



POINT EAST TWO CONDOMINIUM CORPORATION, INC.

PHONE: 305 931-3960
FAX: 305 931-6892

2895 POINT EAST DRIVE
AVENTURA, FL 33160

A FIFTY-FIVE AND OVER COMMUNITY
pointeasttwo@yahoo.com

Sale and Rental Applications must include the following items:

- Check or Money Order for \$150.00 application fee (non-refundable), payable to Point East Two Condominium Corporation, Inc.
- Copy of Passport
- Copy of Social Security
- Copy of Driver License or ID
- Copy of last two Tax Returns
- Copy of last three-monthly Bank Statements
- Copy of Car registration and Insurance
- Condo Docs

Important Information

Condo Questionnaires and Estoppel Letter requests should be sent to:

Email: pointeastcouncil@outlook.com

Or by mail to:

Point East Two Condominium Corporation, Inc.

2895 Point East Drive

Aventura, FL 33160

Condo Questionnaire Fee: \$299.00

Estoppel Letter Basic Fee \$299.00 (in 10 business days)

Rush fee (additional) \$119

Delinquent accounts (additional) \$100.00

Fees may be paid with a Personal Check, Cashier's Check, or Money Order. Please make payable to Point East Two Condominium Corporation, Inc.

POINT EAST TWO CONDOMINIUM CORP.

INCORPORATED

RENTAL PACKAGE



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LEASE PROCEDURES

1. Be advised that Point East Two Condominium Corporation, Inc. may take thirty (30) days to process all lease applications.
2. All lease applications must be fully completed. If any question is not answered or left blank, the application may be returned, not processed, and not approved.
3. Please Attach a copy of the lease to the Application.
4. Please attach a non-refundable check for \$150.00 for Application processing fee made payable to **Point East Two Condominium Corporation, Inc.**
5. All Applicants and All Occupants must be interviewed prior to final approval.
6. No lease should be for less than twelve (12) months and only one (1) lease in any twelve (12) consecutive month period is allowed.
7. Please be advised that anyone moving into the unit without Condominium Approval will be automatically rejected followed by Legal Action or Eviction.
8. All residents are subject to \$50 fine per day for each offense for failing to comply with the Rules and Regulations of Point East Two Condominium Corporation, Inc.
9. Pets are not permitted. Only Bonafide, provable emotional support animals will be considered.



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APPLICATION FOR LEASE APPROVAL

This application, the attached application for occupancy and the authorization forms must be completed in detail by each proposed owner, other than husband/wife (which is considered one applicant).

- If any questions are not answered or left blank, this application will be returned not processed and not approved.
- Please attach a copy of the lease to this application.
- Please attach a **NON-REFUNDABLE** check of \$150.00 for the processing fee of this application, made payable to **POINT EAST TWO CONDOMINIUM CORPORATION, INC.**, for each applicant, other than husband/wife (which is considered one applicant).
- Acceptance of the processing fee does not in any way constitute approval of this transaction.
- The completed application must be submitted to the Association office at least thirty (30) days prior to the date of occupancy.
- All applicants must make themselves available for a personal interview prior to the final Board of Directors approval. Occupancy prior to the Boards approval is prohibited.
- **POINT EAST TWO CONDOMINIUM** is a community designed and intended to provide housing for residents who are age 55 or over. No permanent occupancy of any unit is permitted by a person under age 18. In addition, units must be permanently occupied by at least one person 55 or over.
- No pets are allowed at any time by the owner or renter or guest of any unit within the community.
- No motorcycles, commercial vehicle, boats, trailers, recreational vehicles, etc. are permitted on condominium property.
- The owner shall provide the lessee with a copy of the Association Rules and Regulations.

PLEASE TYPE OR PRINT ALL INFORMATION ON THESE FORMS
--

Date: _____ Unit No. _____ Lease term _____ to _____

Owner's Name: _____ Phone# _____

Owner's Present Address: _____ Zip _____

Name of Realtor Handling Sale _____ Phone# _____

Name of Prospective Renter _____

A. _____ B. _____

OTHER PERSONS who will occupy the Unit with you:

Name	Age	Relationship
------	-----	--------------

_____	_____	_____
-------	-------	-------

_____	_____	_____
-------	-------	-------

Have you ever seasonally resided in Florida before? _____ If yes, please list the name, address and dates of residency: _____

If retired, please state the company's name and address that you retired from and when: _____

Have you ever been convicted or pled to a crime? _____. If yes, please state the date(s), charge(s) and disposition(s). (if additional space is needed, you may attach a separate sheet of paper with the full explanation). _____

1. In making the foregoing application, I represent to the Board of Directors that the purpose of the Lease of this Apartment at Point East Two Condominium is as follows:

Permanent Residence _____ Seasonal Residence _____ Other _____

Explain) _____

2. I hereby agree for myself and on behalf of all persons who may use the apartment which I seek to lease, that I will abide by all the restrictions contained in the By-Laws, Rules & Regulations, Association Documents and restrictions which are or may be imposed by Point East Two Condominium Corporation, Inc.
3. I have received a copy of all Association Documents and Rules & Regulations. Yes _____ No _____
4. I understand that the Administration Office will notify me within thirty (30) days of either acceptance or denial of this application. Occupancy prior to Board's approval is prohibited.
5. I understand that the Lease for this apartment at Point East Two Condominium Corporation, Inc. is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of the information on these forms will result in the automatic disqualification of this application.
6. I understand that the Association may institute an investigation of my background as the Board may deem necessary, accordingly, I specifically authorize the Board of Directors, Management and CheckEmOut to make such investigation and agree that the information contained in this and the attached application may be used in such investigation, and the Board of Directors, Officers and management of Point East Two Condominium Corporation, Inc., itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.

In making the foregoing application, I am aware that the decision of the Point East Two Condominium Corporation, Inc. will be final and no reason will be given for any action by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

Applicant's Signature

Applicant's Printed Name

Co-Applciant's Signature

Co-Applciant's Printed Name

Date _____

POINT EAST TWO CONDOMINIUM CORPORATION, INC.

INSTRUCTIONS.

