Boca Towne Centre Owners Association Application for Residency

c/o RESIDENTIAL MANAGEMENT CONCEPTS, INC.
806 S. Military Trail
Deerfield Beach, FL 33442
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The Association documents require written approval of the Association prior to any person occupying or residing in any unit.

Please be aware that completed Application and all required fees must be received at the management office of the Association not less than **30 days prior to the date that an answer is required**. When the application, including Background Screening and Disclosure forms, and all required fees have been received at the management's office **via check or money order only, the 30 days begin**. Only after Board review and approvals are given shall a Certificate of Approval be given to allow for occupancy. No member, director, office or agent of the Association is authorized to give verbal approval for residency.

Your application will be processed in the same manner in which every application is processed through the management office. We cannot be "rush" the process. **Please do not request an answer in less than the required 30 days.** Thank you for your understanding and cooperation in this matter, and we look forward to the opportunity to issue your "Certificate of Approval of Residency" as quickly as possible.

NON-REFUNDABLE Applicable Fees:

- **Application for Residency Fee of $110.00 payable to Boca Towne Centre**. This includes one Background Screening. **An additional fee of $35.00/per adult** is charged for everyone over the age of 18 years old who will be occupying the unit.

- **Processing fee of $100.00 payable to Residential Management Concepts, Inc.**

REFUNDABLE FEES:

- **$1000.00 refundable common area Security Deposit payable to Boca Towne Centre is required for all Lease Applications.** This amount will be held in a non-interest-bearing account to be refunded when a tenant vacates the premises, and after management inspection confirming that no damage has occurred to Association property. **A forwarding address must be provided to management at move-out. **

- **There is a refundable fee of $100.00 payable to Boca Towne Centre for a Laundry Room key** which can be picked up at the management's office address listed above.

Required Forms for consideration of Application of Occupancy at Boca Towne Centre:

- A completed Application for Residency with ALL pages signed by applicant and landlord if Lease.
- A copy of the Lease Agreement (applicable for lease applicants only).
- A copy of the signed Purchase Agreement (applies to any pending sale or Title transfer).
- A picture ID for each resident (legible copy of Driver's License or Passport).
- A copy of the Vehicle Registration for each vehicle.

Note: Receipt of an application and fee does not constitute approval for residency. Lack of compliance with the above may result in forced eviction, with the unit owner(s) fully responsible for all costs.

***ONLY APPROVED APPLICANTS MAY OCCUPY THE PREMISES. OCCUPANCY BY ANY UNAPPROVED TENANT(S) OR PERSON(S) IS CAUSE FOR EVICTION, AT THE COST OF THE UNIT OWNER. ***

_____ _____
Signature Date

_____
Printed Name

_____ _____
Signature Date

_____
Printed Name

Application for Residency

Name of present owner: _____

Address of unit: _____

This application is regarding the: Lease/Rental of this unit ☐ Sale of this unit ☐

Information regarding each person who requests approval for residency (including children if any)

Name	Social Security Number	Telephone Number	Birth Date

EMAIL ADDRESS: _____

EMAIL ADDRESS: _____

No Pets are allowed on the property at any time.

List any vehicles that will be kept on the property:

Make of Vehicle	Model	License Number	Color	State Registered

Licensed drivers who will reside in the community:

Name _____ Driver's License No. _____ State Issuing License___

Name _____ Driver's License No. _____ State Issuing License___

Boca Town Centre Owners Association

Application for Residency

Residence History:

(1) Present Address

_____

City_____ State_____ ZIP_____

Telephone #s: (H)_____ (W)_____(C) _____

I have: ☐ Owned ☐ Rented this home since (date)_____

Name of Landlord or Mortgage Holder_____

Address of Landlord or Mortgage Holder_____

(2) Previous Address

_____

City_____ State_____ Zip_____

I have Owned ☐ Rented ☐ this home since (date)_____

Name of Landlord or Mortgage Holder_____

Address of Landlord or Mortgage Holder_____

Personal References: (Do not list relatives) – must name (2):

Name_____ Phone#_____

Address_____

Name_____ Phone#_____

Address: _____

Bank and Credit References:

