

A-I Property Management Solutions, Inc.
7501 West Oakland Park Blvd. Suite 201
Lauderhill, FL 33319

Phone: 954-289-0600
Fax: 954-945-7124

THE PALMS AT DANIA BEACH CONDOMINIUM ASSOCIATION, INC.

SCREENING & REGISTRATION PACKAGE

Application for: ☐ Purchase
☐ Lease
☐ Additional Occupant/ Ownership Transfer

Property Address/ Bldg. & Unit # _____

Please complete the attached application & return it by mail or hand to:

A-I Property Management Solutions
7501 West Oakland Park Blvd., Suite 201
Lauderhill, FL 33319

**Make sure all items are included at
delivery time.**

1. Application package (NO PETS ALLOWED)
2. Copy of complete signed SALES CONTRACT or LEASE AGREEMENT.
3. Copies of Driver's License (all persons over 16) (Valid Passport or other legal ID permitted if above is not available)
4. Copies of valid, unexpired Vehicles Registration and Insurance for all vehicles.
5. Original police report for all applicants and occupants 18 years old and over. (If you have any type of record, please provide us with a copy of the case).
6. Non-Refundable Application Fee of \$150.00 payable to The Palms at Dania "Husband & Wife or Parent/Dependent Child". Any applicant applying as Dependent must provide proof of such status (Valid Proofs: Tax Returns, Unemployment Application, and Full-Time Student); any other adult must pay an additional \$100.00 (per adult). Payable with Money Order or Cashier's Check to: A-I Property Management Solutions Inc. Application will not be processed unless payment is received at the time the application is turned in. (NO EXCEPTIONS)
7. Interview with Board of Director will be scheduled, If the person who is applying does not live in the country or city of the property, we require notarized power of attorney that appoints who is authorized to represent you in the rental of your property and in case of an emergency.
8. For Purchase, you are advised to obtain Estoppel Letter **before** the closing takes place, as the new owner is responsible for any unpaid assessments and/or legal/fines that may have been incurred.
9. **IF YOU MOVE BEFORE BEING APPROVED YOU WILL HAVE A PENALTY OF \$500.00.**
For not complying with a Rules & Regulations

New owners are responsible for providing the certificate of title or warranty deed to be updated within

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THE PALMS AT DANIA BEACH CONDOMINIUM ASSOCIATION, INC.
the community database and request a coupon book.

Received by administration: _____

7501 West Oakland Park Blvd, Suite 201, Lauderdale, Florida 33319

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THE PALMS AT DANIA BEACH CONDOMINIUM ASSOCIATION, INC.

Property Address: _____ Acc. _____

Applicant's Name: _____ Date of Birth _____

The SS # _____ Are you a military service member? _____ Yes _____ No.

"Service member" means any person serving as a member of the United States Armed Forces on active duty or state active duty and all members of the Florida National Guard and United States Reserve Forces. 250.01 (19), Florida Statutes.

Current Address: _____ City/ State: _____ Zip Code: _____

Home Telephone: _____ Cell: _____ Email: _____

Employer: _____ Position: _____ Work Ph: _____

Current Address: _____ City/ State: _____ Zip Code: _____

Landlord Name: _____ Phone: _____

Co-Applicant's Name _____ Date of Birth _____ Last 4 digits of

The SS # _____ Relationship _____ Are you a military service member? _____ Yes _____ No.

Current Address: _____ City/ State: _____ Zip Code: _____

Home Telephone: _____ Cell: _____ Email: _____

Employer: _____ Position: _____ Work Ph: _____

Current Address: _____ City/ State: _____ Zip Code: _____

Landlord Name: _____ Phone: _____

INFORMATION ON HOUSEHOLD MEMBERS

Name for all household members (maximum of 4 members including children):

1. _____ Age _____ Relationship _____

2. _____ Age _____ Relationship _____

3. _____ Age _____ Relationship _____

4. _____ Age _____ Relationship _____

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VEHICLES

Vehicle # 1 Make _____ Model _____ Year _____ Color _____
Tag # _____

Vehicle # 2 Make _____ Model _____ Year _____ Color _____
Tag # _____

REFERENCES

REF # 1 Name _____ Work/ Cell Telephone _____
Current Address _____ City/ State _____ Zip Code _____

