Rental Application Form

Below you will find a list that will help facilitate the gathering of your application. **All documents must be submitted at the same time in person; no application will be accepted or processed otherwise.**

PROVIDE:

- Fully executed Application Package
- One hundred and fifty dollars ($150) processing fee for each applicant or married couple (Money Order or Cashier's Check payable to Venture at Aventura West) International Background checks and expedite requests are additional $100.00
- One thousand dollars ($1,000) common area damage deposit. Payable to the Venture at Aventura West.
- Move in deposit in the amount of $750.000, refundable 24 hours after moving given no incidents occur (Personal Check, Money Order or Cashier's Check payable to Venture at Aventura West)
- Annual Pet fee in the amount of $50 (If applicable) Personal check, Money Order or Cashier's Check payable to the Venture at Aventura West
- Signed Addendum of Rental Agreement. (Only applicable for Leases)
- Signed acknowledgement of Rules and Regulations of the Association
- Copy of the fully executed Contract
- Copy of ID

Please be advised that the Venture at Aventura West Condominium Association may take up to 10 business days to process all Applications.

Process of the Application will not begin if there are any delinquent maintenance fees or charges due to the condominium Association and or Master Association.

Based on the report from the screening agency and compliance with all of the requirements stated above, the Board of Directors will review the application package, and verbal approval will be given to Management to make lessee meet with Management prior to the commencement of the Lease.

Please be advised, moving into the building without prior approval will be automatically rejected, followed by legal action and/or eviction.

VERIFY SCREENING SOLUTIONS

APPLICATION FOR OCCUPANCY/APPROVAL

PRINT OR TYPE (Use Black Ink) Purchase_____ or Lease _____ (Check One) Desired Move In Date:_____

Apt. No. _____Address: _____

Name (Mr./Mrs. /Ms.)_____Date of Birth_____ Soc. Sec No. _____
(mm/dd/yy) *(Passport, Alien, Green Card, Social Insurance No.)*

Spouse (Mr./Mrs./Ms.)_____ Date of Birth_____ Soc. Sec No. _____
(mm/dd/yy) *(Passport, Alien, Green Card, Social Insurance No.)*

Number of people who will occupy. Adults (over age 18) _____Children (over 18) _____Children (under 18) _____

Names & ages of children who will occupy: _____

Description of Pets (Breed, Size, Color, Weight, Etc.)_____

In case of emergency notify: _____
Name *Address* *Telephone*

PRINT OR TYPE (Use Black Ink) **RESIDENCE HISTORY**

A. Present Address _____ Phone _____
(Street Address, Apt No., City, State, Zip)
Name of Apt. /Condo_____ Phone _____ Dates of Residency_____

Name of Landlord or Mortgage Co. _____ Phone _____

Address _____ Mtg. No. _____

PRINT OR TYPE (Use Black Ink) **EMPLOYMENT & BANK REFERENCES**

A. Employed By (Business Name) _____ Phone _____
(or retired from)
How long_____ Dept. or Position _____ Mo. Income _____

Address _____ Zip _____

B. Spouse's Employment (Business Name) _____ Phone _____
(or retired from)
How long_____ Dept. or Position _____ Mo. Income _____

Address _____ Zip _____

C. Bank Reference _____ Phone _____

How long_____ Ck. Acct. No. _____ Sav. Acct. No. _____

Address _____ Zip _____

CHARACTER REFERENCES & VEHICLE INFORMATION

1. _____
Name *Address* *Phone (Residential & Office)*

2. _____
Name *Address* *Phone (Residential & Office)*

Driver's Lic. No. #1 _____ #2_____ State_____

Make_____ Model _____ Year _____ Plate No._____ Color _____ State_____

Make_____ Model _____ Year _____ Plate No._____ Color _____ State_____

Have you or the co-applicant ever file for bankruptcy, evicted from any tenancy, ever broken lease? If YES Explain:_____

Have you or the co-applicant been arrested or convicted of any crime. Including Misdemeanors,DUI, etc or any criminal charge pending? If Yes Explain:_____

If this application is NOT legible or is not completely and accurately filled out, Verify Screening Solutions (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility. By signing, the applicant recognizes that the Association or their agent, Verify Screening Solutions may investigate the information supplied by the applicant and a full disclosure of pertinent facts may be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, criminal background and mode of living as applicable. Any misrepresentation, falsification or omission of information may result in your disqualification. If any question is not answered or left blank, this application may be returned, not processed or not approved. Missing information will cause delays in processing your application.

