



Montclair Property Owners Association
Occupant Application & General Regulations

(Lease or Purchase)

To all owners and/or renters,

Please read carefully before completing the application. Applications not completed as directed will be considered incomplete and will require further action before finalization for review. Please also carefully review the “Required Documents” section of the application to ensure the timely processing of the application. The “Other Important Information” section should be read in its entirety. By completing this application, you will certify that you have read this document in full. No renter application will be approved without an in-person interview by the association. The entire application process may take up to 30 days to complete.

Montclair Property Owners Association Information

The Montclair POA maintains the common areas and administers the business of the association. Montclair POA has a Board of Directors and a set of governing documents that dictate the rules and regulations of the community, in conjunction and concurrence with the laws of the State of Florida, the by-laws of the community, and the Declaration of Covenants, Restrictions, and Easements. It is expected that all owners and residents at Montclair POA be familiar with the aforementioned documents. Owner participation in community meetings, disaster relief, and holiday or celebratory events is also encouraged. The property owners association is managed by FirstService Residential.

Management Company:

FirstService Residential

2950 N.28th Ter
Hollywood, F L 33020
954-926-3414

FOR LEASES AND PURCHASERS:

Initials: _____

1. The application is for occupancy. Please complete the application in its entirety. You will be provided more information about how to complete the application online by POA management.
2. The Rules and Regulations are enclosed within and should be reviewed and retained by you. These rules mirror the by-laws of the community as well as the regulations established by the Board of Directors. The Rules and Regulations must be signed off by prospective applicants.
3. In order to process the POA application, there is a fee of \$100 per applicant. A married couple may count as a single applicant, however, any adult 18 years of age or older will require an additional \$100 fee. The renters application processing includes a background check.
4. Parking Decal Barcodes are \$25 each. Every vehicle kept at the property must have a barcode permanently affixed. You are limited to the number of vehicles that can be kept on your property. Please see the PARKING section for more information. Payment is accepted in the form of check or money order, made out to "Montclair Property Owners Association."
5. Fobs to access the community pool and fitness center are \$50 each. There is a limit of 2 fobs per household. Payment is accepted in the form of check or money order, made out to "Montclair Property Owners Association."

FOR LEASES:

1. Lessor (unit owner) must be current with their POA dues at the time of the lessee's application in order to rent the unit.
2. The property must be rented in its entirety. No rooms may be rented separately, and no transient tenants may be accommodated, meaning no "Air B&B's" or similar arrangements. No units shall be leased for periods of less than 12 months.
3. As authorized by Florida Statute 720.3085(8), if an owner becomes delinquent in paying any monetary obligation due to the association, the association may demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until the monetary obligations of the parcel owner have been paid in full to the association and the association releases the tenant. If the tenant fails to comply with the demand, the association will have the rights contained in the above statute, including the right to sue for eviction of the tenant.
4. A refundable security deposit of \$500, in the form of a cashier's check or a money order must be submitted to the property manager prior to receiving the final approval on your application. This is separate from any security deposit the owner may have asked for as it is meant to cover damage to POA common elements.
5. The principle occupants (not including children of the principle occupants) must have a credit score of 680 or higher, and must earn a combined income of no less than twice the monthly rent.

6. By accepting a lease in this association, ALL occupants in the home agree to abide by the governing documents of the Association. Please familiarize yourself with all of the rules and regulations, as a violation may result in the association taking legal action against you.
7. Tenants will not have voting rights at POA meetings, though attendance to meetings and community events is permitted and encouraged.

REQUIRED DOCUMENTS FOR RENTERS/LESSEES

1. Clear copy of the executed lease agreement.
2. A clear copy of each applicants drivers license.
3. A copy of the latest bank statement(s).
4. Proof of employment (i.e. last pay stub, W-2 or letter from employer). Retired or Self Employed provide 1099, 1040, or social security statement.
5. Three separate character references (cannot be a family members).
6. Previous residence information. If previous residence was a rental, please provide the landlord's name and phone number.
7. Email and phone number of all applicant(s) over 18 years of age.
8. Proof of HO6 or HO3 insurance.