Bank_____ Phone#_____

Address_____ Account#_____

Bank_____ Phone#_____

Address: _____ Account #_____

Boca Town Centre Owners Association

Application for Residency

Employment History:

Employer:

_____ Phone_____

Address_____ Wages $_____

Position_____ Supervisor's name_____

Employed from_____(date) to_____ Reason for leaving_____

Employer:

_____ Phone_____

Address_____ Wages $_____

Position_____ Supervisor's name_____

Employed from_____(date) to_____ Reason for leaving_____

Employer:

_____ Phone_____

Address_____ Wages $_____

Position_____ Supervisor's name_____

Employed from_____(date) to_____ Reason for leaving_____

Emergency Contacts – MUST INCLUDE TWO:

1. **In case of Emergency: Notify**

Name: _____

Address_____ Telephone#_____

Relationship Friend ☐ Family ☐

2. **In case of Emergency: Notify**

Name: _____

Address_____ Telephone#_____

Relationship Friend ☐ Family ☐

Boca Towne Centre Owners Association

Application for Residency - Applicant Certification:

By my signature below, I hereby certify:

1) That I have received, read and agree to abide by the Articles of Incorporation of the Boca Towne Centre Owners Association, Inc. as recorded in the records of Palm Beach County.

2) That I have received, read and agree to abide by the by-laws of the Boca Towne Centre Owners Association, Inc. as recorded in the public records of Palm Beach County.

3) That I have received, read and agree to abide by the Declaration of Covenants of the Boca Towne Centre Owners Association, Inc. as recorded in the public records of Palm Beach County.

4) That I have received, read and agree to abide by the Rules and Regulations of the Boca Towne Centre Owners Association, Inc., as passed by its Board of Directors.

5) That all the information contained in this application is true and complete.

6) That I understand and agree that false or misleading information given in this application constitutes grounds for rejection of this application and revocation of my right to reside on this property.

7) That I cannot occupy the premises without written authorization from the Association. In the event of unauthorized occupancy, this application will not be accepted for consideration until I vacate the unit completely and the Association issues a Certificate of Approval for Residency.

8) That the unit I occupy may not be leased or sub-leased without the express written approval of the Boca Towne Centre Owners Association.

9) That no other person other than those shown on this application will reside in this unit.

10) That the Application fees of **$110.00, $100.00** and additional screening fee of **$35.00** per adult, are not refundable or contingent upon approval of this application. Also, the refundable **1,000.00** Common Property Security Deposit must be paid to Boca Towne Center or be on file with the management company prior to leasing application approval or tenant occupancy.

11) That the Association may not be able to provide an answer to this application for up to 30 days from the date the completed application, with all applicable fees and documents, is received by the management office.

_____	_____	_____
Signature of Applicant	Date	Signature of Witness
_____	_____	_____
Signature of Applicant	Date	Signature of Witness
_____	_____	_____

Signature of Applicant Date Signature of Witness

Boca Towne Centre Owners Association

Application for Residency

Owner Certification

By my signature below, I hereby certify:

1) That I have provided these potential residents with a true and complete copy of the documents and Rules and Regulations of the Boca Towne Centre Owners Association.

2) That the potential residents may not occupy the unit until the Association issues a Certificate of Approval for Residency.

3) That the information contained in this application is true and accurate to the best of my knowledge.

4) That a copy of the lease, rental agreement, or purchase agreement is attached, and that there are no other agreements concerning this lease, rental, or potential purchase.

5) That the unit owner is responsible for any and all costs related to damages to the community property and/or violation of the documents and/or rules and regulations of the Boca Towne Centre Owners Association, and that these costs include actual damages, fines, and all costs and fees paid by the Association's attorney as may relate to the owners tenant and/or the guests of such tenant.

I hereby authorize the association to attach the rent due to me from any tenant in the event that I become delinquent in the payment of any assessment due to the Boca Towne Centre Owners Association.

I hereby authorize the association to evict my tenant at my expense in any case where my tenant fails to abide by the documents and/or rules and regulations of the Boca Towne Centre Owners Association.