- 1 - If applicants are not legally married, an application on each person must be completed.
- 2 - Print legibly or type all information. Account and Telephone numbers and complete addresses are required.
- 3 - If any question is not answered or left blank, this application may be returned, not processed and not approved.
- 4 - Missing information will cause delays in processing your application.
- 5 - Only the applicants are authorized to sign all forms.
- 6 - Any misrepresentation or falsification of information may result in your disqualification

APPLICATION FOR OCCUPANCY APPROVAL

PRINT OR TYPE

Purchase _____ or Lease _____

Apt. No. _____ Bldg. No. _____ Address of Unit _____

Date _____ 20 _____ Desired date of occupancy _____

Name _____ Date of Birth _____ Social Sec. No. _____
(Passport, Alien, Green Card)

Spouse _____ Date of Birth _____ Social Sec. No. _____
(Passport, Alien, Green Card)

[] Single. [] Married [] Widow(er) Sep. _____ Div. _____ Maiden Name _____
(How long) (How long)

Number of people who will occupy: Adults (over the age 18) _____ Children (over 18) _____

Names & Ages of children who will occupy _____

In case of emergency notify _____ Name _____ Address _____ Telephone _____

PRINT OR TYPE

RESIDENCE HISTORY

A. Present address _____
(Street Address, Apt. No., City, State, Zip)

Name of Apt. Condo _____ Phone () _____

Name of Landlord or Mortgage Co. _____

Address _____

Phone _____

Dates of Residency _____

Phone () _____

Mtg. No. _____

Your Apt. No. _____

B. Previous address _____
(Street Address, Apt. No., City, State, Zip)

Name of Apt./Condo _____ Phone () _____

Name of Landlord or Mortgage Co. _____

Address _____

Dates of Residency _____

Phone () _____

Mtg. No. _____

Your Apt. No. _____

C. Prior Address _____
(Street Address, Apt. No., City, State, Zip)

Name of Landlord or Mortgage Co. _____

Address _____

Phone () _____

Mtg. No. _____

PRINT OR TYPE

EMPLOYMENT & BANK REFERENCES

A. Employed By _____
(or retired from)

How long _____ Dept. or Position _____

Address _____

Phone () _____

Mo. Income _____

Zip _____

Phone () _____

B. Spouse's Employment (Business Name) _____

How long _____ Dept. or Position _____

Address _____

Mo. Income _____

Mtg. No. _____

Phone () _____

C. Bank Reference _____

How Long _____ Ck. Acct. No. _____ Sav. Acct. No. _____

Address _____

Zip _____

D. How Long _____ Ck. Acct. No. _____ Sav. Acct. No. _____

Address _____

Zip _____

PRINT OR TYPE

CHARACTER REFERENCES

1. Name _____ Res. Phone _____

Address _____

Ofc. Phone () _____

Zip _____

2. Name _____ Res. Phone _____

Ofc. Phone () _____

3 Address _____ Zip _____
Name _____ Res Phone _____ Ofc Phone _____
Address _____ Zip _____

NUMBER OF CARS (To be parked here) Driver's

License #1 _____ #2 _____
Make _____ Model _____ Year _____ Plate No. _____ Color _____ State _____
Make _____ Model _____ Year _____ Plate No. _____ Color _____ State _____

If this application is not legible or is not completely accurately filled out, VERIFY SCREENING SOLUTIONS INC. (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing, the applicant recognizes that the Association or their agent, VERIFY SCREENING SOLUTIONS INC may investigate the information supplied by the applicant and a full disclosure of pertinent facts may be made to the Association. The investigation may be made of applicant's character, general reputation, personal characteristics, credit standing, police arrest records and mode of living as applicable. I may request in writing, within a reasonable time, a complete and accurate disclosure of the nature and scope of any investigation.

Signature _____

Signature _____

Agent

Applicant



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AUTHORIZATION FOR FILE DISCLOSURE

PLEASE ATTACHE DRIVER'S LICENSE OR PHOTO ID TO THIS FORM

I hereby consent to allow **Verify Screening Solutions, Inc.**, through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow **Verify Screening Solutions, Inc.**, and its designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction.

Signature

Date

Full Name

Home Address (Unit # if applicable)

CITY

STATE

ZIP CODE

Social Security Number

Date of Birth

Driver's Licence
Number and State Issued

POINT EAST COUNCIL

AUTOMOBILE BAR CODES AND ID/GATE PASS CARDS

1. BAR CODES:

- A. To be entitled to a Point East bar code, you must be a registered resident of a unit in Point East. Even if you are listed on the Warranty Deed as a Co-Owner, you are not entitled to a bar code unless you also reside in the unit.
- B. You may only receive a bar code issued to you for the unit you reside in, even if you are an owner of another unit.
- C. To receive a Resident Bar Code, the registered resident for whom the bar code is being issued must present the following:
 - 1. Unit resident's valid Point East Identification Card
 - 2. Unit resident's current vehicle registration for the automobile that is receiving the bar code.
 - 3. Unit resident's current Driver's License
 - 4. Unit resident's vehicle, to which the bar code is to be affixed.

2. BAR CODE PRICING:

- A. All bar codes issued to a registered unit owner is \$40.00 (Non Refundable) — Memorandum dated November 9, 2021.
- B. Bar Code for registered renters - \$40.00 (If a lease renewal is not on file in the Point East Office, the bar code will be deactivated. There will be a reactivation fee of \$40.00.)
- C. Rental Cars: \$40.00 per bar code (Non Refundable).
- D. Bar codes are identified by the resident's unit and not by the resident's name. If you move to a different unit in Point East, you must notify the Security Office so the information on your bar code will correspond with the Corporation and unit you will be living in. If you fail to comply, your current bar code will be deactivated and a fee of \$40.00 will be charged for each reactivation.
- E. If your car is in an accident and you are unable to save your bar code due to damage, you will be charged a \$40.00 non-refundable fee to have a new bar code installed.
- F. If your car is stolen, report this to the Security Office immediately. We will install a bar code on your new car at no charge. You must bring a copy of the Police Report.
- G. If you purchase a new car, you must remember to remove the bar code from the old car. We will place a new bar code on the new car for a transfer fee of \$40.00.
- H. If you move out of Point East, your bar code will be de-activated and should be removed from the car.
- I. All bar codes must be placed on your vehicle by a Point East council employee. It may not be transferred to any other vehicle at any time.
- J. Bar codes are the property of Point East. If your bar code fails to operate due to damage from misuse, you will be charged \$40.00, non-refundable, for a replacement bar code. If a bar code is defective, it will be replaced at no cost.

I.D./GATE-PASS CARDS:

1. You must be an owner, full time resident of Point East, or renter. Owners who rent their unit must turn in their ID cards.
2. You may only receive one I.D. Gate-Pass card issued to the unit you reside in, even if you are on a Warranty Deed as an owner for another unit. Each ID/Gate-Pass Card is \$40.00 non-refundable for each card.
3. In order for an I. D. /Gate -Pass card to be issued, you must bring the following:
 - a. A Picture I.D. card
 - b. A Picture I.D. card for non-resident help, after Corporation approval.
4. This gate-pass card may not be assigned or given to any other person whatsoever.
5. If an I.D./Gate-Pass card is found to be in the possession of anyone other than the person the Card was issued to, it will be seized and de-activated. There will be a re-activation charge of \$40.00.
6. Gate-Pass(es) for hired help (home-aids, maids, etc.): There will be a \$40.00 non-refundable charge. The gate-pass(es) will be good for one (1) year with a renewal fee of \$40.00 per year.
7. When you move out of the Point East Community, you are responsible to bring your I.D./gate-Pass(es) to the Point East Office.
8. Remember, the I.D./Gate-Pass cards are the property of Point East. If your gate-pass fails to work due to damage from misuse, there will be a \$40.00 non-refundable charge for a replacement gate-pass.
9. If you move to another unit within Point East, you must give your I.D. Gate/Pass(es) to the Point East office and obtain a new I.D./Gat-Pass Card corresponding to the Corporation you moved into. Please note that the I.D./Gate-Pass(es) are identified by the UNIT address and not by any individual. A replacement processing fee of \$40.00 will apply. If you fail to comply, the current I.D./Gate-Pass(es) will be de-activated, and a re-activation fee will be \$40.00.
10. Replacement for a lost or stolen I.D./Gate-Pass will be a \$40.00 processing fee.
NO CHARGE IF YOU HAVE A POLICE REPORT.
11. The I.D./Gate-Pass(es) for Renters will require a \$40.00 non-refundable charge for each I.D./Gate-Pass. A copy of the original lease or lease renewal is required.

