



GARDENS OF KENDALL CONDOMINIUM ASSOCIATION INC.

Building ____ Unit ____

REQUEST FOR APPROVAL ON SALE OR LEASE

INSTRUCTIONS

The following are steps that need to be followed in order to buy or lease a unit:

1. Obtain a **Sale/Lease Package** from Gardens of Kendall (On-site Office) located in the Clubhouse at 10621 SW 112th Ave Miami, FL. 33176. Office Tel # (305) 595-3731
2. Prospective owner(s)/tenant(s) must fill out the application completely and return it to the on-site office at Gardens of Kendall Clubhouse. Mon-Fri from 9:00am-5:00pm.
Applications will not be processed unless the application is filled out completely.
3. A Police Report must be attached to the application (per applicant(s) over the age of 18).
4. Pay stubs must be attached (all applicants)
5. The application fee is according to the building # you are planning to move into, as follows:

- **Gardens of Kendall #1 10425 SW 112th Ave**
\$150.00 per applicant over 18 years old. Married Couples \$150.00 with marriage certificate
- **Gardens of Kendall #2 10525 SW 112th Ave**
\$150.00 per applicant over 18 years old. Married Couples \$150.00 with marriage certificate
- **Gardens of Kendall #3 10625 SW 112th Ave**
\$150.00 per applicant over 18 years old. Married Couples \$150.00 with marriage certificate
- **Gardens of Kendall #4 10985 SW 107th St**
\$150.00 per applicant over 18 years old. Married Couples \$150.00 with marriage certificate
- **Gardens of Kendall #5 10975 SW 107th St**
\$150.00 per applicant over 18 years old. Married Couples \$150.00 with marriage certificate

Administrative fee \$ 50.00 Payable to the Gardens of Kendall POA

**** All application fees must be in a Money Order or Cashier Check Only. NO REFUNDABLE**

A copy of the **Sale/Lease Contract** must be attached to the application and signed by the Seller/Buyer or Unit Owner/Renter.

6. Include Picture I.D for every adult applicants and/or child
7. Vehicle Information: Current Registration and Insurance.
8. Please do not call the Management Company “FirstService Residential” to rush the processing of the application. All processing will be completed at the on-site office.
9. After the application has been processed an interview will be scheduled between the Board of Directors and the applicant(s) for Approval by the Board of Directors from the building you are applying. This approval processing can take up to three (3) weeks. At the moment of the interview you must bring a money order for **\$ 50.00 for each car that you need to register** and **\$20.00 for pool passes. Visitor passes \$ 50.00 (1 per unit)**
10. **Should a potential occupant move in without prior approval, the Association will impose fines to the homeowner, accordingly**

RENTAL/PURCHASE UNIT

Building Name/ Number: _____ Unit: _____

Lease (____) Purchase (____) Rent (____) Rent Amount/Mortgage: \$ _____ monthly

Move in/ Closing Date: _____ Rent/Lease Term: _____

APPLICANT INFORMATION

Last Name: _____ First Name: _____ Middle: _____

Social Security No.: _____ Date of Birth: ____/____/____

Driver's License No.: _____ State issued: _____

Passport No.: _____ Country of Origin: _____

Telephone No.: _____ E-mail: _____

Cell Phone No.: _____

CO-APPLICANT INFORMATION

Last Name: _____ First Name: _____ Middle: _____

Social Security No.: _____ Date of Birth: ____/____/____

Driver's License No.: _____ State issued: _____

Passport No.: _____ Country of Origin: _____

Telephone No.: _____ E-mail: _____

Cell Phone No.: _____

CURRENT RESIDENCE

Address: _____

City: _____ State: ____ Zip Code: _____ Country: _____

How long at this address: _____ Own (____) Rent (____)

Landlord's Name: _____ Phone No.: _____

Previous address if at this address less than 1 year: _____

EMPLOYMENT HISTORY

Applicant Employer's Name: _____ How Long: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Occupation/Position: _____ Supervisor's Name: _____

Telephone: _____ Salary (including commissions): _____

Co-Applicant Employer's Name: _____ How Long: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Occupation/Position: _____ Supervisor's Name: _____

Telephone: _____ Salary (including commissions): _____

FINANCIAL HISTORY

Savings Account No.: _____ Checking Account No.: _____

Phone Number: _____ Contact Name: _____

Have you ever filed for Bankruptcy: _____ If so, filing date: _____

Have you or your co-applicant ever been:

Evicted from any tenancy? _____ Ever broken lease? _____ Ever sued? _____

LIST OF OTHER OCCUPANTS

List of children living in the unit:

Name: _____ D.O.B: _____

Name: _____ D.O.B: _____

Name: _____ D.O.B: _____

Guest who would be visiting property:

Name: _____ Relationship: _____

Name: _____ Relationship: _____

Name: _____ Relationship: _____

PETS

Do you have pets? If yes, please describe what kind: _____

Pet's Name: _____ Age _____ Sex _____ Weight: _____

Breed: _____ Spayed/ Neutered: _____

Does pet have current required shots? Please circle: YES NO

**Photo of pet(s) must be submitted with application.

PERSONAL REFERENCES

Please do not list family members:

Name: _____

Home Phone: _____ Work Phone: _____

Cellular: _____ Relationship: _____

Name: _____

Home Phone: _____ Work Phone: _____

Cellular: _____ Relationship: _____

VEHICLE/MOTORCYCLE INFORMATION

Vehicle 1 - Make: _____ Model: _____ Color: _____

Year: _____ License Tag No. _____ State: _____ Insurance Co: _____

Vehicle 2 - Make: _____ Model: _____ Color: _____

Year: _____ License Tag No. _____ State: _____ Insurance Co: _____

IN CASE OF EMERGENCY

Name: _____ Phone Number _____

E-mail: _____ Address: _____

City: _____ State: _____ Zip Code: _____

Relationship: _____

Frequent Visitors

Name..... Phone #

Car info: Make:.....Model.....Year.....TAG#.....

Name..... Phone #

Car info: Make:.....Model.....Year.....TAG#.....

Name..... Phone #

Car info: Make:.....Model.....Year.....TAG#.....

Name..... Phone #

Car info: Make:.....Model.....Year.....TAG#.....

RULES AND REGULATIONS

1. I hereby agree for myself and on behalf of all persons who may use the unit I seek to buy/lease:
 - a. I will abide by all the restrictions contained in the By-Laws, Rules and Regulations and the restrictions, which are or may be in the future imposed by **The Gardens of Kendall** hereinafter referred to as "The Community Association".
 - b. I shall be present when guests, visitors, relatives, or children who are not permanent residents occupy the unit.
2. **I understand that the acceptance or Sale/Lease of a unit at the Community Association is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Occupancy prior to approval is prohibited.**
3. **I understand that the Board of Directors of the Community Association may cause to be instituted such an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors of the Community Association itself, of Community Association Screenings, as Agents 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.**
4. **In making the foregoing application I am aware that the decision of the Board of Directors of the Community Association will be final and that no reason will be given for any action taken by the Board. I agree to be governed by the determination of the Board.**

REFERENCES

I, _____, do hereby swear that all the information provided is accurate. I, _____, absolve **Gardens of Kendall Condominium Association, Inc.** from doing any wrongdoing and give them my full permission to do a background check, reference check, and credit check. They may use any means that they see fit to obtain all necessary information. Shall this information be false, I, _____, will not attempt to deface or embellish **Gardens of Kendall Condominium Association, Inc.** for their acquisition of said information

Gardens of Kendall Condominium Association, Inc. is under the obligation to its client to do a full criminal investigation when asked. Please provide the following information:

Have you ever been convicted of a felony? _____ Ever been convicted of a misdemeanor? _____

If yes, please explain: _____

Applicant has represented all information accurately and has not used an alias on this application. Applicant has read and understands that Gardens of Kendall Condominium Association, Inc. will be performing all tasks associated with background investigations including but not limited to: reference check, employment check, residence history, criminal history, credit history which will be completed by Global Background Analysis, Inc. Authorization is hereby given to release banking credit, residence, and other information pertaining to this application.

Prospective owner/Tenant No. 1

Date

Prospective owner/Tenant No. 2

Date

GARDENS OF KENDALL ASSOCIATION, INC.

Occupant Information Sheet

Date

To keep the Association's records up to date, we are requesting you provide us with the following information:

Owner's name Unit no.

Owner's address

Phone: daytime evening

Cellular email address

Parking Space # Vehicle License Plate Number(s):

Occupant's name (if different than owner)

Phone: daytime evening

Cellular email address

Parking Space # Vehicle License Plate Number(s):

Other residents of unit

Phone: daytime evening

Cellular email address

Vehicle License Plate Number(s):
.....

Emergency contact(s)

Name..... relationship

Phone: daytime evening

Name..... relationship

Phone: daytime evening

Thanks for your Cooperation!

Gardens of Kendall Association POA,1,2,3,4,5
10621 SW 112th Ave
Miami, FL 33176

PET POLICY & AGREEMENT/POLITICA Y ACUERDO DE MASCOTAS

To All Homeowners, A todos los Dueños

Renters MUST have written consent and acceptance of liability from the unit owner.