_____ _____
Signature of Owner Date

_____ _____
Signature of Owner Date

_____ _____
Signature of Witness Date

Boca Towne Centre Owners Association

Application for Residency

Criminal Background:

Have you ever been convicted of a federal offense? ☐ YES ☐ NO

Have you ever been convicted of a felony? ☐ YES ☐ NO

Are you presently awaiting trial on any criminal offense? ☐ YES ☐ NO

If yes to above, give dates, name of court, and details of conviction on separate sheets of paper.

Authorization for Criminal and Credit Check

I (We) hereby issue authority and permission for the Association and its agent to use investigative agencies and/or credit agencies selected by the Association or its agents for the purpose of obtaining information concerning my (our) credit and/or criminal history.

I (We) agree to hold harmless the Association and its agents from any liability arising from the acceptance or use of information, received and relied upon in making decisions, from any investigative agency, credit agency, or other sources of information.

Date Signed_____

_____	_____
Print Name of prospective resident	Signature of prospective resident
_____	_____
Print Name of prospective resident	Signature of prospective resident
_____	_____
Print Name of prospective resident	Signature of prospective resident
_____	_____
Print Name of prospective resident	Signature of prospective resident
_____	_____
Signature of Witness	Signature of Witness
_____	_____
Signature of Witness	Signature of Witness

Boca Towne Centre / Ref# BTC

RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City: _____

SSN: _____ DOB (MM/DD/YYYY): _____

Tel: _____ Cell: _____

Are you Buying or Renting? :_____

Current Employer

Company: _____ Tel: _____

Supervisor: _____ Salary: _____

Employed From: _____ to: _____ Title: _____

Current Landlord

Company: _____ Tel#: _____

Landlord: _____ Rent: _____

Rented from: _____ To: _____

I have read and signed the Residential Screening Request.

SIGNATURE: _____ DATE: _____

DISCLOSURE AND AUTHORIZATION AGREEMENT REGARDING CONSUMER REPORTS

DISCLOSURE

The undersigned acknowledges that a consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle records, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

AUTHORIZATION

The undersigned acknowledges that they are authorizing and requesting, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

If you dispute any information found in your consumer report and would like to request a copy of the report, please send a request letter via certified mail to:

AmeriCheckUSA
7777 Davie Rd Extension #101B
Hollywood, FL 33027

_____
Print Name

_____ _____
Signature Date

☐ For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report; if one is obtained, please check the box.

BOCA TOWNE CENTRE OWNERS ASSOCIATION

ADDENDUM TO LEASE:
CRIME-FREE | DRUG-FREE HOUSING - UNIT #: _____

In consideration of the execution or renewal of a lease of the above-referenced dwelling unit as identified in the lease, owner/landlord and resident/tenant agree as follows:

1. Resident, any member of the resident's household, or guest or other person under the resident's control, shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacturing, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use a controlled substance as defined in Section 102 or the Controlled Substance Act (21 U.S.C. 802).

2. Resident, any member of the resident's household, or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near said premises.

3. Resident or member of the resident's household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

4. Resident or member of the resident's household or guest, or another person under the resident's control shall not engage in the manufacture, sale or distribution of illegal drugs at any location, whether on or near the dwelling unit, premises or otherwise.

5. Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in any illegal activity, including prostitution as defined in F.S.S. 798.07, street gang activity as defined in F.S.S.784.03, threatening or intimidating as prohibited in F.S.S. 898.05, assault/battery as prohibited in F.S.S. 784.11 and F.S.S.784.03, including but not limited to the unlawful exchange of firearms on/or near the dwelling unit premises, or any other breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent, or other residents or involves serious property
damage as defined in F.F.S.805.13.

6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of the addendum shall be deemed a serious violation, and material and irreparable noncompliance. It is understood that a single violation shall be good cause for immediate termination of the lease under F.F.S. 723.081(1) (b). Unless otherwise provided by law, proof of violation shall not require criminal conviction but shall be by a preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern and control.

8. This Lease Addendum Crime-Free-Drug-Free Housing is incorporated into the lease as executed or renewed on this day between owner and resident.