REF # 2 Name _____ Work/ Cell Telephone _____
Current Address _____ City/ State _____ Zip Code _____

CONTACT PERSON IN CASE OF AN EMERGENCY SUCH AS A FIRE OR FLOOD

Name _____ Relationship _____
Work _____ Cell _____

7501 West Oakland Park Blvd, Suite 201, Lauderdale, Florida 33319

THE PALMS AT DANIA BEACH CONDOMINIUM ASSOCIATION

DISCLOSURE AND AUTHORIZATION FOR CONSUMER REPORTS

In connection with my application for occupancy for a dwelling and or Residential with _____, I understand consumer reports will be requested by **A-1 Property Management Solutions Inc.** These reports may include, as allowed by law, the following types of information, as applicable: names and dates of previous employers, reason for termination of employment, work experience, reasons for termination of tenancy, former landlords, education, accidents, licensure, credit, etc. I further understand that such reports may contain public record information such as, but not limited to: my driving record, workers' compensation claims, judgments, bankruptcy proceedings, evictions, criminal records, etc., from federal, state, and other agencies that maintain such records.

In addition, investigative consumer reports (gathered from personal interviews, as applicable, with former employers or landlords, past or current neighbors and associates of mine, etc.) to gather information regarding my work or tenant performance, character, general reputation and personal characteristics, and mode of living (lifestyle) may be obtained.

This authorization is conditioned upon the following representations of my rights:

I understand that I have the right to make a request to the consumer reporting agency: **United Screening Services, Corp.**(name) ("Agency"), **P.O. Box 55-9046, Miami, FL. 33255-9046** (address), telephone number **(305) 774-1711 or (800) 731-2139**, upon proper identification, to obtain copies of any reports furnished to Company by the Agency and to request the nature and substance of **all information** in its files on me at the time of my request, including the sources of information, and the Agency, on Company's behalf, will provide a complete and accurate disclosure of the nature and scope of the investigation covered by any investigative consumer report(s). The Agency will also disclose the recipients of any such reports on me which the Agency has previously furnished within the two year period for employment requests, and one year for other purposes preceding my request (California three years). I hereby consent to Company obtaining the above information from the Agency. I understand that I can dispute, at any time, any information that is inaccurate in any type of report with the Agency. I may view the Agency's privacy policy at their website: **www.unitedscreening.com**.

I understand that if the Company is located in California, Minnesota or Oklahoma, that I have the right to request a copy of any report Company receives on me at the time the report is provided to Company. By checking the following box, I request a copy of all such reports be sent to me. Check here: ☐

As a California applicant, I understand that I have the right under Section 1786.22 of the California Civil Code to contact the Agency during reasonable hours (9:00 a.m. to 5:00 p.m. (PTZ) Monday through Friday) to obtain all information in Agency's file for my review. I may obtain such information as follows: 1) In person at the Agency's offices, which address is listed above. I can have someone accompany me to the Agency's offices. Agency may require this third party to present reasonable identification. I may be required at the time of such visit to sign an authorization for the Agency to disclose to or discuss Agency's information with this third party; 2) By certified mail, if I have previously provided identification in a written request that my file be sent to me or to a third party identified by me; 3) By telephone, if I have previously provided proper identification in writing to Agency; and 4) Agency has trained personnel to explain any information in my file to me and if the file contains any information that is coded, such will be explained to me.

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2. Are you a service member as defined by s. 250.01, Florida Statutes? Yes ___ No ___

The term "service member" is defined by s.250.01, Florida Statute to include any person serving as a member of the United States Armed Forces on active duty or state active duty and all members of the Florida National Guard and United States Reserve Forces.

I understand that I have rights under the Fair Credit Reporting Act, and I acknowledge receipt of the Summary of Rights _____ (initials).

Printed Name: _____

Signature: _____

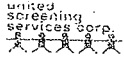
Date: _____

For identification purposes:

Social Security No.: _____; Date of Birth: _____.

Driver's License No.: _____; State of Issue: _____.

Street Address: _____; City: _____ State: _____ Zip: _____.



Apt No _____ Apt Type _____ Monthly Rent _____ Occup Date _____ Pro-In
S _____ Term Date _____ Referred By _____ Rent Starts _____ Reasons For Living Here

Application For Occupancy

Date _____

IMPORTANT: Each co-resident/co-applicant must submit separate applications.