Los inquilinos DEBEN tener el consentimiento por escrito y la aceptación de la responsabilidad del propietario de la unidad.

1. All pets must weigh under 20 pounds. *(todas las mascotas deben pesar menos de 20 libras)*
2. No resident may have more than 2 pets. *(no se puede tener mas de dos mascotas por la unidad)*
3. All pets must be on a leash or in a carrier when outside the unit. *(todas las mascotas deben estar atadas)*
4. No pet may be housed on any patio, balcony, limited-common area or common area.
No se permiten tener mascotas en patios, o balcones ni en ninguna área común
5. No pet may be fed on any patio, balcony, limited common area or common area.
No se permite alimentar a las mascotas en patio, balcón áreas comunes limitadas o áreas comunes
6. If any pet becomes a nuisance because of noise, behavior, or the pet owner's failure to clean up after it, a fine will be imposed. Chronic non-compliance may lead to the pet's removal from the premises and eviction proceedings against the resident.
Si alguna mascota se convierte en una molestia debido al ruido, el comportamiento o la falta de limpieza por parte del dueño de la mascota, se impondrá una multa. El incumplimiento puede dar lugar a la expulsión de la mascota de las instalaciones y a un proceso de desalojo contra el residente.
7. A photo of the pet (s) must be presented upon submitting application.
Una foto de su mascota debe ser presentada al presentar la aplicacion
- 8). **If you bring a pet after the interview a pet fee US\$ 250.00 will be impose**
Si Ud. trae una mascota luego de ser aprobado se aplicará un cargo de \$ 250.00

I have read and understand my responsibilities in regards to having pets in Gardens of Kendall.

He leído y comprendido mi responsabilidad en cuanto tener una mascota en Gardens of Kendall

I currently have _____ dog(s) and/or _____ cat(s): breed _____ size _____
Actualmente tengo _____ perro (s) y o _____ gato(s) raza _____ tamaño _____
Other (specify) _____
Otro (especificar) _____

I have NO PETS now, but if I get one, I will inform the manager in writing as to the breed and size and/or provide written authorization from the unit owner (if applicable) _____ (Initials)

No tengo MASCOTAS ahora, pero si tengo una, informaré al administrador por escrito sobre la raza y el tamaño y/o proporcionaré una autorización por escrito del propietario de la unidad (si corresponde)

(Iniciales)

Print Name/ Signature (Owner) *Nombre en imprenta dueño/Firma* _____ Date/Fecha _____

Print Name/ Signature (Renter) *Nombre imprenta/firma inquilino* _____ Date/Fecha _____

Print Name/ Signature *Nombre Imprenta/firma* _____ Date/Fecha _____
Building Representative) *(Representante Edificio)*

Gardens of Kendall Condominium Association, Inc
Rules and Regulations

Unit # _____
Assigned Parking Space # _____

Date of Interview _____

1. Moving into the Community or out is subject to specified times from 9:00 am – 9:00 pm. (Excluding Sundays) All construction from 9:00 am – 6:00 pm Mon – Sat. **NO REPAIRS/ RENOVATION ON SUNDAY!!** Please make sure to have your Certificate of Approval available to present it to the Security Officers to verify & log-in the date you are moving in & the unit #.

2. Utilities are paid by the renter (excluding water). Insurance on personal content is the responsibility of the renter.

3. If your bathroom or kitchen does not have a shut-off valve available in the unit and water needs to be turned off to do any repairs in the unit. A 48-hour Notice must be posted by the On-site Office to turn off the building's main water valve. Please make sure to contract a licensed plumber to do any work in the unit.

4. Mail boxes and bulletin boards are located by the mailbox area. Watch out for any Important Notices posted by Management or Board of Directors. When you move in, please install your name in the mailbox door to help assist your mail carrier.

5. Laundry Facilities are located on each floor for your convenience. Please remember to report any washer/dryer that are "Out of Order". Hours of Operation: **Building # 1** and **Building #3** 6:00AM -10:30 PM, **Building # 2** 6:00 AM -11:00 PM., **Building # 4** 6:00 AM-10:00 PM. **Building # 5** 6:00 AM -11:00 PM.

6. Trash chute room is located on the 2nd and 3rd floor. Please do not throw away any large boxes that will cause the trash chute to back-up. Please take it to the dumpster bin on the (1st) floor and dispose of it. Please make sure that all garbage is in a trash bag and tied up to avoid loose garbage.