The above is understood and agreed upon by the parties to the lease below:

Signature(s) of Owner(s)/Landlord(s): **Date: _____**

Signature: _____ Signature: _____

Print name: _____ Signature: _____

Signature(s) of Resident(s)/Tenant(s): **Date: _____**

Signature: _____ Signature: _____

Print name: _____ Print Name: _____

BPCA TOWNE CENTRE OWNERS ASSOCIATION

LEASE ADDENDUM:
RULES AND REGULATIONS - UNIT #:_____

In consideration of the execution or renewal of a lease of the above-referenced dwelling unit as identified in the lease, owner/landlord and tenant agree as follows:

1. Tenant acknowledges receipt of a copy of the attached rules and regulations governing the use and occupancy of the condominium units, the recreational facilities and the condominium common elements, and agrees to faithfully observe and comply with such rules and regulations and any rules and regulations as may be established in the future.

2. This lease and the rental of the premises are subject to the approval of the Boca Towne Centre Owners Association, Inc.

3. In the event owner/landlord or tenant violate any one or more of the attached rules, after being furnished a written notice with the opportunity to rectify such violation(s) as set forth in our governing documents, the owner/landlord and tenant understand that such failure to comply shall be good cause for immediate Termination of the Lease.

4. In case of a conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern and control.

5. This Lease Addendum Condominium Association Rules is incorporated into the lease as executed or renewed this day between owner/landlord and tenant.

The above rules and regulations are understood, accepted, and agreed to by all parties signing below.

Signature(s) of Owner(s)/Landlord(s): **Date:** _____

Signature: _____ Print name: _____

Signature: _____ Print name: _____

Signature(s) of Tenants(s): **Date: _____**

Signature: _____ Print name: _____

Signature: _____ Print name: _____

BOCA TOWNE CENTRE OWNERS ASSOCIATION

ADDENDUM TO APPLICATION FOR RESIDENCY:
TRASH REMOVAL - CONTAINER RULES | UNIT #_____

Buyer/Seller or Owner/Tenant acknowledges the following important rules regarding the trash container areas within the community. Anyone found in violation of these rules either when moving in/out of the community and/or during their residency or if undergoing any unit repairs/renovations will receive a **$500.00 dumping removal fee.**

1. Trash container areas are for use by residents of Boca Towne Centre ONLY.
2. All trash must be securely bagged and tied closed prior to putting it into the container.
3. All trash must be put fully inside the container. No trash may be left outside or around the container. If the container is full, please contact management.
4. Container lid and doors to area must be fully closed after use.
5. Items that MUST NOT be put into the container are:
    a. No appliances
    b. No furniture
    c. No mattresses
    d. No carpets
    e. No tires
    f. No other bulk items
    g. No hazardous items such as oil, flammables, or chemicals
    h. No construction debris
    i. No paint cans
6. Please attempt to recycle any items possible.
7. All boxes must be broken down before being placed into proper container.

The above rules and regulations are understood, accepted, and agreed to by all parties signing below.

Signature(s) of Owner(s)/Landlord(s):

Signature: _____ Date: _____

Print name: _____

Signature: _____ Date: _____

Print name: _____

Signature(s) of Buyer(s)/Tenants(s):

Signature: _____ Date: _____

Print name: _____

Signature: _____ Date: _____

Print name: _____

BOCA TOWNE CENTRE OWNERS ASSOCIATION, INC.
RULES & REGULATIONS

These rules apply to ALL OWNERS, RESIDENTS AND GUESTS, and exist to protect owners from losses of their property's value, to ensure all residents have peaceful co-existence, and to maintain uniformity and strength as a community. EVERY RESIDENT HAS THE RIGHT TO QUIET ENJOYMENT OF HIS OR HER UNIT.

1. RULE ENFORCEMENT: The Association will take all necessary actions to enforce these rules. Unit owners – not the Association – are liable for any and all claims of damage or injury resulting from the violation of these rules by an owner, owner's family, guests or renter(s). Please direct all questions, problems, notices, suggestions, complaints and rule violations to the Board of Directors by contacting our property management company below. ***All owners, residents and guests are encouraged to report any violation of these rules. Your name will be kept confidential.***

2. NOISE: PLAYING: ROUGH-HOUSING: No disturbing noise or loud music of any kind is allowed. Inconsideration of your neighbors, please refrain from excessive noise from stereos, musical instruments, etc., at all times. Do not "blast" your car stereo or "rev" your engine while on the property. **No bicycle riding, rollerblading, skateboarding, kite flying, Frisbee, ball playing or sports of any kind are allowed on or about the property and common areas.** Second floor unit owners who are considering installing tile floors should remember that the law requires a sound barrier to avoid noise in the first-floor unit below.