Signature_____ Signature _____
Applicant Date Applicant's Spouse Date

CONFIDENTIAL INFORMATION SHEET

Unit Number: _____ Print Name: _____

Is this a Primary or Secondary Residence: (Circle One) PRIMARY SECONDARY

If secondary, please list if the unit will be used for (Circle One) VACATION USE or listed to RENT

List of all full-time residents:

_____

_____

(List names & ages if less than 18) _____ Age: _____

_____ Age: _____

_____ Age: _____

IMPORTANT: Please identify which phone numbers listed below you wish to be notified in the event of an emergency or non-emergency through our system.

	emergency	non-emergency
Cellphone Number: _____	_____	_____
Alternate Number: _____	_____	_____
Business Telephone: _____	_____	_____

Email address: _____

Mailing Information:

If it is different from Venture at Aventura West, please list below:

_____

_____

Please list your Emergency Contact Information:

Print Name: _____ Relationship: _____

Phone Number: _____ Email address: _____

Are you or anyone in your household in need of special medical attention or have restricted mobility, which would require additional assistance in the event of an emergency. YES/NO (Circle One)

If yes, please explain special needs (wheelchair, blind, deaf, mobility limitations, etc)

_____

I/We certify that the above information is true and correct;

Print Name: _____ Signature: _____

ADDENDUM TO RENTAL AGREEMENT

By signing this document, the undersigned unit owner and tenant, who respectively own, and will begin, leased occupancy on _____, 20___ of Unit # _____, a condominium unit of the property known as The Venture at Aventura West Condominium Association Inc, located at 2775 Ne 187th Street, Aventura FL 33180, agree that if the unit owner becomes delinquent in the monthly maintenance and/or special assessment payments to The Venture at Aventura West Condominium Association Inc, while the tenant is occupying the unit, the tenant will deduct the monthly maintenance and/or special assessment payment amount from the rent due to the unit owner and pay that amount directly to the Association on the first of each month.

_____ _____

Unit Owner (Print Name) Tenant (Print Name)

_____ _____

Unit Owner Signature Tenant Signature

Date: Date:

_____ _____

Witness #1 Print Name Witness #2 Print Name

_____ _____

Witness #1 Signature Witness #2 Signature

UNIT ACCESS AUTHORIZATION

Date: _____

Unit Owner: _____ Unit #: _____

THIS IS TO AUTHORIZE AND REQUEST you to grant access to the above-described Unit in Venture at Aventura West to the person(s) named below.

In giving this authorization and request, the undersigned ACKNOWLEDGES AND AGREES:

a. Although the purpose(s) of the entry is stated below (for information only), you are not responsible to see to such purpose(s) being fulfilled nor for limiting access to the accomplishment of such purpose(s);
b. You are not responsible in any manner for supervising, observing or controlling the conduct of the person(s) to whom access and/or the key was given, and
c. The undersigned agrees to fully indemnify and hold harmless you and all of your officers, directors, members, employees and agents (including, without limitation, your Management and security companies and their officers, directors and employee(s) named below, whether in the Unit, the Common Elements of the Condominium or otherwise (such agreement to include all attorneys fee and court costs regardless or whether suit is brought or any appeal is taken therefrom).

NAMES OF PERSON(S) AUTHORIZED TO HAVE ACCESS:

_____

NAME OF COMPANY (IF ANY):

_____

PURPOSE(S) OF ACCESS (FOR INFORMATION ONLY):

_____

INTENDENED TERMINATION DATE OF AUTHORIZATION: The undersigned agrees to notify Management, in writing, of the termination of this authorization. You are entitled to assume that this authorization is in full force and effect until you actually forward a written notice of such termination.