FOR PURCHASERS

All homeowners who purchase in Montclair belong to an association. The association oversees the common areas and provides guidance towards the aesthetics of the properties, as well as establishing rules and regulations that provide uniformity for the community. Dues will include a bulk television cable service, and they'll aid in maintaining community common areas, in addition to other daily budgetary expenses required for the proper upkeep of the community.

Monthly Assessments are due on the 1st of each month and are late after the 15th; a late fee in the amount of \$25 will be assessed if the payment is not received by the 15th (interest will apply at 18% per annum). Check or money orders must be made payable to Montclair Property Owner's Association and mailed to the following address:

Montclair Property Owners Association
c/o FirstService Residential
PO BOX 62061
NEWARK, NJ 07101

After you notify the association of your closing, you'll receive notification of your account number with the association, along with instructions on how to make your POA payments. If you need assistance with the online registration, or have any questions about your payments, or how to make a payment, please call the property manager.

Initials: _____

OTHER IMPORTANT INFORMATION

POA communications:

In order to keep mailing costs down, promoting a greener office space, and in the best interest of the community, new owners/tenants will receive POA communications via email, unless otherwise required by law. Current owners/tenants will be given the opportunity to opt-in for electronic notices, which would drastically speed up the dissemination of information within the community.

Cable Television Service:

If basic cable is all you require for your home, it is not necessary to contact Comcast. Simply attach your cable wire from the television to any of the cable outlets that have been installed throughout your home. If you desire optional services, you will need to contact Comcast at 1-800-COMCAST (266-2278). You will then establish a supplemental account with Comcast. When speaking with the Comcast representative, it is very important that you identify yourself as a homeowner in the Montclair Community and confirm with them that bulk service is already included. You will then only be charged for the additional services for which you have requested.

Cable Internet Service:

In order to get cable Internet established in your home, please contact a Comcast representative at 1-800-COMCAST (266-2278). Comcast will install Internet service to one cable modem. To save the monthly rental charge for a cable modem, you may utilize your own cable modem; however, should you require a cable modem or additional modems, Comcast may charge you. Additionally, Comcast may charge for the installation of this service and/or any advanced services you may require; these charges are not included in your monthly assessment fee.

Water / Sewer:

Home owners will be responsible for establishing a new water/sewer utility account with the City of Miramar. To establish new service please contact the Utility Billing Department for the City of Miramar. The City of Miramar may charge a fee for the account setup. You may visit the government office in person, or call their last known number, 954-602-3691 for more information.

Trash Collection:

When you establish new service for water you will also establish your trash collection service. Trash collection will be performed by Waste Pro and collection days are Tuesdays and Fridays. Recycled items will be picked up on Fridays. Please remember, if you were not provided with trash containers when you purchased your home, you must purchase your own container. The container must be 32 gallons or less with handles, and a lid. Your containers must be clearly labeled with your written address on it (no exceptions), and must also have the ability to roll.

Initials: _____

Garbage cans should be stored out of sight on non-trash days. Please do not put your garbage can out before 6PM the night before pick-up, and it must be stored out of sight by 11pm the day of pickup. Failure to do so will result in a violation.

Dwelling Management app:

All residents must register their guest via the dwelling management site at <https://montclair.dwellingmanagement.app/> to avoid possible immobilization of their guest vehicles. All new owners and current/future tenants starting September 1, 2022 will be charged a yearly fee of \$50.00 per unit. Please contact management for more details on the dwelling management app.

Animals:

No more than two animals (cats/dogs) weighing less than 40 pounds each is permitted for each unit, and they MUST be registered with the POA at the time of application or immediately after adoption. Upon acquiring a new animal, please consider the POA must approve of the animal prior to residing in your home. Fish tanks are permitted within the home. Any other animal aside from domesticated cats or dogs, or any deviation of the above, will require approval from the Board of Directors. These rules apply to each unit, regardless of ownership status. Having larger animals, or more animals/pets then permitted by these regulations will result in violation(s).

All animals MUST be leashed at ALL times when outside a unit or outside of any enclosed patio or porch area. Animals outside the home, or on patios or balconies, must be supervised at all times by their owners for the safety of the animal and for consideration to the community. While walking your animal, all animal waste must be picked up and properly disposed of. Do not leave animal waste behind.