3. NO PETS: No pets or animals are allowed inside any unit or anywhere on or about the common area property, at any time.

4. PARKING - BICYCLES: Each resident must park his/her vehicle in the space assigned to the unit. Vehicles must have a current tag/registration and be in working condition or vehicle will be towed at owners' expense. Residents with a second vehicle must park in a guest space indicated by yellow marked bumpers stops. **Vehicles are not permitted to back-in to any parking space. No automobile repairs of any kind, oil changes, etc., are permitted. No commercial vehicles, boats, motor homes, abandoned or unsightly vehicles, trailers or other objects, shall be parked or stored on condominium property. Such vehicles, boats, motorcycles, trailers, etc., that are illegally parked on the property will be towed at the unit owner's expense with 48 hours' notice. However, vehicles parked in another owner's parking space, in the right of way, between the buildings, in designated no parking areas or common areas, on the grass or sidewalks may be subject to immediate tow without notice, no exceptions.** All bicycles must be either kept inside the unit or parked at the free-standing metal bicycle parking stanchion located between Buildings B-550 and C-500 ONLY**. No bicycles can be stored in laundry rooms or be parked in walkways. Bicycles may not be parked anywhere else in the common areas. Bicycles may not be ridden inside the walkways or on the catwalks. Bicycle owners are responsible for locking their bicycles and understand that they are parking them on the property at their own risk.**

5. GARBAGE: City and county ordinances require that **all garbage be tied in plastic bags and placed inside the dumpsters.** Please **break down cardboard boxes and place them inside the dumpsters**. Do not throw cigarette butts, cans, bottles, or any trash of any kind on or about the property. Recycle bins are provided next to each dumpster – yellow for paper and blue for plastic, glass and cans. **All large pieces of "bulk" garbage such as furniture, rugs, televisions, appliances, etc., are to be taken to the nearest facility for**

proper disposal. The **Solid Waste Authority's closest** free drive-through facility for "bulk" items and household waste (including hazardous waste such as paint, batteries, etc.) is located at **1901 SW 4th Avenue, Delray Beach, FL 33444 and is open Monday thru Friday from 7:00am to 5 pm, and on Saturday from 7:00am to 2:00 pm**

6. WINDOWS: Blinds, shades and drapes are allowed. **Blankets, sheets, foils, signs, tape, etc., are not permitted.** Crime watches and alarm company decals may be posted in a unit's window. No "For Sale" or "For Rent or Lease" signs permitted to be posted or in view on or at windows.

7. LAUNDRY ROOMS: Laundry room hours are from 8:00 am to 9:00 pm. Laundry rooms are for the use of residents only. If someone attempts to enter a laundry room without a key, do not help them gain access. Each resident is responsible for unloading the machines as soon as their cycle is finished and cleaning the lint traps after each dryer cycle. Heavy articles such as rugs, comforters, sneakers, etc., must be taken to a commercial Laundromat – not washed in our machines. **The laundry rooms are common areas and so any personal items that are left there by residents will be considered abandoned and will be removed and discarded by management.** If a machine is not working properly, do not wait for someone else to notice, please call our management company at the number above to report the problem.

8. CATWALKS and WALKWAYS: No front door mat, wet laundry, bathing suits, clothing, towels, mops, garbage, etc., may be placed anywhere outside a unit door, on a walkway or catwalk, or hung over the railings. No potted or hanging plants are allowed. **The catwalks and walkways are common areas and so any personal items that are left there by residents will be considered abandoned and will be removed and discarded by management.**

9. STORAGE CLOSETS: Each unit has its own extra storage closet in the laundry room. To comply with hazardous material laws, fire codes and insurance requirements, it is each owner's responsibility to ensure that no volatile liquids, paint, paint thinners, lacquers, empty cartons, tires, combustibles or any other hazardous substances are stored in these closets.