_____

UNIT OWNER(S) Signature(s) on behalf of all owners of the Unit

_____

Print Name(s) Date

VEHICLE REGISTRATION

Vehicle #1:

Vehicle Owner's Name: _____ Parking Space: _____

Make: _____ Model: _____ Year:_____

Color: _____ Plate #: _____ State: _____

Vehicle #2:

Vehicle Owner's Name: _____ Parking Space: _____

Make: _____ Model: _____ Year:_____

Color: _____ Plate #: _____ State: _____

Vehicle #3:

Vehicle Owner's Name: _____ Parking Space: _____

Make: _____ Model: _____ Year:_____

Color: _____ Plate #: _____ State: _____

All Guests MUST Valet Park their car. Any vehicle not parked in a designated area is subject to towing at vehicle owner's expense. For Valet Parking monthly and daily fees, please contact the Master Association.

PET REGISTRATION FORM

Unit #: _____

Unit Owner/Lessee Name: _____

The Association permits:

- A maximum of two (2) domesticated dogs/ and/or cats (or any combination thereof);
- Each pet shall not exceed 40 pounds.

The Association does not permit pit bulls or any other breed considered dangerous by the Board of Directors.

Animal #1: Type of Pet (Circle One) DOG CAT BIRD

Pet's Name: _____ Pet's Age: _____

Pet's Weight: _____ Pet's License/Tag #: _____

Breed (Be specific, give complete description, color, etc):

_____

_____

Animal #2: Type of Pet (Circle One) DOG CAT BIRD

Pet's Name: _____ Pet's Age: _____

Pet's Weight: _____ Pet's License/Tag #: _____

Breed (Be specific, give complete description, color, etc):

_____

_____

I am aware of the Venture at Aventura West Condominium Association's Rules, regulations and restrictions regarding pets on the property and agree to abide by them.

Signature:_____ Date: _____

Note: Please submit a color picture of all pets with this Application.

PET PERMISSION AGREEMENT

Conditional License to Maintain a Pet in Unit #_____

THE VENTURE OF AVENTURA WEST CONDOMINIUM

It is hereby agreed by and between The Venture of Aventura West Condominium Association, Inc. (the "Association") and the undersigned Unit Owner ("Unit Owner") that the Board of the Association (the "Board") of The Venture West Condominium (the "Condominium") grants this Conditional License (the "License") to the Unit Owner to have pets in the Unit under the following agreed terms and conditions:

Description of pet (the "Pet"): Breed _____ Sex _____

Color _____ Height at Shoulder _____ Weight _____

Name _____

A. Pet owners must sign this Pet Permission Agreement (the "Agreement") and provide the Association with a 4x6 photo of the pet and a yearly payment of $50.00 per pet. The payment is charged with the January Maintenance fee of each year (for owners) and paid at commencement of lease (for renters). This value will not be prorated for renters. The Agreement must be renewed yearly by the 31st of December. If the office is closed on this date, the Agreement must be renewed the following business day. Failure to renew the Agreement within 5 business days of its expiration will result in a violation of the Agreement and may result in a fine.

B. If the Grievance Committee (the "Committee") determines that the pet has become vicious or uncontrollable, or the pet owner is consistently negligent at following the rules set forth by The Association, the Agreement becomes null and void and the pet must be removed from the property. The owner may appeal the decision to the Grievance Committee.

C. Any pet shall be held on a leash (no more than six feet) at all times. If the tenant is in violation, the owner will be held liable

D. Pets may not be curbed on the Condominium Property, on or near the building's walkways. The pets must be curbed in designated areas around the building.

E. Pets are not permitted in the common areas which include the gym, pool deck and recreational rooms.

F. Each unit owner shall assume full responsibility for any damages or injuries to persons or property caused by his/her pets. In the event the pet shall defecate, urinate, or vomit on the property, it shall be the unit owner's responsibility to clean up the mess. If the unit owner fails to clean up the mess, the owner will be assessed a $50.00 fee for not cleaning up after his/her pet.

