

Indian Summer Village II Condominium Association, Inc.

PURCHASE APPLICATION

Property Address: _____

Name of Applicant(s): _____

Applicant Phone #: _____ Email: _____

Checklist

The following items are required to be completed and submitted **in person** to the property management office to process all applications for purchase. Please review carefully. **Do not submit this package unless all items are included.** Any missing information will result in this packet being returned to you and the process will be delayed. Once all items are received, the Association requires ten (10) business days to process any application and provide an approval or denial of the application. Occupancy prior to final approval is prohibited.

- ☐ 1) A non-refundable check, made payable to Amprex Property Management in the amount of **\$100.00 per adult applicant**. All persons over the age of 18 that will be residing in the unit must submit an application. **One application per adult.**
- ☐ 2) A signed and completed copy of the attached purchase application, including:
 - Confidential Resident Information Sheet
 - Application for Purchase
 - Vehicle Registration Form
 - FCRA Authorization to Obtain a Consumer Report/Background Check - **One form required per adult.**
 - A copy of the Purchase Contract
- ☐ 4) A copy of the driver's license for each person over the age of 18.
- ☐ 5) A background check from your local police station for each person over 18.
- ☐ 6) Three reference letters, including the reference's full name, phone number and email. A prior landlord **MUST** be one of the references. Relatives, attorneys, accountants, employees or business partners may not be used as references.
- ☐ 7) Signed copy of the Association Rules and Regulations

I am hereby submitting the above listed documents. I understand that any missing or incomplete items may delay processing of the application or cause the application to not be approved.

Name (print): _____

Signature: _____

Date: _____

Indian Summer Village II Condominium Association, Inc.

Confidential Owner Information Sheet

Name: _____

Cellular Phone #: _____

Business Phone #: _____

Email Address: _____

List of Adult occupants:	Name	Relationship
	_____	_____
	_____	_____
	_____	_____
	_____	_____

Children:	Name	Age
	_____	_____
	_____	_____
	_____	_____
	_____	_____

Emergency Contact: _____

Phone #: _____

Relationship: _____

Mailing Address: _____

Are you or anyone in your household in need of any special medical attention or have restricted mobility, which would require additional assistance in the event of an emergency? _____

* If yes, please explain (i.e. oxygen, wheelchair, blind, hearing impaired, etc.) _____

Indian Summer Village II Condominium Association, Inc.

Application for Purchase

Address/Unit #: _____ Date: _____

Applicant's Name: _____ Date of Birth: ____/____/____

Social Security # or Passport #: _____ Marital Status: _____

Driver's License Number and State: _____

Co-Applicant Name: _____ Date of Birth: ____/____/____

Social Security # or Passport #: _____ Marital Status: _____

Driver's License Number and State: _____

Unit Occupied by #: _____ # of Adults: _____ # of Children: _____

Residential History

Current Address: _____

How long? _____ Own ☐ Rent ☐ Phone #: _____

Name and address of present landlord or mortgage co.: _____

_____ Landlord Phone #: _____

Account #: _____ Monthly Payment: _____

Previous Address: _____

How long? _____ Own ☐ Rent ☐ Phone #: _____

Name and address of present landlord or mortgage co.: _____

_____ Landlord Phone #: _____

Account #: _____ Monthly Payment: _____

Indian Summer Village II Condominium Association, Inc.

Application for Purchase

Employment History

Current Employer: _____ Type of Business: _____

Hire Date: ____ / ____ / ____ Position: _____ Yearly Salary: _____

Address: _____

Work Phone #: _____ Supervisor Name: _____

Previous Employer: _____ Type of Business: _____

Hire Date: ____ / ____ / ____ Position: _____ Yearly Salary: _____

Address: _____

Work Phone #: _____ Supervisor Name: _____

Additional Income

Source: _____ Amount: _____

Source: _____ Amount: _____

Source: _____ Amount: _____

Source: _____ Amount: _____

Indian Summer Village II Condominium Association, Inc.

Vehicle Registration Form

Resident Name(s): _____ Date: _____

Address/Unit: _____

Vehicle 1: Name under which the car is registered: _____

Make: _____ Model: _____

Year: _____ Color: _____

Tag #: _____ State: _____

Vehicle 2: Name under which the car is registered: _____

Make: _____ Model: _____

Year: _____ Color: _____

Tag #: _____ State: _____

Residents cannot move in and park their cars on the property without first receiving parking decals. Parking decals can only be assigned to residents who have been approved by the Association.

