Purchase Only*

BORROWER NAME

CO-BORROWER NAME

MINORS THAT WILL OCCUPY THE UNIT

Name

Age Relationship / Occupation

_____	_____	_____
_____	_____	_____
_____	_____	_____

SECTION II: VOLUNTARY INFORMATION

Do you have any physical impairment that the Association should be aware of in case of an emergency, i.e., flood, fire, etc.? Yes / No

If Yes, please explain how you may need assistance. _____

I hereby agree for myself and on behalf of all persons who may use the unit that I seek to purchase or lease:

1. I will abide by all of the restrictions contained in the By-Laws, Rules & Regulations, and any restrictions that are or may in the future be imposed by the Association;
2. I understand that there may be restrictions as to the pets I may be allowed to have, the number of people that will reside in the unit, sub-leasing the unit, number of vehicles allowed in the community, and/or running a business from the unit.
3. I understand that my children, relatives, guests, invitees, and/or visitors must also adhere to the association's governing documents and that I will be responsible for their actions.
4. I understand that the association charges an Assessment Fee that must be paid. Failure to pay may lead to the filing of a Claim of Lien and/or Foreclosure of the unit.
5. I understand that any violation of the terms, provisions, conditions, and covenants of the Association's documents, provides cause for immediate action as therein provided or termination of a Lease Agreement under the appropriate circumstances.

I have received a copy of the Rules & Regulations: Yes _____ No _____

I understand that the acceptance of the Sales Agreement and/or Lease at the Association is conditioned upon the truth and accuracy of this application and upon the approval from the Board of Directors. Any misrepresentation or falsification of information on these forms will result in the automatic rejection of this application.

In making the foregoing application, I am aware that the decision of the Association will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

Applicant signature: _____ Applicant signature: _____

SECTION III: AUTHORIZATION TO THIRD PARTIES

I hereby authorize all persons, educational institutions, banks, and other financial institutions, current and former employers, current and former landlords, credit reporting agencies, governmental agencies and other organizations, which Allied Property Group, Inc. may request.

Applicant Signature _____

Co-Applicant Signature _____

Printed Name _____

Printed Name _____

Social Security Number _____

Social Security Number _____

Date _____

Date _____

AUTHORIZATION AND ACKNOWLEDGMENT

In connection with my Application for Approval to PATHWAYS CONDOMINIUM ASSOCIATION, INC. I hereby authorize Allied Property Group, Inc. to perform an investigation of my credit worthiness, credit standing, character, general reputation, personal characteristics, mode of living and employment/work history, and to provide a report of the investigation to PATHWAYS CONDOMINIUM ASSOCIATION, INC. I hereby release and discharge Allied Property Group, Inc. and PATHWAYS CONDOMINIUM ASSOCIATION, INC., from any and all claims, damages, liabilities, costs, and expenses arising from retrieving and reporting of such information.

I acknowledge receipt of "A Summary of Your Rights Under the Fair Credit Reporting Act" provided to me in accordance with the provisions of the Fair Credit Reporting Act.

Applicant Signature _____

Co-Applicant Signature _____

Printed Name _____

Printed Name _____

Date _____

Date _____

SECTION IV: APPLICATION FOR OCCUPANCYCRIMINAL ☐ UNIT #: _____ DATE: _____ DESIRED DATE OF OCCUPANCY: _____ASSOCIATION: PATHWAYS CONDOMINIUM ASSOCIATION, INC

Applicant: _____ Date of Birth _____ Social Security _____

Telephone (mobile): _____ Telephone (evening): _____

E-Mail Address: _____

Co-Applicant: _____ Date of Birth _____ Social Security _____

Applicant Driver's License Number _____

Co-Applicant Driver's License Number _____

Single () Married () Separated () Divorced () Maiden Name: _____

Total # of adults who will occupy the unit (18 yrs or older) _____ Total # of children _____