PERSONAL INFORMATION

Applicants Name _____ Date of Birth _____ SS No _____
First Middle Last

Marital Status _____ Driver License No _____ State _____ Email _____

Spouse's Name _____ Date of Birth _____ SS No _____
First Middle Last

Driver License No _____ State _____ Email _____
Address: _____

Other Occupants

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Do you own pets? _____ If yes, type (breed) _____
Size/Weight _____

Have you, the co-applicant(s), and/or any occupant(s) ever been arrested, charged and/or convicted of a crime? _____ If Yes,
Provide detailed explanation. (Use reverse side of this application)

Applicants Contact - Phone Number _____ / Cellular
Number _____

Emergency contact (Name/Phone) _____

RESIDENT HISTORY

MUST HAVE 7 yrs history no day-yr

Present Street Address _____ State _____
Zip _____

Phone () _____ To/From _____ Monthly
Payment \$ _____

Landlord's Name _____ Phone () _____

Reason For Moving _____

Previous Street Address _____ State _____
Zip _____

To/From _____ Monthly Payment \$ _____ Landlord's Name _____

Phone (____) _____ Reason For Moving _____

Have you and/or the co-applicant(s) ever been evicted from any property? _____ If Yes, Provide detailed explanation. (Use reverse side of this application)

EMPLOYMENT HISTORY

Present employer _____ Supervisor _____

Address _____ Phone (____) _____

Position _____ Date of employment _____ Gross weekly salary \$ _____

Previous employer _____ Supervisor _____

Address _____ Phone (____) _____

Position _____ Dates of employment _____ Gross weekly salary \$ _____

Spouses employer _____ Supervisor _____

Position _____ Phone (____) _____ Salary \$ _____

INCOME

Gross annual salary (Including fees, tips, commissions and bonuses) \$ _____

Gross annual salary spouse \$ _____

Other income you want to disclose \$ _____

BANK INFORMATION

Account No _____ Account type _____ Bank Name and Branch _____

Account No _____ Account type _____ Bank Name and Branch _____

CHARACTER REFERENCE

Name _____ Phone No _____ Relation: _____

Name _____ Phone No _____ Relation: _____

(If necessary use reverse side of this application to list additional accounts)

VEHICLES

Year _____ Make _____ Tag No _____ State _____ Registered to _____

Year _____ Make _____ Tag No _____ State _____ Registered to _____

Year _____ Make _____ Tag No _____ State _____ Registered to _____

Applicant(s) has submitted the sum of \$ _____, which is non-refundable payment for credit check/background check processing charge of the application. Such sum is not a rental payment or security deposit. This amount will be retained by the management to cover the cost of processing the application. It is understood and agreed between the parties that in the event this application for the above referenced apartment is rejected by _____ then said sum so received, as security deposit shall be returned to applicant without interest. It is further understood and agreed that in the event that said application is approved and accepted by _____ then said amount received below shall be applied on that security deposit so called for in the lease entered into between the parties. It is further understood and agreed by the parties that in the event that said application is approved and accepted by _____ and applicant refuses to enter into a lease agreement for the period of time as called for in applicants application then the sum so received herein shall be retained by _____ to serve as liquidation damages it will suffer by reason of applicants failing to enter into residency of that above stated apartment, but the acceptance or rejection of applicant shall remain within the sole discretion of _____ and United Screening Services Corporation is hereby authorized and given the right to verify by reasonable means the application including but not limited to credit check, criminal history, eviction-civil records, landlord verification, and verification of employment; and to exercise at it's sole discretion as to whether to reject this application and/or to terminate any lease which may be entered into between the parties pursuant to this application, whether during the term of the said lease or any extensions or renewal thereof if the applicant has made any false statements or misrepresentations whatsoever in this application. Furthermore, applicant(s) certify it has not knowingly omitted any information from this application, any additional documents in the application packet, exhibits and/or attachments.

Applicant has deposited the sum of \$ _____ which is to be applied to the security deposit in reference to the above apartment unit.