Lease renewals are required 30 days prior to the lease expiration. The lease renewal should be returned to the Point East Office 30 days prior to the lease expiration. Otherwise, the I.D./Gate-Pass(s) could be de-activated. There would then be a re-activation charge of \$40.00.

NON RESIDENT BAR-CODE AND I.D./GATE PASS
FOR THE CONVENIENCE OF RESIDENTS WITH ASSISTED DAILY LIVING

- 1. You must be an owner or full time resident of Point East to request a ID/Gate PASS or NON RESIDENT BAR-CODE for hired assistance. The requester must show evidence of hired assistance for at least one month or contract for at least three months.**
- 2. In order to request a NON-RESIDENT bar code, the Unit resident who is requesting the non-resident bar-code must bring the following:**
 - A: Unit Resident Valid Point East Identification Card.**
 - B: A current vehicle registration to the vehicle that is to receive the bar-code.**
 - C: A current driver's license for the person who is to receive the Non-resident bar-code.**
 - D: The vehicle to which the bar-code is to be attached.**
 - E: MUST be registered in the resident's name.**
- 3 A non-resident bar-code is \$40.00, renewable each year at an additional charge of \$40.00.**



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RENTER
OCCUPANCY

Unit Number: _____

I/We understand and agree that according to the Declaration for Point East Two Condominium, that in the event an occupant of a unit who is fifty-five (55) years of age or older (*qualifying occupant*), no longer permanently occupies a unit, an occupant of a unit who is not fifty-five (55) years of age (*non-qualifying occupant*), shall not be able to occupy the unit regardless if this person is a record title holder of the unit. (*Amendment to Declaration of Condominium, Article 17, Minimum Age for Occupancy Restrictions under the Fair Housing Act*).

(Tenant's Signature)

(Date)

(Print name)

(Unit Number)

(Tenant's Signature)

(Print name)



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RENTER
AGE & RESIDENCE SURVEY

I, _____, undersigned, to occupy Unit # _____
(YOUR NAME HERE)
at Point East Two Condominium Corporation, Inc., hereby state the following:

- I am the Unit Owner _____
(Your Initials here)
- I am the Renter _____
(Your Initials here)
- I was born _____ Therefore, I am/am not over
(Your Date of Birth)
55 years of age
- I have provided the required documentation, (birth Certificate and/or Drivers License) to the Point East Two Condominium Representative, which provides proof of my age.

(Tenant's Signature)

(Date)

(Print name)

(Unit Number)

(Tenant's Signature)

(Print Name)



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RENTER
EMERGENCY KEYS

It is advised that you provide the Management Office with a set of emergency keys to your unit. Your Condominium Documents and Florida Statutes allow the Management Office to enter your unit for emergency repairs, water leaks, floods, fire, or medical reasons.

However if you do not provide the Management Office with a set of emergency keys, and we need to access your unit in the event of a potential emergency or an immediate emergency, we will contact a locksmith of our choice and you will be responsible for the expense.

The Management Office also recommends that you change your locks upon your move in.

I, undersigned, understand and agree to the aforementioned.

(Tenant's Signature)

(Date)

(Print name)

(Unit Number)

(Tenant's Signature)

(Print name)



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RENTER

PLUMBING

Please be advised that Residents must notify the Management Office if any plumbing work is to be done in their unit requiring water shut-off.

Only our Maintenance personnel is authorized to turn valves off. Your plumber should be instructed not to turn valves off.

The Management Office will place notices in your lobby to inform other residents in your building should the shutdown affect them.

Residents will be held responsible for any and all damages made to the premises and/or any and all damages made to any building or its structure inside or outside the building.

(Renter's Signature)

(Date)

(Print name)

(Unit Number)

(Renter's Signature)

(Print name)



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RENTERS MAINTENANCE

Please be advised that the Condominium's Maintenance staff does not perform maintenance "in unit". It is recommended and suggested that you obtain an Appliance Contract (with the Vendor of your choice) to cover repairs to all your appliances. Please make sure you include within your Appliance Contract "minor electrical and plumbing repairs". Also include with the basic coverage, hot water heater replacement and minor or preferably major electrical and plumbing.

All of the contractors offer basically the same type of services. There are many such companies in the Miami area and you may choose any one of them. Look under Appliance Contractors in the Yellow Pages.

I, undersigned, understand and agree to the aforementioned.

(Renter's signature)

(Date)

(Print name)

(Unit Number)

(Renter's signature)

(Print name)



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PETS

No animals, birds, fish, reptiles, amphibians or pets of any nature and description shall be raised, bred or kept in any apartment, the limited common elements or common elements. No visitors may enter Point East with animals, etc.

Only **Service or Emotional support animals** are allowed. Further, a notarized letter from your physician certifying so must be submitted with the application.

I, the undersigned, understand and agree to the aforementioned.

(Owner's Signature)

(Date)

(Print name)

(Unit Number)

Tenant's Signature)

(Date)

(Print name)



ASSISTANCE/EMOTIONAL SUPPORT ANIMAL RULES AND REGULATIONS

All assistance/emotional support animals must be contained within the unit at all times, unless it is on a controlled leash no longer than six (6) feet long. All solid waste or droppings from the assistance/emotional support animal must be placed in a sealed plastic bag and disposed of in designated receptacles. Equally, the owner of the assistance/emotional support animal shall promptly clean up any urine or other liquids from the Condominium Property and/or Common Elements due to the presence of the assistance/emotional support animal. The owner of the assistance/emotional support animal will be required to have the assistance/emotional support animal regularly inoculated against rabies, and any other diseases required by law or ordinance. Proof of current valid licensure, if required by any governmental agencies and inoculation by a duly qualified and licensed veterinarian must be provided to the Association and it is the owner's responsibility to provide such current information, from time to time, to the Association.

Notwithstanding the approval of the requested accommodation for the assistance/emotional support animal, the Association reserves the right to withdraw this approval at any time should the assistance/emotional support animal become a nuisance to others, which includes, but is not limited to: barking, biting, aggressive behavior, attacking, owner's failure to properly dispose of waste and excrement, walking the dog to relieve itself in prohibited areas, failure to comply with all state and local ordinances and statutes, not maintaining the dog on a leash at all times when outside the unit, insect/extermination problems, sanitation/odor problems.