Each apartment is assigned only two parking spaces. No commercial vehicles are permitted. Should residents violate these rules, fines will apply and towing will be at the owners' expense.

FCRA Authorization to Obtain a Consumer Report (Background/Credit Check)

Pursuant to the federal Fair Credit Reporting Act, I hereby authorize Amprex Property Management and its designated agents and representatives to conduct a comprehensive review of my background through a consumer report and/or an investigative consumer report. I understand that the scope of the consumer report/investigative consumer report may include, but is not limited to, the following areas: verification of Social Security number; current and previous residences; employment history, including all personnel files; education; references; credit history and reports; criminal history, including records from any criminal justice agency in any or all federal, state or county jurisdictions; birth records; motor vehicle records, including traffic citations and registration; and any other public records.

I, _____, authorize the complete release of these records or data pertaining to me that an individual, company, firm, corporation or public agency may have. I hereby authorize and request any present or former employer, landlord, school, police department, financial institution or other persons having personal knowledge of me to furnish Amprex Property Management or its designated agents with any and all information in their possession regarding me in connection with an application of lease or purchase. I am authorizing that a photocopy of this authorization be accepted with the same authority as the original. I understand that, pursuant to the federal Fair Credit Reporting Act, if any adverse action is to be taken based upon the consumer report, a copy of the report and a summary of the consumer's rights will be provided to me.

Signature

Date

1. Name (Full) _____
2. Maiden Last Name _____
3. List Any Former Names Used _____
4. Social Security Number ____-____-____
7. Date of Birth ____-____-____
8. Telephone Number(s) _____
9. Current Street Address _____
10. City _____, State _____ Zip _____
11. Driver's License Number _____ State Issued _____
12. Name on Driver's License _____

By signing below, you are certifying that the above information is true and correct and will be utilized to generate a background/credit report.

Signature

Date

INDIAN SUMMER VILLAGE II CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

Under the Condominium Documents, the Board of Directors are responsible to establish and enforce Rules and Regulations, and Unit Owners are responsible to see that the Rules and Regulations are observed by their families, guests, invitees, lessees and other persons over whom they exercise control and supervision. These Rules are binding upon all Unit Owners, and may be modified, added to or repealed at any time by the Board of Directors.

USE AND BASIC RESPONSIBILITIES

1. The Condominium Unit shall be used as a single-family residence only.
2. No separate part of a Unit may be rented, and no trade, business, profession or other type of commercial activity may be conducted in or from any Unit.
3. A resident may not make any use of a Unit that violates any laws, ordinances or regulations of any governmental body having jurisdiction thereof.
4. A resident may not permit anything to be done or kept in his Unit which will increase the insurance rates on the Unit, the Common Elements, or any portion of the Condominium, or which will obstruct or interfere with the rights of residents.
5. * A resident may not sing, speak, play a musical instrument, operate a phonograph, television, radio or sound amplifier, or create or cause to be created, any noise or sound, in such a manner as to disturb or annoy other residents.
6. A resident may make no repairs to plumbing or electrical wiring within a Unit except by properly licensed plumbers or electricians. Plumbing or electrical repairs within a Unit shall be paid for and be the financial obligation of the Owner of the Unit.
7. The interior of a Unit may not be altered in any manner which would affect the structural elements of the building or its electrical, mechanical, plumbing or air conditioning systems, or any Common or Limited Common Elements, without prior written consent of the Association.
8. A resident shall allow the Board of Directors or agents and employees of the Association to enter the Unit for the purpose of maintenance, inspection, repair, replacement or improvements within the Unit or Common Elements, or in case of an emergency threatening the Unit or the Common Elements, or to determine compliance with the provisions of the Condominium Documents or Rules and Regulations. Except in the case of emergency, entry will be made after prearrangement with the resident or Unit Owner.
9. A resident shall maintain in a clean and sanitary manner and repair the Unit and all interior surfaces within or surrounding the Unit, including such surfaces as walls, ceilings and floors, whether or not they are part of the Unit or Common Elements, and maintain and repair the fixtures therein, and pay for any utilities which are separately metered to the Unit.
10. A resident shall abide by any regulations regarding children as may be established from time to time by the Association.
11. No resident or Unit Owner shall direct, supervise, or in any manner attempt to assert control over the employees of the management firm of the Association.