Please note that violations of the above mentioned provisions shall entitle the association to all rights and remedies included but not limited to, the right to fine unit owners and /or require any pet to be immediately and permanently removed from the property, so please consider this section carefully.

Gym:

The gym is unsupervised, please use at your own risk. Due to some of the equipments manufacturer age requirements, no minor younger than 16 years of age is permitted inside the gym at any time or under any circumstance. Minors (16-17 years old) require adult supervision. Good sanitation practices (wiping sweat off a machine, use of hand sanitizer or wipes) is expected.

Vehicles:

Montclair prides itself on being a fair and equitable community. The public parking spaces in the community are very small in number, and as such are reserved mostly for visitors to our homes.

Initials: _____

Please pay particular attention to this section to avoid fines and the possible immobilizing or towing of your vehicle(s).

All vehicles MUST be parked in your driveway or within your garage and must not extend to the grassy areas between homes. No vehicle shall be parked so as to impede ingress to, or egress from other parking spaces, driveways, roads, or building entry ways. All parked cars must be clear from blocking the side walk.

Please note that all residents are prohibited from parking in guest parking spots outside of the hours of 6AM to 6PM, Monday through Friday. No owner or resident may park their vehicles in the guest parking spots during the weekend, absent board approval. No owner or resident may park their registered vehicle in the handicapped spaces located in Montclair absent board approval, outside the hours allowed. Those spaces are designated for visitors who require the handicapped access. A vehicle that cannot operate on its own power shall not remain within the community space (including guest parking) in the Montclair at Miramar Community for more than twenty-four (24) hours.

All visitor vehicles to our homes must be registered by the owner/tenant. Residents will be able to register their guests' vehicles 24 hours a day using a computer or a smart phone. Visitor vehicles may not be registered for more than 14 days in a 60 day period. This restriction parallels the sublease restriction. Please note any vehicle exceeding this time frame will not be able to register as a guest and will be subject to immobilization and/or towing. If there are special circumstances required, contact Management for approval. The management office can provide you information on how to register your guests vehicles.

Residents (owners/tenants) must document all their vehicles with the POA. The residents will be permitted to register the amount of vehicles that fit within their property. Most homes in Montclair can accommodate three vehicles, while some properties may accommodate four or more. Residents will be required to pay \$25 per decal/barcode that will go affixed to your vehicle by management. If a new car is acquired, and an old car replaced, a new decal must be purchased, as the decals are only issued to one car.

Vehicles that are parked on the driveway of a home must not be parked in a way that would block the roadway. Most parallel driveways in the community have white lines on the street that denote the maximum allowable space the garbage bins may occupy, so that the garbage bins do not block the road. As such, vehicles parked on the homes driveway may not exceed those white lines. If a home does not have white lines on the street delineating the location for their garbage bins, the vehicle must be predominantly on the driveway, whereas one can reasonably infer that 50% of the vehicle is on the driveway. Lot monitoring may use the placement of the vehicle tag over the driveway as a reference of this percentage. Please note that if the tow truck that monitors the community cannot fit through the road because a vehicle parked on the driveway is too far out, we may presume an emergency vehicle may not fit as well. When this occurs the vehicle blocking the

Initials: _____

roadway may be towed as it could possibly prevent access for emergency vehicles, ie fire engines and ambulances.

Reserved Parking Spaces:

In the event that the POA elects to allocate specified parking spaces as reserved parking spaces, these spaces will be available to owners and residents for a monthly fee. These spaces will be available on a first come, first serve basis, and be designated as “Reserved” parking in the community. No vehicle other than those participating in the program may utilize a “Reserved” parking space. If implemented, see the Reserved Parking Policy for more information.

Prohibited Vehicles:

No commercial vehicles, limousines, boats, trailers, including but not limited to, boat trailers, jetski trailers, utility trailers, and trailers of every other type, or campers may be kept within Montclair at Miramar Community. Montclair management has the right to refuse any other unconventional vehicle, trailer, or other item not mentioned here, kept in the community areas or on driveways. Additionally, no vehicles displaying commercial advertising shall be parked within the public view. No vehicles bearing a “for sale” sign shall be parked within the public view anywhere on Montclair at Miramar Community property. No vehicle with expired registration or license plates may be kept within public view anywhere on Montclair at Miramar Community.