7. "No Furniture, Appliances, or large items etc." can be left in the dumpster room. Anyone who is seen on the surveillance cameras will be subject to fines. Recycle bins are located on each floor. Absolutely, No Garbage, food or any other non-recyclables items shall be disposed of in the recycling totters. Only Recycling items should be thrown away. (See list for items).

8. Clubhouse key should be supplied by the seller or owner of the unit. If you should need to purchase a clubhouse key, please contact the unit owner. Clubhouse/Pool Key **\$75.00**, Wristbands (2 green / 2 yellow) for **\$20.00** for four (4). Tennis Court Key \$ 75.00.

9 Clubhouse Reservations Fee - **\$350.00 fee** and a refundable deposit **\$500.00. (Clubhouse is not Available for rent at this time)**

10. No washing cars or mechanical repairs are permitted on the ground or in the community.

11. Pets are allowed 20lbs. and under within the list of Rules & Regulations Handbook. When walking your dog follow the Restriction Signs located throughout the grass areas. These areas are being surveyed and if caught allowing your dog to defecate will result in fines. Please pick-up after your dogs and always keep them on a leash. If you own a cat, please keep them indoors. Pets cannot be left on balconies at any time and are not allowed in the pool area.

12. Keep your balcony within the Association's and Community Rules & Regulations. A balcony should have a patio table and chairs. No barbeque, hibachi or any form of cooking on the balcony is permitted by the Community or Miami Dade Fire Dept. For your use there are barbeques located in the picnic area next to the tennis court

13. Exterior walls such as patio walls or balconies cannot be modified without the written consent of the Association including hurricane shutters. No signs are allowed on your apartment windows, balconies, or outside walls.
- 14 . If you are planning to do any renovations to your unit you must fill-out an Architectural Modification form that will be provided by the on-site office. All contractor(s) information with any permits must be provided to the Association for approval before commencing any work. If access is needed to the roof for A/C repairs you must be informed the on-site office with at least 48-hour notice. A notice will be posted informing the residents of the water shut off. A copy of the a/c contractor's license and insurance must be provided to the on-site office before allowing any access. The management will open the 3rd floor roof hatch during office hours from: 9:00am-5:00pm. Access to the roof must be closed by the management by the end of each repair. No door will be left open once the office closes at 5:00pm.
15. No excessive noise allowed that interferes with the right of the other tenants, such as loud parties, music and other disturbing nuisance to your neighbors. Any noises are not limited to the By-laws of the Condominium Documents, but also include the Noise Ordinance of Miami- Dade County. Complaints a resident may have about their neighbors not following these Rules should be referred to the on-site security staff or the Management office for further assistance. Please restrain from talking too loud on your cell phone when in your balcony or common areas.
16. If another resident is added to your household, he or she must get the approval of the owner and be screened. If you are moving into a 1/1 occupants cannot be greater than two (2) persons and a 2/2 no greater than four (4) persons. The application fee to process the background check is **\$150.00** and a **\$50.00** Administrative Fee. These fees should be made separately in a money order or cashier's check. Violation fee \$ 500.00 will be applied to the unit owner.
The application fee should be made out to: Gardens of Kendall # _____ and the Administrative fee made out to: Gardens of Kendall POA
17. Fire alarms are located in each unit and it is against the law to disconnect or remove it. Disconnecting your alarm will also disconnect all the other units on the circuit, which will make you liable for any fines or emergencies. A fine up to \$1,000.00 may be issued by the Miami Dade Fire Department.
18. Motorcycles, or any other motor vehicles are Only allowed in the designated parking lot areas. These areas are located by 107th St and the other location is by 112th Ave All motorcycles cannot be started in the parking lots at an hour that will disturb the community according to the County Noise Ordinance.
19. Riding bicycles, roller skates, rollerblades, skateboards, scooters, etc. is prohibited on the building's walkways, tennis courts, building hallways and pool deck.
20. Owner/ renter are accountable for any violations. Management will send a Violation Letter to both the owner as well as the resident(s). If this violation is no resolved within 48 hours fines may be imposed to both the homeowner as well as the resident(s).
21. Please contact Road Ranger Security who can assist you by calling the on-site cell # (786) 583-1281 Monday- Sunday from 6:00pm to 6:00am. Please remember if your complaint is an emergency, please dial #911 first and then the on-site security officer for further assistance.
22. There is a licensed C.A.M on-site manager/ Administrative Assistant available from 9:00am to 5:00pm, Monday – Friday. Complaints or concerns should be reported during office hours. The on-site office telephone # (305) 595-3731 should you need any assistances. **Team Janitors** - Building 1 "Iris", Building 2 and 3 "Leira", Building 4 and 5 "Alvaro", Our Team cleans and maintains your building appearance".