10. LEASING OR SALE OF A UNIT: An owner must contact the property management company immediately when he/she decides to rent or sell his/her unit. There is a non-refundable application fee of $110 payable to Boca Towne Centre and $75.00 payable to Residential Management Concepts, Inc. for each prospective tenant or buyer of a unit, for the application processing. An additional $35.00 per adult over the age of 18 for Background Screenings payable to Residential Management. The Board will render its decision to the owner within thirty (30) days of receipt of the completed application. Because the lease or sale of a unit is contingent upon the owner's receipt of Board approval, owners must submit the completed application and application fee at least thirty (30) days before the commencement of such lease or consummation of such sale. The leasing of each unit is allowed only one (1) time in any twelve (12) month period. Renting rooms is not permitted.

11. LEASE REQUIREMENTS: All leases for any unit at the condominium property must contain the following addenda: (1) Lease Addendum Crime-Free-Drug-Free Housing, and (2) Lease Addendum Condominium Association Rules. Copies of these addenda may be obtained by contacting our management company at the number above. An owner's failure to attach these addenda to a Lease for any unit at the condominium will cause such Lease to be disapproved by the Association thereby rendering it void under paragraph 13.3(b) of The Declaration of Condominiums.

12. KEYS: The unit owner is responsible for providing any new tenant or buyer with keys to the unit, mailbox, laundry room and pool area. These keys are non-duplicable and so it is the owner's responsibility to pay for replacement.

13. EMERGENCY ACCESS: The Association must have access to each unit, during reasonable hours, for the purpose of conducting an inspection in the event of an emergency. Therefore, unit owners must provide the Association with a key to the unit. In the event of an emergency, if the owner has failed to provide management with a key, and is unreachable by telephone, and entry to the unit is imperative, then the unit will be accessed by a locksmith at the unit owner's expense

14. FIRE AND SMOKE ALARMS: Each unit must have a smoke alarm, and the battery should be checked periodically so that it stays in working condition.

15. HOMEOWNERS & RENTERS INSURANCE: Each unit should have his/her own homeowners' insurance policy, and renters should obtain renters' ("contents") insurance. Owners are liable for the replacement of any damages to personal items in their unit. The Association's master insurance policies cover only the building exteriors and common areas.

16. GUESTS: All guests must comply with these rules, so each resident must advise their guests of these rules. The unit owner is responsible for any damage caused by the acts or negligence of their guests, their tenants or their tenants' guests. Guests must park in the yellow guest parking spots only.

18. MISCELLANEOUS:

- No water beds are permitted.
- No indoor or outdoor grilling is permitted by County ordinance.
- Please treat the inside of each unit with insecticide periodically in drains and around base boards.
- No kite flying, roller blading, roller skating, skateboarding or ball bouncing.
- Never pour grease down any drain. Do not flush paper towels, facial tissue, dental floss, or other material down toilets. Only flush toilet paper down toilets. No paint to be poured down drains.
- Do not flush wipes or any sort or baby diapers.
- No hanging baskets are permitted in common areas.
- If you are a seasonal resident, or plan on being absent for 2 weeks or more, or leave during hurricane season, **please shut off the water at the main valve for your unit on the first floor** (if you have any questions on how to do this; please contact our management company for assistance).
- Children must be supervised at all times. Unit owners are financially responsible for any damage caused by family members, guests or renters.
- No satellite dishes permitted on property.
- No kite flying, roller blading, roller-skating, skateboarding, or ball bouncing on common areas.
- No parking on swale in front of any building at any time.
- No clothes drying on the rails at any time. No door mats are permitted.
- No "For Sale" signs permitted on any vehicles, cars, trucks, motorcycles, etc.

19. NON-COMPLIANCE WITH THE RULES AND REGULATIONS: The Association will take all necessary actions to enforce the Rules and Regulation. Violators will be responsible for any expense incurred in the enforcement of the rules.

Note: Each building's water and sewer lines are connected, so please do not flush anything other than toilet paper down the toilets, and do not pour grease, paint or combustible liquids

down any sink in any unit or laundry room, because this could affect another unit or the entire building.