Vehicles may be immobilized or towed without warning for the following reasons, and at the vehicle owners expense:

- Any vehicle parked in the fire lane.
- Any vehicle parked in area marked “No Parking.”
- Any vehicle parked with NO license plate displayed.
- Any vehicle parked against flow of traffic.
- Any vehicle not properly parked on a driveway, that blocks the roadway.
- Any vehicle double parked, blocking the road, ingress/egress points, or sidewalks.
- Any inoperable or damaged vehicle (flat tire, oil leaks, broken windows, etc.) parked on community grounds (communicate with management if needed).
- Any vehicle parked in a reserved parking location without authorization.
- Any overnight commercial vehicles.
- Any vehicle in violation of any other State/County/City law, regulation, or rule.
- Resident vehicles parked in guest parking spots after 6 PM and before 6 AM on weekdays and any time on weekends.
- Any guest vehicle not registered for visitation by the owner/tenant.

Please note any fees or associated costs with towing will be borne by the vehicle owner. If not available, the owner/tenant will assume responsibility for their guests.

Initials: _____

Cooking Outside:

Please refer to the City of Miramar, Broward County, and/or the State of Florida fire code or other local/state regulations, which can be easily found online, for restrictions on the use of gas/ propane grills. The storage of propane tanks within the home is discouraged by most fire guides. To comply with exterior requirements, a gas grill may not be permanently kept on one's driveway. If an owner or tenant wishes to keep a gas grill on their property, please review regulations that govern this.

Please be aware that the POA can restrict anything that affects the aesthetic of the outside of the property, at any time. Gas/propane grills kept outside, whether on patios, balconies, or if left overnight on your driveway, may also be subject to association regulation.

Cooking in the common areas is only permitted where designated, by the POA. These areas will be marked with a sign or placard. If there are public BBQ's on community grounds, it is up to the user of the BBQ to discard any charcoal and/or clean and prep the BBQ for the next user. Any damage to the BBQ(s) or lack of cleanliness may result in a violation.

Decorations:

Decorative objects, except well-kept potted plants, shall not be installed or placed within or upon any portion of the Montclair at Miramar Community without the prior consent of the Board of Directors, including, but not limited to, bird baths, figurines, wind chimes, light fixtures, sculptures, statues, weather vanes, or flag poles. American flags may be displayed as permitted by law. Signage in general is restricted. Any signage involving solicitation, for sale signs, or of an offensive nature are prohibited without Montclair POA approval.

Artificial Vegetation:

No artificial grass, plants, or other artificial vegetation, or rocks or other landscape devices, shall be placed or maintained upon the exterior portion of any unit unless approved by the Association.

Holiday Lights:

Holiday lighting and decorations are permitted to be placed upon the exterior portions of the unit commencing the day of Thanksgiving and shall be removed no later than the 15th of January of the following year.

Laundry:

No rugs, mops, clothing lines, or laundry of any kind, or any other similar type article, shall be hung, stored, or exposed so as to be visible outside the unit.

If you are an owner and want to rent your home:

Initials: _____

Pursuant to the documents, all persons wishing to rent/lease their unit MUST have all potential occupants complete the screening application. The completed application must be submitted to the association along with a payment of \$100.00 per applicant. Married applicants will be processed at \$100.00 per married couple. Children/family 18 years of age or older will be subject to completing the application at the rate of \$100.00 per applicant.

The Association requires a Common Area Security Deposit in the amount of \$500.00 payable to Montclair Property Owners Association, Inc. to be presented at a mandatory orientation. This is to ensure that any damages to the common areas are covered. This deposit is refundable after notification that the property has been vacated. Owners should be aware that any damage caused by tenants not covered by the security deposit will be billed to the owner.

Units may be leased or occupied only in their entirety and no fraction or portion may be rented. Individual rooms of a unit may NOT be leased under any circumstance. All leases or occupancy agreements shall be in writing and a copy of all leases of units shall be provided to the Association. Leases to tenants must be issued for a minimum of one year, unless otherwise approved by the board. Owners may not engage in more than 1 lease agreement in a 12 month period.