I hereby agree with all the terms and conditions listed above which have been read and given to me/us by the representative of the Board of Directors of Gardens of Kendall # _____ Condominium Association, Inc.

Association Representative

Renter Print Name

Homeowner Print Name

Association Representative

Renter Signature

Homeowner Signature

Gardens of Kendall Condominium Association, Inc
Rules and Regulations

Unidad # _____

día de la entrevista _____

Parqueo reservado # _____

1. Mudarse a la propiedad esta sujeto a específicos horarios de **9:00 AM a 9:00PM** (No se incluyen Domingos ni días Festivos. Se permiten trabajos de construcción **de 9:00 AM a 6:00 de lunes a sábados.** **No se permite ningún trabajo de construcción los días domingos ni festivos** Por favor tenga consigo el certificado de aprobación de la comunidad para que Seguridad verifique que han sido aprobados al momento de mudanza corroborando unidad y edificio.

2. Los servicios son pagados por los inquilinos (excluyendo agua) El Seguro de los artículos dentro de la propiedad son responsabilidad de los inquilinos.

3. Si el baño o la cocina no tienen la llave principal para cortar el agua, y si es necesario cortar el suministro para realizar alguna reparación, se debe avisar a la oficina administrativa con 48 horas de anticipación. Por favor verifique que las personas contratadas sean plomeros con licencia y Seguro, para poder trabajar en la unidad

4. Las Casillas de correo y las pizarras de anuncios están localizadas cerca de los elevadores. Manténgase informado con las notificaciones importantes anunciadas por la Oficina administrativa o los miembros de la junta directiva. Cuando Ud. se mude a la propiedad no olvide poner su nombre en las Casillas de correo.

5. Los cuartos de lavandería están localizados en cada piso y las lavadoras y secadoras pueden ser usadas a su conveniencia. Recuerde reportar cualquier malfuncionamiento de las máquinas Horas de funcionamiento: **Edificio # 1 y Edificio #3 6:00AM -10:30 PM, Edificio # 2 6:00 AM -11:00 PM. , Edificio # 4 6:00 AM-10:00 PM. Edificio # 5 6:00 AM -11:00 PM.**

6. hay un vertedero de basura en el 2do y 3er piso respectivamente. No arroje cajas grandes que podrían causar estancamiento en la línea de los desechos Si hay algo de mayor tamaño utilice el cuarto de basura del primer piso. Asegúrese de utilizar bolsas y cerrarlas correctamente para evitar que se desparrame en el área

7. No se permiten Muebles, Electrodomésticos, ni cajas grandes en el basurero del 1er piso. Se han instalados cámaras de vigilancia y quien infrinja la ley será multado. Los contenedores de reciclaje están localizados en cada piso. Sólo se permite material descartable en los contenedores no basura regular. Solamente material reciclable. (ver lista de artículos permitidos).

8. La llave del Clubhouse debe ser provista por el vendedor o dueño de la unidad. Si necesita comprar la llave del clubhouse o la piscina contáctese con el dueño de la unidad. Costo de llave del clubhouse/pool **\$75.00**, Pases para la piscina (2 Verdes / 2 Amarillos) **\$20.00** llave canchas de tenis **\$ 75.00**.

9. Reservaciones de Clubhouse Tarifa **\$350.00** deposito reembolsable **\$500.00. (Clubhouse temporalmente no disponible)**

10. No se permite el lavado de carros o realizar reparaciones mecánicas dentro de la comunidad.

11. Reglas y Regulaciones permiten mascotas hasta 20 libras. Las mascotas deben caminar en un área específica destinada para ese fin, (alrededor del cerco perimetral). Debe seguir las instrucciones de los carteles puestos dentro de la comunidad. No olvide limpiar luego que su mascota haga sus necesidades. Mantenga sus mascotas siempre atadas. Si es dueño de un gato, manténgalo dentro de la unidad. Los animales no deben estar en los balcones. No se permiten mascotas en el área de la piscina.

12. Mantenga su balcón en cumplimiento con las Reglas y Regulaciones. Sólo se permiten muebles de Jardín y plantas. No se permiten asadores de ningún tipo. No se permiten mangueras. Para uso del residente la Asociación dispone de asadores comunales localizados en frente de las canchas de tenis.