Applicant signature _____ Date _____

Spouse signature _____ Date _____

Leasing agent / Interviewed by _____ Date _____

Form GARRI 05/11

DISCLOSURE AND AUTHORIZATION
FOR CONSUMER REPORTS

In connection with my application for occupancy for a dwelling and or Residential with _____, I understand consumer reports will be requested by you ("Company"). I further understand that Company may share said consumer report with the listing agent specifically in connection with my application for dwelling and or Residential. These reports may include, as allowed by law, the following types of information, as applicable: names and dates of previous employers, reason for termination of employment, work experience, reasons for termination of tenancy, former landlords, education, accidents, licensure, credit, etc. I further understand that such reports may contain public record information such as, but not limited to: my driving record, workers' compensation claims, judgments, bankruptcy proceedings, evictions, criminal records, etc., from federal, state, and other agencies that maintain such records.

In addition, investigative consumer reports (gathered from personal interviews, as applicable, with former employers or landlords, past or current neighbors and associates of mine, etc.) to gather information regarding my work or tenant performance, character, general reputation and personal characteristics, and mode of living (lifestyle) may be obtained.

This authorization is conditioned upon the following representations of my rights:

I understand that I have the right to make a request to the consumer reporting agency: Sarma (name) ("Agency"), 555 E Ramsey Rd, San Antonio, TX 78216 (address), telephone number (800) 955-5238, upon proper identification, to obtain copies of any reports furnished to Company by the Agency and to request the nature and substance of **all information** in its files on me at the time of my request, including the sources of information, and the Agency, on Company's behalf, will provide a complete and accurate disclosure of the nature and scope of the investigation covered by any investigative consumer report(s). The Agency will also disclose the recipients of any such reports on me which the Agency has previously furnished within the two year period for employment requests, and one year for other purposes preceding my request (California three years). I hereby consent to Company obtaining the above information from the Agency. I understand that I can dispute, at any time, any information that is inaccurate in any type of report with the Agency. I may view the Agency's privacy policy at their website: www.sarma.com.

I understand that if the Company is located in California, Minnesota or Oklahoma, that I have the right to request a copy of any report Company receives on me at the time the report is provided to Company. By checking the following box, I request a copy of all such reports be sent to me. Check here: ☐

As a California applicant, I understand that I have the right under Section 1786.22 of the California Civil Code to contact the Agency during reasonable hours (9:00 a.m. to 5:00 p.m. (PTZ) Monday through Friday) to obtain all information in Agency's file for my review. I may obtain such information as follows: 1) In person at the Agency's offices, which address is listed above. I can have someone accompany me to the Agency's offices. Agency may require this third party to present reasonable identification. I may be required at the time of such visit to sign an authorization for the Agency to disclose to or discuss Agency's information with this third party; 2) By certified mail, if I have previously provided identification in a written request that my file be sent to me or to a third party identified by me; 3) By telephone, if I have previously provided proper identification in writing to Agency; and 4) Agency has trained personnel to explain any information in my file to me and if the file contains any information that is coded, such will be explained to me.

Are you a service member as defined by s. 250.01, Florida Statutes? Yes ☐ No ☐
The term "service member" is defined by s.250.01, Florida Statute to include any person serving as a member of the United States Armed Forces on active duty or state active duty and all members of the Florida National Guard and United States Reserve Forces.

I understand that I have rights under the Fair Credit Reporting Act, and I acknowledge receipt of the Summary of Rights _____ (initials).

Printed _____ Name: _____

Signature: _____

Date: _____

For identification purposes:

Social Security No.: _____ Date of Birth: _____

Driver's License No.: _____; State of Issue: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Email Address: _____

Phone Number: (_____) _____



Property Management Solutions, Inc.
A Full-Service Property Management Firm

7501W Oakland Park Blvd.
Suite 201
Lauderhill, Florida 33319

Office (954) 289 0660
Fax (954) 954-7124

THE PALMS AT DANIA BEACH CONDOMINIUM
RULES & REGULATIONS

Condominium living requires that each owner regulates the occupancy and use of his unit and the common elements so as not to disturb any other resident unreasonably or unnecessarily on the occupancy and quiet enjoyment of his unit. Certain initial rules and regulations have been established by The Palms at Dania Beach Condominium, to protect each owner's right to the quiet enjoyment of his property. These rules and Regulations are as follows:

- 1.- The sidewalk, entrance, passages, lobbies and hallways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than ingress and egress to and from the Condominium Property, Common Areas and Units; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored, kept or placed therein, except in areas (if any) designated for such purpose.
- 2.- The personal property of Unit Owners and occupants must be stored within their respective Units.
- 3.- No articles other than patio-type furniture shall be placed on the balconies, patios or other Limited Common Elements. No BB-Q may be kept on any balcony. No items, clothes, clothing, bathing suits or swimwear, curtains, rugs mops, or laundry of any kind, or other articles, shall be shaken or hung from any windows, doors, balconies, terraces or other portions of the Condominium or Association Property.
- 4.- No unit Owner or occupant shall permit anything to fall from a window or door onto the Condominium or Association Property. No dirt, mopping water, animal feces or urine, or any other substance shall be swept, poured or thrown from any balcony or from the Condominium or Association Property onto any other balcony, Unit or other Limited Common Elements or Common Elements of Condominium.
- 5.- No garbage, refuse, trash, or rubbish shall be deposited except as permitted by the Association. The requirements and/or restrictions and limitations of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.
- 6.- Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the association.
- 7.- **a) NO PARKING on Common Elements, including without limitations, grass, access ways for pedestrians and vehicles, roadways and back door exit. This will be strictly enforced.**

- a) **NO PARKING** on any fire lanes at any time or other **NO PARKING** areas.
 - b) The following vehicles are **NOT ALLOWED AT ANYTIME**: commercial vehicles, trailers, school buses, boats, and campers.
 - c) **NO DOUBLES PARKING** is allowed behind vehicles already parked. A motorcycle is considered a car and it cannot park on sidewalk and can only park in a vehicle parking space.
 - d) All vehicles must have current tag registration. Vehicles with expired registration/tag shall not park within the Condominium Property. No cars may be covered with tarp and the vehicle identification numbers (VIN) of all vehicles must always be visible.
 - e) **There are two (2) assigned parking spaces for each unit. All vehicles must be registered with the Association (A- 1 Property Management Solutions.) to get parking permit decals (decals may be purchased at \$10.00 each one - 2 max. per unit). Car registration, Insurance & License must have The Palms at Dania Beach address.**
 - f) All vehicles must be parked forward so that tag (plate) and parking decal are visible. Head in parking only.
 - g) **All violations of the parking rules will subject the vehicle to being towed at owner's sole risk and expenses. NO WARNING NOTICES WILL BE GIVEN.**
 - h) Visitor parking is only allowed until 10:00 pm.
 - i) **NO MECHANICAL WORK** may be done in the parking lot, common areas or anywhere within the Condominium Property at any time. Only emergencies such as a flat tire or death battery are allowed.
 - j) **NO OIL CHANGES ALLOWED.** No brake change or other work allowed. Vehicles leaking oil **CANNOT PARK WITHIN THE CONDOMINIUM PROPERTY** (whether owner's or tenant's vehicle). Any damage to the asphalt caused by leaked fluids will be charged to the unit owner.
 - k) **NO COMMERCIAL VEHICLES ALLOWED- TRUCK TRAILERS, MOBILE HOMES, CAMPERS, BUSES, VANS BOATS, CANOES, RAFTS OR OTHER SIMILAR CRAFTS** are not allowed within the Condominium Property.
 - l) **CAR WASHING INVOLVING THE USAGE OF THE CONDOMINIUM ASSOCIATION'S WATER IS PROHIBITED** (Anyone caught using the Association's water to wash a vehicle will be fined).
- 8.- No unit Owner or occupant shall make or permit any disturbing noise by himself or his family, servants, employees, pets, agents, visitors or licensees, nor permit any conduct by such persons or their pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit shall be permitted to operate a phonograph, television, radio, or sound amplifier in the unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, or permit to be conducted, vocal or instrumental lessons at any time which disturbs other residents.
- 9.- No sign, advertising, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, or on upon and part or the Condominium or Association Property, except signs used or approved by the developer. Additionally, no awning, canopy, shutter, or other projection shall be attached to or placed upon the outside walls or roof of the building, or on the Common Elements, without the prior written consent of the Board of Directors of the Association.
- 10.- No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