SAFETY

1. The parking areas, streets, sidewalks, entrances, passages and all Common and Limited Common Elements must not be obstructed or encumbered or at any time used for any purpose other than for parking or ingress and egress to and from the premises, nor shall any carriages, plants, bicycles, tricycles, scooters, roller skates, skateboards, shopping carts, wagons, toys, benches, chairs, tables or other objects of a similar nature be stored in such areas.
2. Children may not play or loiter in streets, parking lots or other public areas.
3. All personal property of residents shall be stored within the Condominium Unit or in the other specific storage areas as may be provided by the Association.
4. No garbage cans, supplies, milk bottles or other articles may be placed in halls, on balconies or on staircase landings, nor may any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles be shaken or hung from any window, door or balcony, or exposed on any part of the Common or Limited Common Elements.
5. Fire exits shall not be obstructed in any manner, and the Common and Limited Common Elements shall be kept free and clear of rubbish, debris and other unsightly material.
6. A resident shall not allow anything to fall from a window, door or balcony, nor throw from the premises any dirt or other substances onto patios, doorways, yards or elsewhere around the building or on the ground.
7. No inflammable, combustible or explosive fluid, chemical or substance shall be kept in a Unit or on Common or Limited Common Elements, except as are required for normal housekeeping.
8. No cooking shall be permitted on any patio, terrace, balcony, Common or Limited Common areas, except in such areas as may be designated by the Board of Directors.

SECURITY

1. Security problems, including trespassers and suspicious persons or vehicles, and acts of vandalism, should be reported immediately to Metro Police at 595-6863, as well as to the Property Management Office at 559-4100. Police/Fire Emergency: 911
2. Solicitors are not permitted on the Condominium Property at any time, except by individual appointment with residents.

TRASH

1. ★ Trash and garbage shall be well secured in plastic bags and deposited only in the trash containers provided.
2. ★ Trash and garbage shall not be left on the ground around enclosures and no resident shall allow any rubbish, refuse, garbage or trash to accumulate in places other than the appropriate containers, so that each Unit, the Common and Limited Common Elements shall at all times remain in a clean and sanitary condition.

ARCHITECTURAL CONTROL

1. No alteration, modifications, changes, repairs, replacements, decoration, removals, additions, enclosures or painting may be made to the exterior of a Unit without prior written approval of the Association.
2. No installations, attachments, constructions, signs or displays may be made to the exterior of a Unit without prior written approval of the Association.
3. Nothing is permitted to be hung, exhibited, advertised, inscribed or affixed to the exterior of a Unit, or in a Unit window or door, without prior written approval of the Association.
4. Rugs and mats may be not placed outside the Condominium Unit entrance doors without prior written consent of the Association.
5. Personal belongings may not be stored on patios, terraces or balconies without prior written consent of the Association, unless said patio, terrace or balcony has been properly screened in accordance with the guidelines established by the Association.

PARKING

1. Parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. Parking is only permitted in properly designated parking spaces, and no vehicle may park on any other Common or Limited Common area, including but not limited to grass and walkways. Any automobile improperly parked in a space reserved for any Condominium Unit Owner will be towed away at the automobile owner's expense. Illegally parked vehicles will be towed at owner's expense.
2. ~~A resident shall use only the parking space(s) specifically assigned to his/her Unit.~~
3. A number of guest spaces have been provided throughout the community for use by guests and visitors. Parking in a guest space must not exceed 24 hours.
4. Parking in assigned, unassigned or guest spaces shall be limited to passenger automobiles, passenger station wagons, vans, [REDACTED]
5. Boats, boat trailers, trucks, commercial vehicles and all other vehicles not specifically authorized herein shall not be permitted in any parking space.
6. No vehicle which cannot operate on its own power or which has an expired license plate or which has no license plate, shall remain on the Condominium Property for more than twenty-four hours and no repair of vehicles shall be made on the Condominium Property.

HURRICANE PREPARATION

1. Each Unit Owner or resident who plans to be absent from the Unit during hurricane season must prepare his or her Unit prior to departure by: (a) removing all furniture, plants and other objects from the terrace and/or patio area; (b) designating a responsible firm or individual to care for the Unit should the Unit suffer hurricane damage; and (c) notify the Property Management Office of the name and phone number of such firm or individual.
2. Hurricane or storm shutters may not be installed without prior written consent of the Association.