13. No está permitido modificar el exterior de las paredes y balcones de las unidades sin una autorización por escrito de la Asociación, incluidos la instalación de los Contraventanas. No se permite ningún tipo de anuncios en las proximidades del edificio ni en la unidad (Ventanas, balcones o paredes exteriores)

14. Para realizar cualquier renovación dentro de la unidad se debe adjuntar un formulario de Modificación Arquitectónica obtenido en la Oficina Administrativa que deben completar y posteriormente ser aprobada por la junta Directiva para poder realizar cualquier tipo renovación, reparación y/o modificación. Todas las personas que realicen trabajo dentro de la unidad deberán tener licencia y Seguro y deberán presentar sus credenciales con la entrega del formulario. En el evento que se necesite acceder al techo para reparaciones de Aire Acondicionados, se debe informar a la asociación con 48 horas de anticipación. Se requiere copia de Licencia y Seguro. Una vez obtenidos los documentos la Asociación abrirá el acceso al techo y lo cerrará luego de que el trabajo haya sido completado. Recuerde realizar cita previa para acceder al techo en el horario de 9:00am a 4:00 pm de lunes a viernes. El acceso al techo debe estar cerrado al momento que la oficina Cierre sus puertas por el día.

15. No se permiten ruidos molestos y excesivos que perturben la paz de otros residentes como así tampoco fiestas ruidosas, música con volumen alto, etc., no sólo por estar limitadas por las reglas y documentos de la asociación, sino además por estar controladas por ordenanzas municipales del Condado de Miami Dade y la ciudad de Miami. Quejas que se reciban de quienes violan las Reglas y Regulaciones serán referidas a las Compañía de Seguridad o bien la Administracion. Asimismo, evite hablar muy alto por teléfono cuando está en los balcones.

16. Si hay un residente adicional en la unidad, la persona antes de mudarse deberá notificar al dueño de la unidad, completar la aplicación y abonar la tarifa correspondiente de la aplicación y **\$150.00**, mas **\$50.00** Tarifa administrativa. Una multa de \$500.00 sera aplicada a la cuenta de la unidad. La tarifa de la aplicacion debe hacerse a nombre de: Gardens of Kendall # _____ y la tarifa administrativa a nombre de: Gardens of Kendall POA

17. La alarma de fuego está localizada en cada unidad y es contra de la ley desconectarla. Si desconecta la alarma de su unidad, también está desconectando la alarma de otras unidades que se hayan en el mismo circuito, y de esta manera Ud. está sujeto a pagar multas o ser responsable de cualquier emergencia ocurrida por esa alteración, Una multa de más de U\$S de 1000.00 es asignada a la propiedad por el Departamento de Bomberos.

18. Motocicletas o cualquier otro vehículo de motor sólo están permitidos en el área del estacionamiento. Las motocicletas no pueden encenderse en el área del parqueo en horas que puedan perturbar a los vecinos de este modo se está en cumplimiento con la Ordenanza de ruidos molestos aprobada por la ciudad. Motocicletas DEBEN estacionar en el área designada para ese tipo de vehículo.

19. Esta prohibido rodar bicicletas, patines, skates, patinetas, Scooter etc., dentro de las áreas comunes de los edificios, las canchas de tenis, pasillos o el área de piscina

20. Dueños/inquilinos son responsables de cualquier violación realizada en contra de Reglas y Regulaciones de la Asociación. FirstService Residential enviará una Carta de Violación tanto a dueño como inquilino. Si esta notificación no es resuelta en 48 horas, multas podrían aplicar para dueños e inquilinos.

21. Si ud necesita asistencia puede llamar a Road Ranger Security Services, nuestra compañía de seguridad (6:00 PM -6:00 AM) al # (786) 583-1281 y a traves del official de seguridad podra tener la asistencia inmediata. Recuerde si su queja es una emergencia, Ud. Debe llamar al #911 primero y luego al oficial de Seguridad por asistencia.

22. La Asociación cuenta con un Administrador con licencia (CAM) disponible de Lunes a Viernes de 9:00 AM a 5:00 PM. Quejas y sugerencias deben ser reportadas durante las horas de oficina. La oficina está localizada dentro del ClubHouse, telefono # (305) 595-3731. El personal de limpieza es el siguiente: Edificio # 1 "Iris", Edificio 2 y 3 "Leira", Edificios 4 y 5 "Alvaro", ellos son los responsables de la limpieza y mantenimiento de los edificios.