Owners are responsible for providing their tenants with copies of all documents or instruments at such owners cost and expense. It is recommended that the renter register their email address with the POA so that they receive important community information in a timely manner.

Nuisances:

No nuisance or practice that causes an unreasonable annoyance to others, or which interferes with the peaceful possession and proper use of the Montclair at Miramar Community is permitted. The owners shall not operate any musical instrument, phonograph, television, radio, sound amplifier, power tools, or any other sound creating device, in any manner that is reasonably likely to disturb others between the hours of 11:00pm – 8:00am. No fire arms are permitted to be discharged recreationally in the Montclair Community. No fireworks shall be discharged within the Montclair Community, unless the fireworks display is approved by the local municipality, is fully permitted if needed, and has POA concurrence.

Personal Property:

No personal property, except usual patio furniture, may be stored on the unit's patios or balconies, unless you have an approved architectural modification. Any personal property which is unsightly, or which interferes with the comfort and convenience of others, is subject to restriction. Please utilize the architectural modification request process if you are unsure if an item that is kept on the patios or balconies is permissible. Any personal property used within the common areas at Montclair are subject to the POA's restrictions.

Satellite Dishes and Antennas:

Initials: _____

No exterior visible antennas greater than one meter (39.37) in size shall be permitted on the property. Satellite Dishes may be installed only after written approval is received from the Association via the architectural modification request.

Storage:

No temporary or permanent utility or storage shed, Pod(s), tent, building or other structure or improvements shall be permitted, and no other structure or improvement shall be constructed, erected, altered, modified or maintained without the approval of the Board. Boats, personal watercraft (e.g. jet skis), and recreational vehicles are prohibited from being stored anywhere within the Montclair at Miramar Community per the governing documents. The personal property (miscellaneous items such as toys, bikes, ladders, etc....) of a unit owner must be stored inside their respective units or storage areas (if applicable).

Windows:

No blocking, taping, or covering a window, is permitted for a period exceeding 1 week. If a window is damaged, or is being treated, please have it repaired promptly, and notify management if there are any timing issues. No security bars are permitted without written consent from the Board of Directors. Window treatments facing the street shall be a neutral color. If you are installing a colored window tint, obtain Board consent prior to installation as the coloring can be seen from the exterior. No window or wall air conditioning units may be installed in any window or wall of a unit.

Welcome!

This community is resident focused, and as evident in the regulations, seeks to secure the equitable treatment of all residents, while maintaining a safe and secure community. Should any owner or tenant have any questions, special considerations, or any comments or concerns, please feel free to reach out to the property manager at any time.

Sincerely,

Montclair Property Owners Association

I understand the requirement needed to apply along with the Rules and Regulations of Montclair Property Associations. All Applicants over 18 must sign.

X_____ Print_____

X_____ Print_____

X_____ Print_____

Initials: _____

Dated: _____

ADDENDUM TO LEASE

This addendum is made this _____ day of _____, 20__ to the lease dated _____ for a term commencing _____ and expiring _____ (“Lease”) by and between _____ (“Owner”) and _____ (“Lessee”) for the property located at _____ (“The Property”) governed by MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC. (“the Association”). In the event this Addendum conflicts with, varies or modifies the terms and provisions of the Lease, then in such event, the terms and provisions of this Addendum shall control and govern the rights and obligations of the parties.

WHEREAS, the Owner is the record holder of the Property and wishes to lease the Property to a Lessee; WHEREAS, the Association has the right to require a uniform lease and in connection therewith, the Association is requiring that this Addendum to the Lease form be executed by the Owner and Lessee in lieu of a uniform lease. NOW, THEREFORE, in consideration of the terms set forth and other good and valuable consideration, the receipt and adequacy of which the parties hereby acknowledge, the parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. Lessee shall abide by and comply with the provisions of the Association’s Declaration, By-Laws, Articles of Incorporation, and Rules and Regulations as same may be amended from time to time (hereinafter referred to as the Governing Documents”) and shall comply with all laws, ordinances, regulations, and administrative rules applicable for the Property including, but not limited to Chapter 720, Florida Statutes. By executing this

Addendum, the Lessee acknowledges receipt of the Governing Documents from the Owner.