PETS

1. No resident may keep any pet or animal on the Condominium Property except with the prior written consent of the Association and in accordance with the Rules and Regulations as may be adopted from time to time by the Association. TENANTS MAY NOT HAVE PETS.
2. In the event a resident is permitted by the Association to maintain a pet in a Unit, such resident, in addition to such other Rules and Regulations as may be adopted by the Association, will be subject to the following restrictions:
 - (a) The pet will not be allowed out of the Unit or building unless it is in the custody of the owner and on a leash not to exceed four (4) feet in length, or carried.
 - (b) The pet will be walked off the premises of the building and the pet will be curbed in the street gutter or in such area as may be designated by the Association. POOPER SCOOPERS ARE REQUIRED FOR THE REMOVAL OF ANIMAL WASTES.
 - (c) The Unit Owner shall be liable for any damage to the building, grounds, flooring, walls, trim, finish, tiles, carpeting, stairs, etc., caused by the pet, and the Unit Owner must pay all costs involved in restoring any damage to any part of the Condominium Property.
 - (d) The Unit Owner shall be financially responsible for any personal injury or property damage caused to any other Unit Owner, occupant, guest or employee of the building or to any member of the public, by the pet.
 - (e) The resident shall put the pet out to board at his or her own expense should it be necessary because of any noise, barking or damage to the building and/or grounds or any reasonable complaints from other residents.
 - (f) No pet or other animal may be kept by any resident on any part of the Condominium Property which constitutes a nuisance and which unreasonably interferes with the quiet enjoyment of the premises by other residents.

SALE OR LEASE

1. A Condominium Unit shall not be sold, transferred, leased, or rented except as permitted in the Declaration of Condominium. Any attempt to sell, rent, or lease a Unit without prior approval of the Association shall be deemed a breach of the Declaration, shall be wholly null and void, and shall confer no title or interest whatsoever upon any purchaser, tenant or lessee.
2. The Association shall not be obligated to approve or consent to the sale, transfer, rental or leasing of a Unit where assessments pertaining to such Unit are delinquent or where the Unit Owner is in violation of the Rules and Regulations of the Association or the Declaration of Condominium.
3. Should a Unit Owner wish to sell, transfer, lease or rent his/her unit, he/she shall, BEFORE accepting any offer to sell, transfer, lease or rent the Unit, deliver to the Board of Directors of the Association, a written notice containing the terms of the offer he/she has received and wishes to accept, the name and address of the person(s) with whom the proposed sale, transfer, lease or rental is to be made, and such other information as may be required by the Board of Directors.

PRIOR TO TENANTS OCCUPYING A UNIT, THE BOARD OF DIRECTORS MUST RECEIVE AND APPROVE A "TENANT APPLICATION FORM" AND "REQUEST FOR APPROVAL OF RENTAL" FORM. TENANTS ARE RESTRICTED TO 2 ADULTS AND 2 CHILDREN PER UNIT. TENANTS ARE NOT PERMITTED TO HAVE PETS. TENANTS MUST ACKNOWLEDGE RECEIPT/UNDERSTANDING RULES.

4. No Unit Owner may enter into a lease agreement for a Unit unless the term of said lease is six (6) months or more.
5. Upon the sale or transfer of a Unit pursuant to the approval of the Association, the Purchaser shall, within thirty (30) days of such transfer, provide the Association with a copy of the recorded Warranty Deed and Closing Statement.
6. In the event of any violation by the tenant, his family, guests or invitees, of the Rules and Regulations of the Association, or any provision of the Declaration of Condominium, such violation shall be deemed a breach of the lease, whether oral or written, under which the tenant holds possession of the Condominium Unit and the Association shall be deemed a third party beneficiary of said lease for the purposes of enforcing the Rules and Regulations and terms and conditions of the Declaration of Condominium.