RESIDENCE HISTORY

PRESENT ADDRESS _____

TELEPHONE NO. _____
OWN ☐ RENT ☐

CITY, STATE ZIP CODE _____

NAME OF MORTGAGEE / LANDLORD / ASSOCIATION _____

TELEPHONE NO. _____

CURRENT LANDLORD EMAIL ADDRESS _____

\$ _____ TO _____
MONTHLY PAYMENT AMOUNT OCCUPIED FROM

PREVIOUS ADDRESS _____

TELEPHONE NO. _____
OWN ☐ RENT ☐

CITY, STATE ZIP CODE _____

NAME OF MORTGAGEE / LANDLORD / ASSOCIATION _____

TELEPHONE NO. _____
TO _____\$ _____
MONTHLY PAYMENT AMOUNT OCCUPIED FROM**EMPLOYMENT REFERENCES**

APPLICANT CURRENT EMPLOYER _____ TELEPHONE NO. _____

ADDRESS/ CITY / STATE / ZIP CODE _____

HOW LONG _____ POSITION / TITLE _____ MONTHLY INCOME _____

SUPERVISOR _____

CO-APPLICANT CURRENT EMPLOYER _____ TELEPHONE NO. _____

ADDRESS / CITY / STATE / ZIP CODE _____

HOW LONG _____ POSITION / TITLE _____ MONTHLY INCOME _____

SUPERVISOR _____

EMERGENCY CONTACTS

NAME: _____ REALTION WITH THE APPLICANT(S) _____

PHONE NUMBER: _____

NAME: _____ REALTION WITH THE APPLICANT(S) _____

PHONE NUMBER: _____

NAME: _____ REALTION WITH THE APPLICANT(S) _____

PHONE NUMBER: _____

VEHICLES

ONLY ONE VEHICLE PER UNIT IS ALLOWED

MAKE

MODEL

COLOR

TAG NO.

This Applicant acknowledges that PATHWAYS CONDOMINIUM ASSOCIATION, INC, Inc and/or its agent, Allied Property Group, Inc. may verify the information supplied by the Applicant in this Application, may obtain credit reports and may investigate the Applicant's credit worthiness, credit history, residential history and employment / work history, search of the public records of governmental agencies and interviews with character references and others. The Applicant hereby authorizes and consents PATHWAYS CONDOMINIUM ASSOCIATION, INC., Inc and/or its agent, Allied Property Group, Inc., to perform such verification and investigation.

APPLICANT SIGNATURE

CO-APPLICANT SIGNATURE

DATE

DATE

PATHWAY CONDOMINIUM ASSOCIATION.

PET AGREEMENT

In the event of a violation of any of the following terms and conditions, the association shall have the right to immediately cancel this agreement and require the pet owner to immediately remove the pet from the premises. Cancellation of this agreement will not imply a waiver of the owner's responsibility for any damages.

OWNER NAME(s): _____

UNIT ADDRESS: _____

- **TENANTS CANNOT HAVE PETS.**
- Only the pet listed on the Pet Registration form are authorized under this pet agreement. **ONLY 2 PET PER UNIT. DOGS CANNOT EXCEED 25 POUNDS IN WEIGHT.**
- Pet will not cause: danger, damage, nuisance, noise, health hazard or soil the unit premises, grounds, common areas, walks, parking areas landscaping, or garden. Owner agrees to clean up after the pet and agrees to accept full responsibility and liability for any damage, injury, or action arising from or caused by his/her pet.
- Owner agrees to register the pet in accordance with local laws and requirements.
- Owner agrees to immunize the pet in accordance with the local law and requirements.
- Owner warrants that the pet is household broken.
- Owner warrants that the pet has not history of causing physical harm to persons or property, such as biting, scratching, chewing, etc., and further warrants that the pet has no vicious history or tendencies.
- Owner agrees that the pet must be controlled all the times. Must be on a leash while traveling the common areas. Any dog found loose without a leash will be in violation and subject to a fine and eviction proceeding.
- Any dog that is found without a County Issued tag will be reported to the proper authorities.

DO YOU CURRENTLY HAVE A PET? YES _____ NO _____

IF IN THE FUTURE YOU HAVE A PET SUCH PET MUST BE REGISTERED AND THE REQUIRED DOCUMENTATION SUBMITTED.

Applicant Signature: _____ Applicant signature: _____

Applicant name: _____ Applicant name: _____

Date: _____

PATHWAY CONDOMINIUM ASSOCIATION

PET REGISTRATION

All pet brought to Pathway Condominium Association must first be registered with the Association.

Owners must provide:

- A current shot/vaccination record.
- Picture of the pet.
- Your pet is required to wear a collar with your name and address attached.
- Your pet is required to wear valid Miami-Dade registration tag.

Residents who own an Emotional Support Animal & Service Animal must additionally submit the following:

- A letter from Name of Health Care Provider documenting the resident's need for an ESA or Service Animal.
- Registration of the animal as an ESA or Service Animal.