- 11.- A unit Owner or Occupant who plans to be absent during the hurricane season must prepare the Unit prior to departing or designate a responsible firm or individual to care for the Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and shall furnish the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.
- 12.- A unit Owner or Occupant shall not cause anything to be affixed or attached to, hung, displayed, or placed on the exterior walls, doors, balconies, railings, windows of the building or any place else on the Common Elements. Notwithstanding the foregoing, any Unit Owner may display one portable, removable United States Flag in a respectful way, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, May display in a respectful way, portable, removable official flags, not larger than 4/12 feet by 8 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.
- 13.- Installation of satellite dishes and cameras shall be restricted and must be in accordance with the following: (I) installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto, and may not be on the Common Elements; (II) use of the dish may be accomplished without (a) impairing reception of an acceptable quality signal; (b) unreasonably preventing or delaying installation, maintenance or use of an antenna, or (c) unreasonably increasing the cost of installing, maintaining or using and antenna, the dish shall be placed in a location with minimizes its visibility from the Common Elements.
- 14.- No window air-conditioning units may be installed by Unit Owners or occupants. No units shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.
- 15.- Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises by children is not permitted. All Children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.
- 16.- Tenants are not permitted to have pets. Unit Owners may not have pets weighing over 20 lbs. (once the pet is an adult). All pets must be kept on a leash when outside of the Unit and owners must comply with all county, city, and local ordinances regarding pets. Pet owners are responsible for cleaning up after their pets, including collecting their feces.
- 17.- Moving into or from any Unit must be done Monday to Friday, from 9:00 a.m. to 5:00 p.m. No moving may be done during the weekends.
- 18.- **DO NOT FEED ANIMALS INSIDE THE COMMUNITY (Ducks, Cats, and Birds etc.).**
- 19.- Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By Laws and Articles of Incorporations of the Association, as amended from time to time. Failure of a Unit Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or

any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon the failure of a Unit Owner, or such Owner's family, guests, invitees, lessees, or employees, to comply with any covenants, restrictions, rules or regulations herein or in the Declaration, Articles of Incorporation or By Laws, provided that the procedures set forth in the Declaration and the Articles of incorporation are adhered to. In accordance with the Florida Condominium Act, any party against whom the fine is sought to be levied shall be afforded an opportunity for hearing, to be held before a fining committee of other unit owners, after reasonable notice of not less than fourteen (14) days and said notice shall include:

- a.- A statement of the date, time, and place of the hearing.
- b.- A statement of the provisions of the declaration, association bylaws, or association rules which have allegedly been violated; and
- c.- A short and plain statement of the matters asserted by the association.

The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Association. No fine will become a lien against a unit. No fine may exceed \$100 per violation. However, a fine may be levied based on each day of a continuing violation, with a single notice, provided that no such fine shall in the aggregate exceed \$1,000. No fine may be levied except after giving reasonable notice and opportunity for a hearing to the unit owner and, if applicable, its licensee or invitee. If the committee does not agree with the fine, the fine may not be levied. Fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled. However, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.

20.- These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of conflict or a doubt as to whether a specific practice or activity is or is not permitted. Further, anything to the contrary notwithstanding, these rules and regulations shall not apply to the Developer, not its agents or employees and contractors nor to be the Units owned by the Developer, except:

- a.- Requirements that leases or lessees be approved by the Association (if applicable); and
- b.- Restrictions on the presence of pets; and
- c.- Restrictions on occupancy of Units based upon age (if any); and
- d.- Restrictions on the type of vehicles allowed to park on Condominium Property. However, the Developer or its designees shall be exempt from any such parking restrictions if the vehicle is engaged in any activity relating to construction, maintenance, or marketing of Units.

All these rules and regulations shall apply to all Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon request therefore and good cause shown in the sole opinion of the Board.

Florida Statute SS720.3085(8) provides:

If the parcel is occupied by a tenant and the parcel owner is delinquent in paying any monetary obligation due to the association, the association may demand that the tenant pay to the association the future monetary obligations related to the parcel. The demand is continuing in nature, and upon demand, the tenant must continue to pay the monetary obligations until the association releases the tenant or the tenant discontinues tenancy in the parcel. A tenant who acts in good faith in response to a written demand from an association from an association is immune from any claim from the parcel owner.