G. In an emergency during your absence, the Association, its agent and employees are authorized in their sole discretion, but they are not obligated to, to have your veterinarian give emergency medical treatment to your pet at your expense. No pets should be left unattended on the balcony

Name of Veterinarian _____

Address _____

Telephone _____

Nature of Illness _____

Medicine Given & Location of Medicine in Apt. _____

H. Unit Owner's as well as renters will furnish the Association with proof of homeowner's liability insurance.

I. The Pet Owner **must** provide the pets license/tag information and a health certificate indicating that the required shots were given to each pet. This information must be provided to the Management office each year. This agreement is not transferable to any successor, assignee or lessee.

J. Dogs and cats shall only be walked or transported using the service elevator and service corridors only. In no event shall the said dog or cat be allowed to be walked by the lobby area or use the lobby elevators.

K. The Pet Owner shall reimburse The Association for any legal expenses incurred by The Association or The Board to enforce the provisions of the Agreement.

L **Fines for pet violations are as follows:**

- **1st offense – warning letter ($50.00 cleaning charge may apply)**
- **2nd offense - $100.00 fine (cleaning charge may apply)**
- **3rd offense - $300.00 fine (cleaning charge may apply)**
- **4th offense – loss of pet privilege (cleaning charge may apply)**

Unit Owner hereby acknowledges having read and agrees to abide by the Declaration of Condominium, Code of Regulations and all Rules and Regulations, if any, of The Venture at Aventura West Association, Inc.

_____ _____

Board of Directors for the Venture West Condominium Unit Owner Date

_____

Tenant Date

RULES & REGULATIONS FOR
VENTURE AT AVENTURA WEST CONDOMINIUM ASSOCIATION, INC.

Under the Condominium documents, the Board of Directors of VENTURE AT AVENTURA WEST CONDOMINIUM ASSOCIATION, INC. has the responsibility and authority for the operation of the Association, management of the Condominium property and for the establishment and enforcement of rules and regulations.

These initial rules and regulations may be modified, added to or repealed at any time by the Board. Any consent or approval given by The Association under these rules and regulations shall be revocable at any time, except for its approval of re-sales or leases. These rules and regulations and all other hereinafter promulgated shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said rules and regulations and shall use their best efforts to see to it that they are faithfully observed by their families, guests, invitees, servants, lessees, and other persons over whom they exercise control and supervision, Said initial rules and regulations are as follows:

1. The sidewalks, entrances, passages, lobbies and hallways and like portions of the "Common Elements' shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium property; not shall any carts, bicycles, carriages, chairs, tables; clothing, shoes or any other objects be stored therein, except in areas (if any) designated for such purposes.

2. The personal property of Residential Unit Owners and occupants must be stored in their respective Units.

3. No articles other than patio-type furniture shall be placed on the balconies, patios, terraces or lanais or other common elements. No linens, clothes, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces, or other portions of the Condominium or Association property.

4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association property, nor sweep or throw from the Condominium or Association property any dirt or other substance on to any of the balconies, or elsewhere in the building or upon the Common elements.

5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by The Association. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.

6. Employees of The Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of The Association.

7. No repair of vehicles shall be made on the Condominium Property.

8. No Residential Unit Owner or occupant shall make or permit any disturbing noises, nor allow any disturbing noises to be made by the owner's family, employees, pets, agents, tenants, visitors or licenses, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplified in his Unit in such a manners to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time, which disturbs other residents.

initials ____

9. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium or Association property, except signs used or approved by The Developer (for as long as the Developer owns any portion of the Condominium Property, and thereafter by The Board) or signs utilized by the Commercial Lots as permitted by the Master Covenants. Except only as may be permitted by the Master Covenants, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements, without the prior written consent of the Board of Directors of the Association.

10. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit, or on the Common Elements.

11. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage and furnishing The Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of The Association.

12. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the building. Notwithstanding the foregoing, any Unit Owner may display one portable removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force,. Marine Corps or Coast Guard. Curtains and drapes (or linings thereon which face on exterior windows or glass doors of Units shall be subject to disapproval by The Board, in which case they shall be removed and replaced with acceptable items.

13. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted on, upon or in the Condominium or Association Property, nor shall oil wells, tanks tunnels, mineral excavation or shafts be permitted upon or in the Condominium or Association Property. No denrick or other structure designed for use in boring for oil, natural gas or minerals shall be erected, maintained or permitted upon any portion of the Association Property.

14. No window air-conditioning Units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by The Board of Directors in writing. No unsightly materials maybe placed on any window or glass door or be visible through such window or glass door.

15. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of The Association. Loud noises by children will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.

16. Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:

(a) Dogs and cats shall not be permitted outside of their Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the

initials: ____

Common Elements designated by The Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within The Properties.

(b) Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.

17. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, and all rules and regulations which from time to time maybe adopted, and the provisions of the Declaration, By-laws and Articles of Incorporation of The Association, as amended from time to time. Failure of an Owner or occupant to comply shall be grounds for action, which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of The Board of Directors of The Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, provided the following procedures are adhered to:

(a) **Notice:** The party against whom the fine is sought to be levied shall be afforded an opportunity to hearing after reasonable notice of not less than fourteen (14) days and said notice shall include: (I) a statement of the date, time and place of hearing; (II) a statement of the provisions of the declaration, Association bylaws, or Association rules which have allegedly been violated; and (III) a short and plain statement of the matters asserted by The Association.

(b) Hearing: The non-compliance shall be presented to a committee of other Unit Owners, who shall hear reasons why penalties should not be imposed. The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the committee. A written decision of the committee shall be submitted to the Owner or occupant by not later than twenty-one (21) days after the meeting.

(c) Fines: The Board of Directors may impose fines against the applicable Unit up to the maximum amount permitted by law from time to time.

(d) Violations: Each separate incident, which is grounds for a fine shall be the basis of one separate fine. In the case of continuing violations, each continuation of same after a notice there is given shall be deemed a separate incident.

(e) Payment of Fines: Fines shall be paid not later than thirty (30) days after notice of the imposition thereof.

(f) Application of Fines: All monies received from fines shall be allocated as directed by The Board of Directors.

(g) Non-exclusive Remedy: These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which The Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which The Association may otherwise be entitled to recover by law from such Owner or occupant.

initials: _____

18. The use or operation of **bicycles, electric scooters, and similar personal transportation devices** is **strictly prohibited** within all interior common areas of the condominium, including but not limited to residential hallways and lobby area. Residents and guests may **walk** their bicycles or scooters through the building using the **service elevator** and **only for the purpose of transporting them to and from designated storage or exit areas,** in a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time, which disturbs other residents.

19. In addition to any other rule or restriction, no flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit, Storages or on the Common Elements.

20. In addition to those rules regulating pets, dogs and cats shall only be walked or transported using the service elevator and service corridors only. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within The Properties. In no event shall the said dog or cat be allowed to be walked by the lobby area or use the lobby elevators. There shall be a limit of no more than two (2) pets in any condominium unit at any time and no one pet may have a weight that exceeds forty (40) pounds.

These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. These rules and regulations shall not apply to the Developer, not its agents or employees and contractors, or to the Units owned by the Developer. All of these rules and regulations shall apply to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefore and good cause shown in the sole opinion of the Board.

I/We have read and understood the Rules and Regulations of The Venture of Aventura West Condominium Association, Inc. I/We agree to abide to these Rules while in the building.

Dated this _____day of _____ 20___ .

_____ _____

_____ _____

Witness(s) as to Lessee(s) Lessee (s):

initials: ____

Noise Disturbance: All residents of the Venture are entitled to the quiet peace and enjoyment of their unit. For this reason, we ask that you keep all noise levels to a minimum and are respectful of your neighbors. This includes music, television, guests, and pets. Please remember that noise carries, especially on balconies.

Balcony: Your balcony is limited common area. Only patio type furniture is permitted on the balcony. No storage of any kind is allowed for any period of time. Please do not place shelving, clothing, towels, mops, brooms, bikes, etc., on your balcony. The drilling, hammering or hanging of items is not permitted on the balcony walls. Please do not sweep dirt and water from your balcony; this damages the balconies below. Barbequing is not permitted on the property or balcony.