In addition to the foregoing, the individual seeking the reasonable accommodation through the availability of an assistance/emotional support animal must abide by the following:

1. Written acknowledgment and execution of the terms of the reasonable accommodation/modification policy;
2. The party requesting the accommodation, and the owner shall be responsible for any and all damages caused by their assistance/emotional support animal(s) to any portion of the elements or Condominium property and to the person or property of other owners, residents or renters, and agrees to indemnify and hold harmless the Association, its Members, Directors, officers and/or agents from any loss, claim or liability of any kind or character arising by reason of, or related to, maintaining the assistance/emotional support animal(s) within the unit and/or on Condominium property;
3. Registration and various Rules/Regulations:



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- a. Assistance/emotional support animal shall be limited to a single dog, cat and/or bird, and no other assistance/emotional support animal shall be permitted for a reasonable accommodation unless the need for the additional animal (and/or extenuating circumstances) can be documented by a treating medical care provider.
- b. Prior to the placement of any assistance/emotional support animal at the Condominium, the requesting party must complete the Affidavit and Registration form which shall include but not limited to the following:
 - i. Recent photograph of the animal;
 - ii. Statement from veterinarian of current health certificate and evidence of all necessary vaccinations;
 - iii. All applicable city and county licensing.
- c. If requested, all assistance/emotional support animals should wear a collar displaying the Association's approval tag, as well as a rabies identification tag;
- d. On any insurance policy which may be obtained by the owner/renter that covers the assistance/emotional support animal, evidence of such owners/renter's policy, naming the Association as an additional insured for any acts and/or events involving the assistance/emotional support animal, shall be provided to the Association;
- e. Care and maintenance of assistance/emotional support animal.
 - i. Assistance/Emotional Support Animal may not be tethered or left on balcony unaccompanied by owner/renter;
 - ii. At all times in the building, the walker of the assistance/emotional support animal shall keep such animal confined to the walker's side until the animal is exited from the building;
 - iii. All proper grooming for assistance/emotional support animal should be performed within unit, on a frequent and regular basis, to minimize dog dander, or hair from being airborne in common elements;
 - iv. Unless the information from the medical provider demonstrates a need for the animal to be present in the following areas, or other extenuating circumstances can be documented by a treating medical provider, assistance/emotional support animals are prohibited from the following areas for reasons of safety and hygiene:
 - (a) Pool;
 - (b) Jacuzzi or Sauna.
- v. At all times on property, unit owner/renter when accompanied by an



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assistance/emotional support animal shall be in possession and be able to produce plastic bags and paper towels to address pet discharge.

- (a) Discharge must be immediately addressed with removal, through bagging, sealing the bag and disposal in an appropriate receptacle;
 - (b) Assistance/Emotional Support Animal fecal matter produced within the unit must be appropriately bagged, sealed and disposed in trash chutes. This also applies to pet pads and diapers.
- vi. Assistance/Emotional Support Animal may only be walked to relieve itself in the following location: The pet area is across the street from the "H" & North side of "J" buildings (north of the curve).



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RENTER

VEHICLES

Please be advised that unlicensed vehicles, commercial vehicles, motorcycles, motor scooters, campers, trailers, or recreational vehicles are NOT permitted on the property at any time.

Failure to comply will cause the Management Office to have your vehicles towed at your expense.

I, the undersigned, understand and agree to the aforementioned.

(Renter's Signature)

(Date)

(Print name)

(Unit Number)

(Renter's Signature)

(Print name)



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PointEastTwo@yahoo.com

RENTER

FRONT GATE SECURITY NOTIFICATION

Date: _____

Front Gate Security:

Please be advised that currently the rental of unit #: _____ The new
renter(s) is/are:

Contact Information: _____

Please update your records accordingly.

Thank you



POINT EAST TWO CONDOMINIUM CORPORATION, INC.

PHONE: 305 931-3960
FAX: 305 931-6892

2895 POINT EAST DRIVE
AVENTURA, FL 33160

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PointEastTwo@yahoo.com

RENTER EMERGENCY INFORMATION

Please provide the Management Office with the name of two (2) persons we may contact in the event of an emergency. Please inform these people that they are listed as your emergency contacts.

Your Name: _____ Your Unit Number: _____

Please list the person you would like us to contact in the event of an emergency, (please provide a local person):

Name: _____

Address: _____

Area Code with Phone Number: _____

Please list a second contact in case the aforementioned is not available:

Name: _____

Address: _____

Area Code with Phone Number: _____

(Renter's Signature)

(Date)

(Print name)

(Unit Number)

(Renter's Signature)

(Print name)



RENTER Front Gate Policies

1. All residents must use the residential lane only. Any resident using the guest lane will have to be verified in the computer and be issued a gate pass.
2. Moving in or out of Point When East, you must call the Management office to schedule your move and be placed on the calendar. Moves are allowed Monday thru Friday, between the hours of 8:30 a.m. and 4:00 p.m. No moving is allowed on **Saturday s, Sunday s or Holidays.**
3. Deliveries of all furniture, appliances, carpet, vendors' materials, etc. must also be called into Point East office to be placed on the calendar for receiving. Deliveries are allowed Monday thru Friday, between the hours of 8:30 a.m. and 4:00 p.m. No moving is allowed on **Saturday s, Sunday s or Holidays.**

Appliance contractors and utility companies are the exception to the rule and may be allowed on the property 24 hours a day, 7 days a week for emergency repairs.

Any delivery or move not scheduled with the Point East office will be refused entry through the front gate.



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MOVE IN / MOVE OUT PROCEDURES and DELIVERY OF PURCHASED ITEMS

UNIT NUMBER: _____

AS A RESIDENT OF POINT EAST TWO CONDOMINIUM CORP., INC., I HEREBY AGREE TO ABIDE BY THE FOLLOWING RULES REGARDING MOVING IN OR OUT AND DELIVERY OF PURCHASED ITEMS.

1. YOU MUST NOTIFY THE POINT EAST OFFICE 48 HOURS IN ADVANCE OF YOUR INTENTION TO MOVE OR IF YOU HAVE A DELIVERY.
2. MOVES/DELIVERIES ARE ALLOWED MONDAY THROUGH FRIDAY, 8:30 A.M. TO 4:00 P.M. LAST MOVING ENTRY TIME 1:00 P.M. NO MOVING IS ALLOWED ON SATURDAYS, SUNDAYS OR HOLIDAYS. IF NOT SCHEDULED, ENTRY WILL BE DENIED. NO EXCEPTIONS.
3. A \$300.00 MOVING IN-OUT DEPOSIT WILL BE REQUIRED FROM RESIDENTS FOR SELF-MOVING. A \$500.00 MOVING DEPOSIT WILL BE REQUIRED WHEN YOU CONTRACT A MOVING COMPANY. ALL MOVING COMPANIES MUST SUBMIT THEIR INSURANCE CERTIFICATE PRIOR TO BEING PLACED ON THE CALENDAR. NO EXCEPTIONS.
4. DELIVERIES OF ALL KINDS, PURCHASE OF NEW FURNITURE, APPLIANCES, CARPET, VENDOR'S MATERIALS, ETC., MUST ALSO BE PLACED BY POINT EAST TWO MANAGEMENT ON THE CALENDAR IN ORDER TO PROCEED. DELIVERY SCHEDULE IS MONDAY THROUGH FRIDAY, 8:30 A.M. TO 4:00 P.M. IF NOT SCHEDULED, YOUR DELIVERY WILL BE REFUSED ENTRY. NO EXCEPTION.
5. FOR DELIVERIES A \$300.00 DELIVERY DEPOSIT WILL BE REQUIRED FROM RESIDENTS. ALL DELIVERY COMPANIES MUST SUBMIT THEIR INSURANCE CERTIFICATE PRIOR TO BEING PLACED ON THE CALENDAR. NO EXCEPTIONS. MAKING ARRANGEMENTS WITH VENDORS AT THE TIME YOU MAKE YOUR PURCHASE WILL MAKE THIS PROCESS EASIER.