RECREATION FACILITIES

1. Each resident shall observe all Rules and Regulations concerning the use of the recreation facilities.
2. Refuse containers shall be used for the disposal of trash; and the pool and decks shall be left in a clean condition at all times.
3. Guests must be accompanied by a Unit Owner when using the recreation facilities.
4. Unit Owners are responsible for any damages caused to the recreation facilities by themselves, their family, guests, invitees, servants, lessees and persons who are on the premises because of the Unit Owner.
5. Tennis Court Rules:
 - (a) The tennis courts are for residents only and are to be used for the purpose of playing tennis.
 - (b) A maximum of four persons are allowed on a court at one time, with a limit of three guests accompanied by a resident.
 - (c) Singles and doubles play are limited to one hour.
 - (d) No small children are permitted on the courts.
 - (e) Children under 15 shall yield court to others unless accompanied by an adult.
 - (f) The tennis court closes at 11:00 p.m.
 - (g) The following items are prohibited from the tennis court: pool furniture, bicycles, skateboards, tricycles, roller skates, baby carriages, scooters and pets.
 - (h) The playing of games other than tennis, including but not limited to volleyball, basketball, soccer, frisbee and softball, is not permitted.
 - (i) Proper tennis attire and tennis shoes are required.
6. Swimming Pool Rules:
 - (a) The swimming pool area is closed during the hours of 11:00 p.m. and 7:00 a.m. and no one is permitted in the area during those hours.
 - (b) Chairs, tables and lounges may not be removed from the pool area for any purpose.
 - (c) All persons using the pool and other recreational facilities do so at their own risk.

- (d) Children under 10 are not permitted in the pool area without adult supervision.
- (e) All persons must shower before entering the pool.
- (f) No pets, glass, food, drinks, bicycles, skateboards, tricycles, roller skates, rafts, floats, frisbees, beachballs or underwater gear are permitted in the pool area.
- (g) Running, jumping, diving and game playing are not permitted in the pool area.
- (h) Infants under the age of four are not permitted in the pool.

BURGLAR ALARMS

- 1. Installation of a burglar alarm system may be permitted with prior written consent of the Board of Directors, providing the exterior portion of the system blends with the architectural design and decor of the community, and the installation of alarm boxes and/or horns is as inconspicuous as possible.
- 2. The Property Management Office must be advised of the name and phone number(s) of a local person who will be available to turn the alarm off should it begin ringing.
- 3. In the event no local contact person or number is available, the Property Management Office will make whatever arrangements are necessary in order to silence the alarm.

MAINTENANCE FEE ASSESSMENTS

- 1. Payments are due on the 15th day of each month.
- 2. Payments must be made by personal check, cashier's check or money order. Cash will not be accepted.
- 3. Make check payable to your Condominium Association. Checks made out to Trafalgar Developers, Property Management or Barnett Bank cannot be processed.
- 4. Write your account number on the face of the check or money order. Your account number appears on each coupon. Checks without account numbers cannot be processed.
- 5. Mail your payment, with corresponding payment coupon, in the window envelope provided, to your Condominium Association at:

P. O. Box 526006
Miami, Florida 33152

Payments will not be accepted in the Property Management Office or in any branch office of the Barnett Bank.

- 6. Payment not received by the 25th day of the month will incur a \$10.00 late charge. If the 25th falls on a weekend or holiday, payments must be received on the preceeding regular business day.

ANY UNIT OWNER WHO FAILS TO COMPLY WITH
THE ABOVE WILL BE RESPONSIBLE FOR ALL COSTS,
INCURRED IN THE ENFORCEMENT OF THESE RULES AND
REGULATIONS, INCLUDING LEGAL FEES AND COURT COSTS

PARA UNA EXPLICACION EN ESPANOL POR FAVOR
LLAMAR A LA OFICINA DE PROPERTY MANAGEMENT AL 559-4100

ISVII Condo Association Rules & Regulations

- NO car washing allowed
- Only 2 parking spaces allowed per unit. 1 reserved and 1 guest
- Each vehicle must obtain a parking decal which is sold for \$25
- All visitors must obtain a parking pass if staying overnight.
- No dogs allowed over 25 pounds. They must be on a leash at all times.
- You must pick up your dogs POOP. 100% of the times.
- You are required by Dade County to have and maintain a working battery powered smoke detector in EVERY room in your condo.
- No alcoholic beverages in the pool grounds. Also no parties allowed in the pool. And no BBQ.
- No bicycle riding, ballplaying, skating, allowed on the common areas.
- No planting of trees or plants permitted outside your fenced in patio area.
- All satellite dishes must be installed along roof line on side wall not obstructing view of any neighbor.

And NO soliciting on the property.