Por el presente acepto todos los términos y condiciones enumerados anteriormente que me han sido leídos y proporcionados por el representante de la Junta Directiva de Gardens of Kendall Condominium Association

Nombre Representante de la Asociacion en Imprenta

Firma Representante de la Asociacion

Nombre Inquilino en Imprenta

Firma Inquilino

Nombre Dueño en imprenta

Firma Dueño

Gardens of Kendall Owner/ Renter Statement of Understanding

- No one will move belongings into or occupy a unit either as an owner or renter unless he/she has been present for a screening.
Nadie smovera sus pertenencias (dueño y/o inquilino) a menos que haya estado presente para su evaluacion y aprobacion
- All applicants must allow a reasonable amount of time for the screening committee to receive the application, review information and set a screening date and time.
Todos los solicitantes deben permitir una cantidad de tiempo razonable para que el comité de selección reciba la solicitud, revise la información y establezca una fecha y hora de selección
- All persons listed on the Sales Application must attend a board screening/interview at the same time and at the convenience of the board.
Todas las personas enumeradas en la aplicacion deben asistir a una selección/entrevista de la junta al mismo tiempo y según la conveniencia de la junta.
- All lease applicants must attend a board screening interview at the same time and at the convenience of the board.
Todos los solicitantes de arrendamiento deben asistir a una entrevista de selección de la junta al mismo tiempo y según la conveniencia de la junta.
- Failure to comply with screening regulations as set forth in the Gardens of Kendall documents will result in a \$500.00 fine and will result in occupants being asked to vacate the unit until screening has been completed.
El incumplimiento de las normas de evaluación establecidas en los documentos #1 de Gardens of Kendall resultará en una multa de \$500.00 y se le pedirá a los ocupantes que desalojen la unidad hasta que se haya completado la evaluación.
- There will be NO EXCEPTIONS. No Habra EXCEPCIONES

As a prospective owner/renter, I have read and heard about the Rules & Regulations of this Condominium, I have been given an opportunity to ask questions and accept my responsibilities and obligations to this community.

Como posible propietario/inquilino, he leído y escuchado las Reglas y Regulaciones de este Condominio, se me ha dado la oportunidad de hacer preguntas y aceptar mis responsabilidades y obligaciones .

Signature/ Name of Owner Firma/Nombre dueño

Fecha

Signature/ Name of Owner Firma/Nombre dueño

Fecha

Signature/ Name of Renter Firma Nombre Inquilino

Fecha

Signature/ Name of Renter Firma Nombre Inquilino

Fecha

GARDENS OF KENDALL PROPERTY OWNER ASSOCIATION
10621 SW 112TH AVE
MIAMI , FL 33176

**THE ASSOCIATION RESERVES THE RIGHT TO CHANGE ANYTHING CONTAINED
HEREIN**

***LA ASOCIACIÓN SE RESERVA EL DERECHO DE CAMBIAR CUALQUIER CONTENIDO EN
EL PRESENTE DOCUMENTO***

PLEASE FILL, CUT ON DOTTED LINE AND RETURN TO ASSOCIATION

I hereby acknowledge receipt of this Rules and Regulation booklet, and will abide by the bylaws and directives of Gardens of Kendall Condominium Property Owners Association.

Por la presente acuso recibo de este folleto de Reglas y Regulaciones, y cumpliré con los estatutos y directivas de la Asociación de Propietarios de Condominios de Gardens of Kendall.

PRINT NAME (S) *NOMBRE(S)* *EN IMPRENTA*

SIGNATURE (S) *FIRMA(S)*

PRINT NAME (S) *NOMBRE(S)* *EN IMPRENTA*

SIGNATURE (S) *FIRMA(S)*

BUILDING ADDRESS UNIT NUMBER
DIRECCION EDIFICIO Y NUMERO DE UNIDAD



Gardens of Kendall

Condominium Association

NON APPROVED OCCUPANTS. OCUPANTES NO APROBADOS

**A U\$S 500.00 PENALTY WILL BE IMPOSED TO THE UNIT OWNER AND RENTER
SHOULD A OCCUPANT BE MOVED IN WITHOUT THE ASSOCIATION APPROVAL**

**SE IMPONDRÁ UNA MULTA DE U\$S 500.00 AL PROPIETARIO DE LA UNIDAD Y AL
ARRENDATARIO EN CASO DE QUE UN OCUPANTE SE MUDE SIN LA APROBACIÓN DE
LA ASOCIACIÓN**

SIGNED BY (FIRMADO POR)

OWNER/ DUEÑO

RENTER/INQUILINO



Gardens of Kendall Condominium Association

PARKING ADDENDUM

GARDENS OF KENDALL PROPERTY OWNERS' ASSOCIATION, INC.

THIS ADDENDUM is entered into by and between Gardens of Kendall Property Owners Association, Inc.

and _____ "Owner(s)" or "Resident(s)" who is renting from Owner/Agent the Premises located at: _____

This Addendum shall be and is incorporated into the Move-In Agreement between Gardens of Kendall POA and Resident(s) / Owner (s).