THE DEPOSIT CHECK WILL BE WITHHELD AT THE OFFICE AND ONLY DEPOSITED IF:

- a. ANY DAMAGE IS DONE TO THE ELEVATORS OR PROPERTY.
- b. ANY FURNITURE OR BELONGINGS ARE LEFT ON THE PROPERTY.
- c. THE ELEVATOR PADS ARE MISSING.

Signature of Resident

Date of Moving/Delivery

Print Name

Company Name

Check number

Date of check return

PLEASE NOTE THAT CHECKS ARE TO BE RETURNED ON FRIDAYS FROM 10:00 AM TO 3:00 PM



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RENTER RULES & REGULATIONS

USE OF CONDOMINIUM UNITS:

Units shall be used for residential purposes only, whether owned or leased. No unit may be used to conduct any trade or business.

NUISANCE:

Residents shall not use or permit any use of their premises or common elements, which constitutes immoral, improper, offensive or unlawful use.

No resident shall play or permit to be played any musical instrument or operate or permit to be operated a phonograph, radio, television or other audible devices in a unit between the hours of 11:00 P.M., and the following 8:00 A.M. Nor is any other use or practice, which is the source of annoyance to other occupants, which interferes with the peaceful possession and proper use of the unit.

No animals, birds, fish, reptiles, amphibians or other pets of any nature and description shall be raised, bred or kept in any apartment, the limited common elements or common elements.

CHILDREN:

Children must be supervised at all times. They are not allowed to play on the walks, corridors, elevators, stairways, roofs or clubroom.

COMMON PROPERTY:

Common elements shall be used for the intended purposes only and shall not be abused, defaced, littered or obstructed in any way.

No personal articles shall be kept in such areas, which are to be kept free of obstruction.

No articles shall be placed in any of the corridors, walks or stairways in any building nor shall be hung or shaken or stored from doors windows, walks, balconies, or corridors of any building.

No decorations may be placed on any of the common elements.

No cooking permitted on any balcony or terrace of the apartment. All doors from the unit shall be closed at all times except when in actual use. No one shall enter upon the roofs, elevator shafts, equipment rooms, or power rooms.

Use of all amenities is subject to the Rules and Regulations of the Association.

Skateboards, skates and bicycles are prohibited on the water walkways, paths, corridors and pool areas.

Residents must have proper identification cards to enter the community facilities.

GARBAGE AND TRASH:

All garbage is to be placed in plastic bags and securely tied before depositing in the chute on each floor. Items too large for the chute shall be disposed of by removing them from the Condominium property and disposing it in a facility outside the Condominium property.



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Rules & Regulations, continued:

ALTERATIONS AND IMPROVEMENTS:

Prior to any alteration or improvements to any portion of the unit or to the Community property or removal of any portion thereof, or make any addition to, or do any work which would jeopardize the safety or soundness of the Condominium or impair any easement may **NOT** be made without first obtaining prior written approval from the Association, (Architectural Modification Form).

Unit owners shall notify the Association if any plumbing work requires shutting off the water and then only authorized individuals of the Association may shut it off.

Washing machines and dryers are not permitted inside a unit.

Installation of flooring shall require soundproofing.

ADVERTISEMENTS:

No resident shall affix any signage of any kind to the exterior of the Condominium.

ASSOCIATION EMPLOYEES:

No resident shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Association, or management company nor shall he attempt to use or send any such employee on private business for the resident.

COMPLAINTS AND REQUESTS:

Except for emergencies, direct all complaints and requests to The Board of Directors in writing.

EMERGENCY ENTRY/PASSKEYS:

A key shall be retained by the Association to be used in the event of emergencies, i.e., fire, leakage, medical, etc. No unit shall alter any lock or install a new lock on any door of the premises without providing the management with the new key.

BALCONIES, STAIRCASES AND WALKWAYS:

Shall be used for the purpose intended and not as storage areas, they shall not be used for cleaning of rugs or other household items or for outdoor cooking of any kind. Sweeping or throwing dust or anything of such nature from the balconies, windows, or doorways, including shaking of mops or rugs is not permitted.

PARKING:

No unlicensed vehicles, expired tags, no commercial vehicles, motorcycles, motor scooters, boats, campers, trailers, or recreation vehicles are permitted. Violators will be towed at owner expense.

Renters may not assign or lease their parking space.

Automobile repairs are not permitted on the property at any time.

Handwashing and polishing of vehicles must be performed at the unit owner's assigned parking space. There shall be no washing of vehicles with a hose at any time.

55 AND OLDER HOUSING:

Point East is deemed a housing facility for individuals 55 and older.

A current census of occupants is maintained.



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Rules & Regulations, continued:

No person under the age of 18 years of age shall be permitted to reside at Point East, except children under such age may be permitted to visit and temporarily reside on the property provided that such temporary residence shall not exceed 30 days within any consecutive 12 month period.

The policies and provisions regarding occupancy are in accordance to the provision of the Federal and State of Florida Fair Housing Act and any modifications or amendments thereto.

LEASES:

Unit owners shall provide the Board of Directors written notification of the intention to lease.

The Board has the power to approve or disapprove a lease. Screening/interviewing of prospective tenant(s) within 30 days is required.

The Point East **Lease forms** must be used. Only original paperwork will be accepted. No copies, no fax applications, etc., will be accepted.

No unit shall be rented for more than one term of 12 months during any calendar year.

A unit owner shall be liable for any maintenance, repair, replacement or damage to the common elements, and for the performance of all covenants and conditions of the Declaration of Condominium, by-laws, Articles of Incorporation and Rules & Regulations.

A transfer fee is required.

GUESTS:

Owners/Renters must be in residence when a guest is to occupy the unit and then only up to 30 days in any 12 month period. Guests are not allowed if the unit owner/renter is not present.

GUESTS DEEMED TENANTS:

Any guest occupying a unit for more than 30 days shall be deemed a tenant.