3. 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 subsequent rental payments and continue to make such payments until all monetary obligations of the parcel owner related to the parcel have been paid in full to the association and the association releases the tenant, or until the tenant discontinues occupancy.

Initials: _____

4. In the event Owner/Lessor fails to pay his assessments to the Association, and the Owner/Lessor is delinquent in paying any monetary obligation due to the Association, the Association may demand that the Tenant/Lessee pay to the Association the subsequent rental payments and continue to make such payments until all the monetary obligations of the Lessor related to the parcel have been paid in full to the Association and the association releases the Tenant/Lessee or until the Tenant/Lessee discontinues tenancy in the parcel. Notice and remedies hereunder will be in accordance with Florida Statute 720.3085(8).
5. **DEFAULT:** The Owner and the Tenant agree to abide by the Association's Governing Documents at all times during the term of the lease. The Owner and the Tenant agree and acknowledge, in the event the Association determines, in its sole and absolute discretion, that the Tenant, any member of the Tenant's family, or any guest, invitee or licensee of the Tenant, has violated any provision of the Association's Governing Documents, this Agreement or applicable law, such violation: (i) shall constitute a default hereunder; (ii) shall constitute a default under the Lease (regardless of whether the Lease specifically includes the violation as a default); and (iii) shall automatically be deemed to be a violation of the Tenant's obligations under Chapter 83.52, Florida Statutes, as same may be amended or modified from time to time, or such other provision of the Florida Statutes as may govern residential tenant obligations from time to time. Any of the above described defaults are hereinafter referred to individually as a "Statutory Default". Upon the occurrence of any Statutory Default, the Association may take any action or pursue any remedy more particularly described in Section 8 hereof.

REMEDIES. The Owner hereby appoints the Association as the Owner's agent for purposes of standing in the Owner's place in performing any remedy hereunder. The Owner and the Tenant agree and acknowledge that the Association may act, in its sole discretion, to enforce the Governing Documents and/or applicable law, and the Association may terminate the Lease and evict the Tenant and all occupants of the Unit upon the occurrence of any default of this Lease or Lease Addendum. The Owner agrees to reimburse the Association for any fees and costs incurred by the Association in performing any remedy hereunder, including reasonable attorneys' fees and costs. If the Owner fails to pay any such fee or cost within fifteen (15) days of the Association's written demand for same, the unpaid amount shall be deemed automatically to be a properly levied assessment against the Unit, which the Association may collect pursuant to applicable law and the Governing Documents. The Owner agrees that the Association may lien the Unit for any such unpaid amount and foreclose upon its lien in the same manner as the Association may lien the Unit and foreclose the lien for unpaid assessments. All such unpaid amounts shall accrue interest pursuant to the Governing Documents as if same were unpaid assessments.

(A) If the default is of a nature that the Tenant and Owner should not be given an opportunity to cure same or if the default constitutes a subsequent or continuing noncompliance within twelve (12) months of a written warning by the Association of a similar default, deliver a

written notice to the Owner and the Tenant specifying default and the Association's intent to terminate the Lease by reason thereof. Examples of noncompliance which are of a nature that the Association is not required to provide an opportunity to cure include, but are not limited to, destruction, damage, or misuse of the Association's common area, common property, or other units by intentional act or a subsequent or continued unreasonable disturbance. In such event, the Association may terminate the rental agreement, and the Tenant shall have seven (7) days from the date that the notice is delivered to the Tenant to vacate the Unit. The notice shall be adequate if it is in substantially the following form:

Pursuant to the Lease Addendum dated _____, you are advised that your lease is terminated effective immediately. You have seven (7) days from the delivery of this letter to vacate the Unit. This action is taken because the Board of Directors has determined that _____ (list the noncompliance).