Unit #:	Picture of the pet:
Applicant phone #:	
Pet Name:	
Typed/ Breed:	
Color(s):	
Weight:	
Tag #:	
Age:	

Applicant Name: _____

Applicant Name: _____

Applicant Signature: _____

Applicant Signature: _____

Date: _____

Date: _____

A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT

The Federal Fair Credit Reporting Act ("FCRA") is designed to promote accuracy, *fairness*, and privacy of information in the files of every "consumer reporting agency" (a "CRA"). Most CRAs are credit bureaus that gather and sell information about you, such as if you pay your bills on time or have filed bankruptcy to creditors, employers, landlords, and other businesses. You can find the completed text of the FCRA, 15 U.S.C.1681-1 681u, at the Federal Trade Commission's web site (<http://www.ftc.aov>). The FCRA gives you specific rights, as outlined below. You may have additional rights under state law. You may contact a state or local consumer protection agency or a state attorney general to learn those rights.

- > You must be told if information in your file has been used against you. Anyone who uses information from a CRA to take action against you, such as denying an application for credit, insurance, or employment, must tell you, and give you the name, address, and phone number of the CRA that provided the consumer report.
- > You can find out what is in your file. At your request, a CRA must give you the information in your file, and a list of everyone who has requested it recently. There is no charge for the report if the person has taken action against you because of information supplied by the CRA, if you request the report within 60 days of receiving notice of the action. You also are entitled to one free report every twelve months upon request if you certify that (1) you are unemployed and plan to seek employment within 60 days, (2) you are on welfare, or (3) your report is inaccurate due to fraud. Otherwise, a CRA may charge you up to eight dollars.
- > You can dispute inaccurate information with the CRA. If you tell a CRA that your file contains inaccurate information, the CRA must investigate the items (usually within 30 days) by presenting to its information source all relevant evidence you submit, unless your dispute is frivolous. The source must review your evidence and report its findings to the CRA. (The source also must advise national CRAs to which it has provided the date, of any error). The CRA must give you a written report of the investigation, and a copy of your report if the investigation results in any change. If the CRA's investigation does not resolve the dispute, you may add a brief statement to your file. The CRA must normally include a summary of your statement in future reports. If an item is deleted or a dispute statement is filed, you may ask that anyone who has recently received your report be notified of the change.
- > **Inaccurate** information must be corrected or deleted. A CRA must remove or correct inaccurate or unverified information from its files, usually within 30 days after you dispute it. However, the CRA is **not required** to remove accurate data from your files unless it is outdated (as described below) or **cannot be verified**. If your dispute results in any change to your report, the CRA cannot reinsert into your file a disputed item unless the information source verifies its accuracy and completeness. In addition, the CRA must give you a written notice telling you it has reinserted the item. The notice must include the name, address and phone number of the information source.
- > You can dispute inaccurate items with the source of the information. If you tell anyone such as a creditor who reports to a CRA that you dispute an item, they may not then report the information to a CRA without including a notice of your dispute. In addition, once you've notified the source of the error in writing, it may not continue to report the information if it is, in fact, an error.
- > Outdated information may not be reported. In most cases, a CRA may not report negative information that is more than seven years old; ten years for bankruptcies.
- > Access to your file is limited. A CRA may provide information about you only to people with a need recognized by the FCRA, usually to consider an application with a creditor, insurer, employer, landlord, or other business.
Your consent is required for reports that are provided to employers, or reports that contain medical information. A CRA may not give out information about you to your employer, or prospective employer, without your written consent. A CRA may not report medical information about you to creditors, insurers, or employers without your permission.
- > **You** may choose to exclude your name from CRA lists for unsolicited **credit and insurance** offers. Creditors and insurers may use file information as the basis for sending you unsolicited offers of credit or insurance. Such offers must include a toll-free phone number for you to call if you want your name and address removed from future lists. If you call, you must be kept off the lists for two years. If you request, complete, and return the CRA form provided for this purpose, you must be taken off the lists indefinitely.
- > You may seek damages from violators. If a CRA, a user or (in some cases) a provider of CRA data, violates the FCRA, you may sue them in state or federal court.

**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

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~~

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

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 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

RULES AND REGULATIONS, page 2

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

**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 _____

PATHWAYS CONDOMINIUM
ASSOCIATION, INC.

RECEIPT OF PARKING PERMIT

OWNER'S NAME: _____

TENANT'S NAME: _____

UNIT ADDRESS _____

UNIT # _____

DRIVER'S LICENSE# _____

VEHICLE LICENSE TAG # 994XDB 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.