Any guest staying more than 30 days is considered an illegal tenant and the rules and regulations applying to tenants will be enforced. An application for occupancy must be filled out, screening fee applied, and all permanent occupants must be interviewed and approved by the Board of Directors.

A tenant may have overnight guests, subject to the same restriction set forth above for owners.

MOVING:

You must call the management office to schedule your move to be placed on the calendar. Moves are allowed Monday through Friday, 8:00 a.m. to 4:00 p.m. Last entry time 7:00 p.m. No moving is allowed on Saturdays, Sundays or Holidays. If not scheduled, the Mover will be denied entry. No exceptions.

A **\$300.00 Moving In-Out Deposit** will be required from Residents. A **\$500.00 Moving Deposit** will be required from Movers along with their insurance certificate.

DELIVERIES:

Deliveries of all kinds, purchase of new furniture, appliances, carpet, vendor's materials, etc., must also be called into the management office to be placed on the calendar in order to proceed. Schedule is Monday through Friday, 8:00 a.m. to 4:00 p.m.



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not scheduled, your delivery will be refused entry. No exception.

Rules & Regulations, continued:

A \$300.00 Delivery Deposit will be required from Residents. A \$500.00 Delivery Deposit will be required from Delivering companies along with their insurance certificate.
A \$500.00 Modification Deposit will be required from Resident. Contractor's deposit does not include "repairs".

LAUNDRY:

A washer and dryer are located on each floor of the building. No tinting or dyes are permitted in the machines. Equipment must be left in clean condition. Clothes must be removed promptly from the machines. Lights must be turned off in the laundry room and the door closed when you are finished using the room. Rugs may not be washed in the washing machines.

STORAGE OF COMBUSTIBLE ITEMS:

Flammable, combustible or explosive fluid material, chemical or substance may not be stored in any apartment or any portion of the common elements. No motor vehicle or motors using the combustible fuels shall be kept within the confines of the building.

RECREATION FACILITIES:

Nothing is to be removed from the recreation facilities or other common areas for personal use.

SWIMMING AREA:

Hours are from 8:00 a.m. until sunset. No lifeguards are provided. Swimming is at your own risk at all times.

No diving permitted.

A responsible adult must supervise children under 16 years of age. Children of diaper age (3 years of age and under) are not permitted in the pool at any time.

Towels are required to protect the deck and furniture from oils and lotions; persons using them must shower before entering the pool.

Rafts, toys, floats, etc., and ball playing are not allowed. No running, pushing, horseplay, of any kind is permitted. Portable pools are not permitted anywhere in the patio/pool area.

Absolutely no food or beverages allowed at any time.

Excessive noise prohibited. Radios not permitted if and when their operation distracts or annoys others.

Chaise lounge chairs are not to be removed.

Showers are required before entering the pool.

Shoes must be dry and worn when entering or exiting the building lobbies. All unit owners, tenants and guests shall wear shoes and shall be dry when entering or exiting the building lobbies.

The Clubhouse Pool limited to use by Registered Residents only. Satellite Pools located in each Corporation is to be used by any visitor(s) if accompanied by the unit resident.



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NOTE: The verbiage herein is summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the sales contract and the Condominium Documents.



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RULES & REGULATIONS ACKNOWLEDGEMENT

I, the undersigned, acknowledge and agree to fully abide by the Point East Condominium's Rules & Regulations and any and all Rules and Regulations which may be enacted by The Board of Directors in the future.

(Owner's Signature)

(Date)

(Print name)

(Unit Number)

(Tenant's Signature)

(Print name)

RULES AND REGULATIONS FOR THE USE OF THE POINT EAST COUNCIL PROPERTY

1. APPLICABILITY:

Every Registered Resident shall comply with these Rules and Regulations as set forth herein and any and all Rules and Regulations which from time to time may be adopted. Failure of a Registered Resident or guest to comply shall be grounds for legal action which may include, without limitation, an action to recover sums due to damages, injunctive relief or any combination thereof.

2. CLUBHOUSE:

- a. All Registered Residents must carry a Point East ID Card at all times to enter the Clubhouse and while using any of the facilities including, but not limited to, the Swimming Pool, Billiard Room, Spa, Shower, Sauna, Bowling Alley, Auditorium, Gym, Card Room, Shuffleboard, and the Docks.
- b. Specific rules approved by the Point East Council will be posted in the Clubhouse in the various rooms and facilities including, but not limited to, the Auditorium, Billiard Room, Bowling Alley, Card Room, Gym, Pool, Spa, Showers, Saunas, Shuffleboard, Dock and the Rose Room.
- c. Clubhouse facilities and common areas are limited to use by registered residents only.
- d. Clubhouse Dress Code. Proper attire is required according to Events. Bathing suits are not allowed except in the Pool Area.
- e. Animals are not permitted in the Clubhouse, Pool Area, rooms and facilities, nor the common areas, except those required by law.
- f. No smoking except in a designated area.
- g. Food or beverages are not allowed in the Clubhouse and Pool Area. No glass containers of any kind are allowed at any time. Water only in a plastic bottle.
- h. The Clubhouse is to be used only for functions and events sponsored by the Condominium Associations, Point East residents and Point East Clubs, with prior approval of the Point East Council.
- i. A Registered Resident shall be liable for the expense of any maintenance, repair, replacement or damage to the Common areas and facilities rendered necessary by their acts, or by those of any member of the Registered Resident's family or guests.

3. RECREATIONAL FACILITIES

- a. The use of the recreational facilities and common areas shall at all times be governed by the Rules and Regulations promulgated by the Point East Council.

4. PARKING

- a. Parking spaces located on the common areas that are jointly owned by the Four Associations and under the control of the Council are to be used only for the Point East Council Administrative Office, Clubhouse Activities and the X Apartments.
- b. Violations of these parking restrictions may be subject to removal of a vehicle in accordance with Florida Statutes.

5. CLUBHOUSE POOL AREA

- a. Use of the Swimming Pool and Pool areas is limited to Registered Residents only.
- b. Use of Swimming Pool is limited from 7:00 A.M. to 9:00 P.M. and is at user's own risk at all times. Lifeguards are not provided. No diving is permitted.
- c. All incontinent persons are prohibited from using the swimming pool.
- d. No food or beverages are allowed in the pool area. No glass containers of any kind are allowed.
- e. Excessive noise of any type is prohibited in the pool area. Visual and Audio devices are permitted when used with a headset or earphones.
- f. No smoking except in a designated area.
- g. Rafts, floats and ball playing are prohibited. No running, pushing or horseplay of any kind is permitted. The Point East Council is not responsible for any accidents or injuries.
- h. Towels are required to protect the pool deck and furniture from oils and lotions. Persons using oils and lotions must shower before entering the pool.
- i. Chaise lounges are not to be removed or taken from the pool deck area for use anywhere else.
- j. All registered residents must be dry and wear a cover up and shoes before entering or exiting the Clubhouse.