(B) If the default is of a nature that the Tenant and Owner should be given an opportunity to cure default, deliver a written notice to the Tenant and the Owner which specifies the default and includes a notice that, if the default is not corrected within seven (7) days from the date the written notice is delivered to the Tenant, the Association shall terminate the Lease by reason thereof. Examples of default which require this form of notice include, first time minor violations of the Governing Documents or Chapter 83, Part II, Florida Statutes (the "Statute") such as having or permitting unauthorized pets, guests, or vehicles; parking in an unauthorized manner or permitting such parking; or failing to keep the premises clean and sanitary. The notice shall be adequate if it is in substantially the following form:

Pursuant to the Lease Addendum dated _____, you are hereby notified that the Board of Directors has determined that _____ (list the noncompliance). Demand is hereby made that you remedy the noncompliance within seven (7) days of receipt of this notice or the Association shall deem the Lease to be terminated and the Tenant will be required to vacate the Unit upon such termination. If this same conduct or conduct of a similar nature is repeated within twelve (12) months of the date of this notice, the Lease is subject to termination without an additional opportunity to cure the noncompliance.

If Tenant either fails to cure the default, or fails to vacate the Unit as directed, the Association, as attorney in fact for the Owner, may seek to evict the Tenant.

6. Prior to occupancy of the Property, Lessee shall be required to place in escrow with the Association, a refundable security deposit of \$500.00 which may be used by the Association to repair any damages to the Common Elements or Association property resulting from any acts or emissions of the Lessee (as determined in the sole discretion of the Board of Directors). The Owner shall be jointly and severally liable with the Lessee to the Association for any amount in excess of such sum which may be required by the

Association to effect such repairs. Such security deposit shall be administered in accordance with Chapter 83 of the Florida Statutes as amended from time to time.

7. Lessee shall not be entitled to occupy the Property prior to receipt of this Addendum as executed by the Lessee and Owner.
8. The Property shall be possessed, occupied and utilized solely for the purpose of a private single family residential dwelling and for not other purpose. Lessee warrants and represents that the only occupants of the Property will be the following individuals:

9. The Association and/or its authorized agent(s) shall have the irrevocable right to have access to the Property as may be necessary for inspection, maintenance repair or replacement of any Common Element accessible therefrom, or for making emergency repairs necessary to prevent damages to the Common Elements or other units.
10. The Lessee shall not assign the Lease, nor sublet or permit the Property or any part thereof to be used by others without the prior written approval of the Association.
11. The Lessee agrees not to keep anything on the property which will increase the insurance rates of the Association. Nor shall any lessee interfere with the rights of the residents of the Association by creating unreasonable noises or otherwise; or commit or permit any nuisance or illegal act on the property or on the common elements.
12. There shall be no extensions or renewals of the Lease without the prior written approval of the Association.
13. Nothing contained in the Lease, this Addendum, or the Governing Documents shall in any manner: (i) be deemed to make the Association a party to the Lease or this Addendum (except to the extent that the Association is an intended third party beneficiary of any of the covenants contained in the above referenced documents which are for the benefits and protection of the Association and are necessary to enable the Association to enforce its rights hereunder; (ii) create any obligation or liability on the part of the Association to the Owner, Lessee (including, without limitation, any obligation as a landlord under applicable law or any liability based on the Association's approval of the Lessee pursuant to the Declaration, such approval being solely for the benefit of the Association), or (iii) create

any rights or privileges of the Lessee under the Lease, this Addendum, or the Governing Documents as to the Association.

OWNER(S)/LESSOR(S)

Sign _____ Print _____

Mailing Address _____

Sign _____ Print _____

Mailing Address _____ LESSEE(S)

Sign _____ Print _____

Sign _____ Print _____

Vehicle and Decal Registration

Form must be completed in its entirety and all documents must be provided before the Barcode Decal can be issued.

All fees for decals are non-refundable.

Address: _____

Date: _____

Occupant (Renter's)Name: _____

Occupant Phone Number: _____ Occupant's

Email Address: _____

Vehicle 1

Year: _____ Make: _____

Model: _____ Color: _____

Tag Number: _____ State: _____

Decal Number (POA use): _____

Vehicle 2

Year: _____ Make: _____

Model: _____ Color: _____

Tag Number: _____ State: _____

Decal Number (POA use): _____

Vehicle 3

Year: _____ Make: _____

Model: _____ Color: _____

Tag Number: _____ State: _____

Decal Number (POA use): _____

Vehicle 4 (if the property has a 4th vehicle allocation)

Year: _____ Make: _____

Model: _____ Color: _____

Tag Number: _____ State: _____

Decal Number (POA use): _____

Initials: _____