IN CONSIDERATION OF THEIR MUTUAL PROMISES, OWNER AND RESIDENT AGREE AS FOLLOWS:

1. PARKING availability is limited. Your unit is assigned one (1) reserve parking space. If you have a 2nd vehicle it may be parked in a Guest parking space but, you must register with Management your vehicle information (registration, Insurance & drivers' license) and a sticker will be assigned to you. The fee for a decal sticker is \$50.00 made payable in cashier check/ money order to: Gardens of Kendall POA. **STICKERS ARE NOT TRANSFERABLE.**
2. Vehicles parked on the property must be registered to Resident/ Owner and have current vehicle registration tags.
3. The parking areas are not for storage. Combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or accumulations of wastepaper, boxes, shavings or any highly flammable materials is not permitted This is a fire violation and safety hazard. No car parts, broken or disabled vehicles will be stored in the parking premises or anywhere else on the property. Car repairs are not to be done anywhere on the premises. Non-operative vehicles, unsightly vehicle or vehicle involved in an accident, or expired tag, will be towed away at owners' expense. No trailers, boats, campers, recreational vehicles, or commercial trucks or vehicles are allowed.

Residents are required to keep the Management informed of new vehicles, change in ownership and changes of vehicle license plate numbers that will be parked on the property. All non-resident(s) vehicles parked overnight (12:00am-6:00am) in a guest parking space / reserve parking space Must have a decal or visitors parking pass. Failure to have a valid pass will be subject to or result in the vehicle being towed away at owners' expense.

Date:- _____ Resident

Date: _____ Resident

Date: _____ Resident

Date: _____ Owner/Agent



Gardens of Kendall Condominium Association

ANEXO DE ESTACIONAMIENTO GARDENS OF KENDALL PROPERTY OWNERS' ASSOCIATION, INC.

ESTE ANEXO se celebra entre Gardens of Kendall Property Owners Association, Inc. y _____ "Propietario(s)" o "Residente(s)" que está alquilando del Propietario/Agente las propiedad ubicadas en: _____

Este Anexo se incorporará al Acuerdo de Mudanza entre Gardens of Kendall POA y el(los) Residente(s)/Propietario(s).

EN CONSIDERACIÓN DE SUS MUTUO ACUERDOS, EL PROPIETARIO Y EL RESIDENTE ACEPTAN LO SIGUIENTE:

1. La disponibilidad de ESTACIONAMIENTO es limitada. A su unidad se le asigna un (1) espacio de estacionamiento RESERVADO. Si tiene un segundo vehículo, puede estacionarse en un espacio de estacionamiento para invitados, pero debe registrar en la Administración la información de su vehículo (registración, seguro y licencia de conducir) y se le asignará un sticker. El cargo por una calcomanía adhesiva es de \$50.00 pagadero en cheque de caja/giro postal a: Gardens of Kendall POA. **LOS STICKERS NO SON TRANSFERIBLES.**

2. Los vehículos estacionados en la propiedad deben estar registrados a nombre del Residente/Propietario y tener la chapa vigente (tag#).

3. Las áreas de estacionamiento no son para deposito. No se permite materiales o combustibles, peligrosos o explosivos o acumulaciones peligrosas de basura. No se permite la acumulación de papel de desecho, cajas, virutas o cualquier material altamente inflamable. Esta es una infracción y un peligro de incendio para la comunidad. No se almacenarán piezas de automóviles, vehículos averiados en las instalaciones del estacionamiento ni en ningún otro lugar de la propiedad. Las reparaciones de automóviles no deben hacerse en ningún lugar de la propiedad. Serán remolcados a expensas de los propietarios los vehículos que no funcionen, los vehículos deteriorados, vehículos involucrados en un accidente, vehículos con la placa vencida,. No se permiten remolques, botes, casas rodantes, vehículos recreativos o camiones o vehículos comerciales.

Los residentes están obligados a mantener informada a la Administración sobre vehículos nuevos, cambios de propietario y cambios de números de placas. Todos los vehículos de no residentes estacionados durante la noche (12:00 a. m. a 6:00 a. m.) en un espacio de estacionamiento para invitados y/o espacio de estacionamiento de reserva, deben tener una calcomanía o un pase de estacionamiento para visitantes. El no tener un pase válido resultará en que el vehículo sea remolcado a expensas de los propietarios.

Fecha:- _____ Residente

Fecha: _____ Residente

Fecha: _____ Residente

Fecha: _____ Dueño/Agente



Gardens of Kendall
Condominium

**'No Washer/Dryer Allowed'.
No Se Permiten Lavadoras Y
Secadoras**

FINE \$500.00
MULTA

SIGNED BY/FIRMADO POR

Owner /Dueño

Renter/Inquilino