6. GATEHOUSE

- a. Entry into the Guardhouse is prohibited to all but members of the Boards of Directors, their designees, Associations' Staff and authorized Contractors.
- b. Anyone on foot or Bicycle entering Point East Property must enter through the gate and must show their ID to the guard.
- c. No visitor to a unit will be allowed by the guard to enter Point East Property if the registered resident is not at home to give permission for them to enter.

7. DOCK RULES AND REGULATIONS

- a. Only unit owners may apply for a Boat Slip. A Boat Slip may not be transferred from an owner to a tenant of any unit. A unit owner must file an Intent To Rent Boat Slip Application with Point East Council.

- b. All applicants filing an Intent to Rent Boat Slip Application are subject to interview and approval by Point East Council.
- c. A unit owner who desires to rent a boat slip must provide a copy of a Florida Boat Registration and Insurance Policy to the Council, along with the application and such other information as the Council may reasonably require for consideration of the application. No application for renting a Boat Slip shall be considered complete until all the information/documentation requested by the Council has been received.
- d. The first month's rent and a Security Deposit equivalent to one month's rent is payable upon acceptance of the application for the rental of the dock space.
- e. If you do not have a boat at the time your name is called, you will have 90 days to purchase a boat. Rent is based on a boat length of 22 foot and is payable upon acceptance for a boat slip. After the boat is purchased, the rent will be adjusted according to the actual length of the boat. If you do not buy a boat, you will not be approved for a lease and only your security deposit will be returned.
- f. Gates to individual Boat Slips must be kept unlocked.
- g. Any Renter of a Boat Slip who is not current with the Boat Registration and Insurance will forfeit his/her Boat Slip.
- h. Liability Insurance in the amount of \$300,000 is required. Point East Council must be listed as named insured on the policy.
- i. A vacant Slip will be offered first to current renters of boat slips who want to make a change based on their rental seniority.
- j. When a vacancy occurs, the next person on the Waiting List will be sent a certified, return receipt letter. If there is no response within 10 days from their receipt of the letter, a call will be made. If there is no response to the phone call, the next person on the Waiting List will be contacted.
- k. Anyone who is on the list and refuses Rental will be removed from the Waiting List. They must file a new Intent to Rent Application if they want to be put back on the list.
- l. For Dock Space to be leased jointly to two Point East Unit Owners, both their names must be recorded on the Waiting List at the time of application. The names as submitted cannot be amended or assigned. The state registration of the boat must be in both names.
- m. The Lease is for one year and may be renewed only with updated Registration and Insurance and only with the Approval of the Point East Council.
- n. Rental rates are subject to change.

8. UNIT OWNER COMPLAINTS AND REQUESTS

Except for an emergency, all complaints and requests are to be directed toward or mailed to the Point East Council. Complaints and requests of a tenant or Guest shall be submitted to the Unit Owner.

9. POINT EAST ROOM CHARGES

ANNE ACKERMAN ROOM

Point East Residents.....	\$120.00
Point East Residents Outside Guest.....	\$250.00
Non-Residents Outside Guest.....	\$450.00
Maximum People Allowed.....	83

COFFEE SHOP

Point East Residents.....	\$120.00
Point East Residents Outside Guest.....	\$250.00
Non Residents Outside Guest.....	\$450.00
Maximum People Allowed.....	84

ROSE ROOM

Point East Residents.....	\$100.00
Point East Residents Outside Guest.....	\$300.00
Non Residents Outside Guest.....	\$800.00
Maximum People Allowed.....	220

AUDITORIUM

Point East Residents.....	\$1,500.00
Non Residents Outside Guest.....	\$4,500.00
Maximum People Allowed.....	220

- ❖ Room rentals are for a period of 4 hours.
- ❖ ANY ADDITIONAL TIME WILL BE CHARGED AT @ \$100.00 PER HOUR.
- ❖ There will be no dancing allowed in the Coffee Shop.
- ❖ Deposit equal to the amount of rental.
- ❖ Prices are subject to future change.
- ❖ The Rose Room rented for 100 people or more must have a Security Guard supplied by Point East and paid by the Renter.



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PROOF OF INTERVIEW FORM

RULES & REGULATIONS ACKNOWLEDGEMENT

I/We hereby acknowledge that I/we have been interviewed by the screening committee of Point East Two Condominium Corporation, Inc. The rules and regulations pertaining to my/our residing in this association have been explained to me/us.

I/We understand the rules and regulations that was told to me by the committee of Point East Two Condominium Corporation, Inc., and I/we agree to abide by them.

Tenant Print Name

Date

Tenant Sign Name

Unit Number

Print Name

Sign Name

Signature(s) of the Board member that completed the screening.

1st Signature

2nd Signature



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CERTIFICATE OF OCCUPANT APPROVAL

Condominium Unit Number _____ of Point East Condominium Corporation, Inc., a condominium according to the Declaration of Condominium thereof, as recorded in Office Records Books 5713, page 604, of the Public Records of Miami-Dade County, Florida, and as amended.

The undersigned office of Point East Two Condominium Corporation Inc. hereby certify as follows:

That _____ and _____
(qualified applicant) (qualified applicant)

Has/have been approved by the Association, pursuant to the provision of the Articles of Incorporation of the Association

Dated this ____ day of _____ 20 ____ .

Attest By: _____
President/Director

Witness

STATE OF FLORIDA
COUNTY OF: _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____ By _____, ☐ personally known to be the person described above, or ☐ by producing identification _____.

(Signature of Notary Public- State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)



Authorization to Utilize Email/ Text Messaging to Communicate Association Information

1718.111 The association.—

(g)1. By July 1, 2018, an association with 150 or more units which does not manage timeshare units shall post digital copies of the documents specified in subparagraph 2. on its website.

b. The association's website must be accessible through the Internet and must contain a subpage, web portal, or other protected electronic location that is inaccessible to the general public and accessible only to unit owners and employees of the association.

c. Upon a unit owner's written request, the association must provide the unit owner with a username and password and access to the protected sections of the association's website that contain any notices, records, or documents that must be electronically provided.

Electronic mail (email) and text messaging are forms of communication that may be utilized between you and the Association Office. We want to make sure you know that unencrypted email and text communications are not secure communications.

Incoming email communications will be reviewed and answered as soon as possible. If you have not heard from the office with a response and are concerned that your message was not received, please call the office during regular business hours. EMAIL COMMUNICATION SHOULD NEVER BE USED IN THE CASE OF AN EMERGENCY OR FOR URGENT REQUESTS FOR INFORMATION.

This authorization may be revoked at any time and must be done in writing. It is understood that the revocation will not apply to information that has already been released based on this authorization.

Authorization is valid while an Owner/Resident is with Point East Two Condominium Corporation, Inc.

If you agree to the foregoing terms, please indicate your acceptance by your signature that you accept the terms and conditions outlined herein.

ACCEPTED:

Owner/Resident signature

Owner/Resident Print Name

Telephone

Authorized E-mail of Individual

Unit Number

Date

Authorized E-mail of Individual



Point East One Condominium Corporation ONE, INC

Telephone: 305 931 3960 Ext-1
Fax: 305 931 6892

2895 Point East Drive
Aventura, FL 33160

A 55 and Over Community
E-Mail: pointeastcorp1@gmail.com

NOTICE OF INTENT TO SELL

TO: Board of Directors
Point East ONE Condominium Corporation, Inc

Attn: Management Office

In accordance with the provisions of the Declaration of Condominiums of Point East ONE Condominium Corporation, INC and the policy guidelines adopted pursuant thereto, I/We hereby serve notice that I/We intend to:

SELL

UNIT No: _____

I/We agree to abide by the Declaration of Condominium, By-Laws, and the Rules and Regulations of the Condominium Association.

Dated: This _____ day of _____ 20____.

(Owner signature)

(Print Name)

(Owner signature)

(Print Name)

TELEPHONE NUMBER: _____

E-MAIL ADDRESS: _____



POINT EAST ONE CONDOMINIUM CORPORATION, INC.

Telephone: 305 9313960
Fax: 305 9316892

2895 Point East Drive
Aventura, FL 33160

A 55 and Older Community
E-Mail: pointeastcorp1@gmail.com

REALTOR GATE ACCESS AUTHORIZATION

UNIT: _____

OWNER / RESIDENT: _____

THIS IS TO AUTHORIZE AND REQUEST YOU (SECURITY / MANAGEMENT) to grant access to the above described Unit. In giving this authorization and request, the undersigned acknowledges and agrees:

Although the purpose(s) of the entry is stated below (for information only), you are responsible to see to such purpose(s) being fulfilled, Not Management or Security.

You, not Management or Security are responsible for supervising, observing and controlling the conduct of the person(s) you have given access to:

The undersigned agrees to fully indemnify and hold harmless you and all of your Officers, Directors, Members, Employees and Agents (including, without limitations, your management and security companies, and the officers, directors and employees) and from any and all misconduct or negligence of the person(s) named below, whether in the Unit, the Common Elements of the Condominium or otherwise, (such agreement includes all attorney's fees and court costs regardless of whether suit is brought or any appeal is taken.

<u>NAME OF REAL STATE COMPANY AND AGENTS AUTHORIZED TO HAVE ACCESS</u>	<u>PLEASE CHECK ONE</u>
AGENT(S): _____	<i>OPEN LISTING</i> _____
COMPANY: _____	<i>EXCLUSIVE LISTING</i> _____
Telephone: _____	
Alternate Phone: _____	

<u>NAME (S) OF LICENSED CONTRACTORS AUTHORIZED TO HAVE ACCESS.</u>	<u>REASON FOR GRANTED ACCESS</u>
1.- _____	_____
2.- _____	_____
3.- _____	_____

START AND END DATES OF THIS AUTHORIZATION MUST BE FILLED IN OR THE AUTHORIZATION WILL NOT BE APPROVED AND WILL BE VOIDED.

Start date _____
Must be filled in

Termination date _____
Must be filled in

Owner's signature

Management's Approval

Date: _____

Date of Approval _____



Point East One Condominium Corporation, Inc

Telephone: 305 931 3960 Ext-1
Fax: 305 931 6892

2895 Point East Drive
Aventura, FL 33160

A 55 and Over Community
E-Mail pointeastcorp1@gmail.com

SCREENS/DOORS
IMPORTANT MESSAGE

UPON SELLING OR RENTING YOUR APARTMENT
ALL SCREENS AND DOORS MUST BE IN GOOD CONDITION
INCLUDING BALCONY SCREENS.

ENTRY, KITCHEN & SCREEN DOORS
MUST BE IN GOOD CONDITION.

ALL ABOVE MUST BE APPROVED
BY THE BOARD OF DIRECTORS.

According to the Condo Document, the responsibility of the apartment owner
is as follows:

"To maintain, repair and replace at his sole and personal expense, all doors, windows, glass, screens,
electric panels, electric wiring, electric outlets and fixtures, air conditioners, heaters, refrigerators, dishwashers,
other appliances, drains, plumbing fixtures and connections, interior surfaces of all walls, including boundaries
and exterior walls, floors and ceiling and all other portions of his/her apartment."

I / WE UNDERSTAND THE ABOVE:

Owner Name: _____

Resident Name: _____

Date: _____

Unit: _____

UPDATED 01/22/2025



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NOTICE OF INTENT TO RENT

TO: Board of Directors
Point East ONE Condominium Corporation, Inc

Attn: Management Office

In accordance with the provisions of the Declaration of Condominiums of Point East ONE Condominium Corporation, INC and the policy guidelines adopted pursuant thereto, I/We hereby serve notice that I/We intend to:

RENT
UNIT No: _____

I/We agree to abide by the Declaration of Condominium, By-Laws, and the Rules and Regulations of the Condominium Association.

Dated: This _____ day of _____ 20____.

(Owner signature)

(Print Name)

(Owner signature)

(Print Name)

TELEPHONE NUMBER: _____

E-MAIL ADDRESS: _____



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I / WE UNDERSTAND THE ABOVE:

Owner Name: _____

Resident Name: _____

Date: _____

Unit: _____



POINT EAST ONE CONDOMINIUM CORPORATION, INC.

Telephone: 305 9313960
Fax: 305 9316892

2895 Point East Drive
Aventura, FL 33160

A 55 and Older Community
E-Mail: pointeastcorp1@gmail.com

REALTOR GATE ACCESS AUTHORIZATION

UNIT: _____

OWNER / RESIDENT: _____

THIS IS TO AUTHORIZE AND REQUEST YOU (SECURITY / MANAGEMENT) to grant access to the above described Unit. In giving this authorization and request, the undersigned acknowledges and agrees:

Although the purpose(s) of the entry is stated below (for information only), you are responsible to see to such purpose(s) being fulfilled, Not Management or Security.

You, not Management or Security are responsible for supervising, observing and controlling the conduct of the person(s) you have given access to:

The undersigned agrees to fully indemnify and hold harmless you and all of your Officers, Directors, Members, Employees and Agents (including, without limitations, your management and security companies, and the officers, directors and employees) and from any and all misconduct or negligence of the person(s) named below, whether in the Unit, the Common Elements of the Condominium or otherwise, (such agreement includes all attorney's fees and court costs regardless of whether suit is brought or any appeal is taken.

<u>NAME OF REAL STATE COMPANY AND AGENTS AUTHORIZED TO HAVE ACCESS</u>	<u>PLEASE CHECK ONE</u>
AGENT(S): _____	<i>OPEN LISTING</i> _____
COMPANY: _____	<i>EXCLUSIVE LISTING</i> _____
Telephone: _____	
Alternate Phone: _____	

<u>NAME (S) OF LICENSED CONTRACTORS AUTHORIZED TO HAVE ACCESS.</u>	<u>REASON FOR GRANTED ACCESS</u>
1.- _____	_____
2.- _____	_____
3.- _____	_____

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Must be filled in

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Must be filled in

Owner's signature

Management's Approval

Date: _____

Date of Approval _____