Trash: All refuse must be disposed of the manner as prescribed by law. All items must be deposited into the trash chute. Any items, such as large bags and boxes, must be brought downstairs to the main trash room located inside the garage on the Southwest side of the property. Furniture and mattresses are not permitted to be disposed of anywhere on the property. Recycling is available and can be left in the main trash room in a clear plastic bag. Please break down all boxes and tie them together.

Pets: If you intend to get a pet, please keep in mind that the Association has policies. All pets must be registered with the Association and must be leashed through the common areas. Please note that dogs are not to be walked in the garage: please use the doggy stations provided around the property.

Business: No resident may conduct business on residential property: this includes but is not limited to the unit and common areas, If a resident has a home office it may not generate additional traffic to the building nor create additional work for the Front Desk.

Signage: Signs or advertising are not permitted anywhere on the property. Vehicles which have signage or advertisements must be completely covered at all times while on property. No advertisements are to be placed in any common areas without the express permission of the Association.

Personal Property Items such as strollers, shopping carts, baby seats, car batteries and the like are not to be left in hallways, common areas or parking spaces. If any items are left in these areas, they will be removed by staff and a removable fee will be charged to the resident.

Shopping Carts: It is against the law to remove a shopping cart from Publix. They are not permitted anywhere on the

initials: ____

property; this includes the garage and the exterior property of the building. No exceptions will be made. Personal shopping carts are available for purchase at many local stores and must be stored in your unit.

Venture at Aventura West
Addendum to Rules & Regulations

I, _____(tenant) of unit _____agree and understand the following Rules and regulations for the Venture West and Master Association.

1) Motorcycles are not allowed in the parking garage. Any vehicles without a barcode, valet ticket or temporary pass ,will be towed.

2) Vehicles must never be left in front of the West building unattended and/ or not providing keys to Valet.

3) If owner fails to pay maintenance, tenant is responsible to pay the rent to the Association (refer to the Addendum to Rental Agreement).

4) Prior to the Lease Agreement expiring, tenant is responsible to bring an updated lease to the Management Office 30 days prior to expiration.

5) Guests are not allowed in the Fitness Center. All guests must be registered with the Management Office.

6) No children under 18 years old are permitted to use the equipment in the Fitness Center. The operating hours in the Fitness Center is from 5:00AM to 11:00PM. Fitness trainers need to be registered.

7) Packages received by the Front Desk will be received for registered Residents only and should not have a company name.

8) Move In, Move Out and Deliveries require advanced reservation of the elevator and the Company must submit a Certificate of insurance listing the Association and the Residents name as additional insured and must submit prior to the date scheduled. Elevator is available Monday- Friday 9:00am-4:00pm.

9) Boxes can be disposed of by being broken down and brought to the dumpster room in the garage level trash room South or North side; not in the elevator waiting area or the floor of the trash room. No disposal of any packing material is permitted down the trash chute.

10) No articles other than patio furniture shall be placed on the balconies. No cloths, towels, curtains, coolers, rugs, bicycles, mops, or laundry of any kind shall be allowed and shall not be shaken or hung from any 'Windows, doors, balconies or furniture. Barbeque grills are not allowed.

11) No signs, advertisements, notices, holiday decorations and no items including stuffed animals should be displayed on windows or sliding doors or any part of the Common Areas to include the front door to your apartment.

12) Running, horseplay, climbing, toys, ball or Frisbee playing or other noisy activities are not permitted in or near pool area. No floats are allowed unless it's a toddler with arm floats. Cover-up and footwear are required while in the lobby and the Common Areas. A towel does not constitute a cover up.

initials: _____

13) Publix Carts are not allowed on property.

Failure to follow these Rules & Regulations is a violation and a fine of $100 will be assessed per occurrence.

I **understand and acknowledge that I *have* read the rules and regulations provided in the application and have been provided** a copy of this reminder list.

To be signed in the presence of the Management Office Staff:

Resident Name: _____ Unit #: _____

Resident Signature: _____ Witness: _____

Date: _ _ _ _ _ _ _ _

Vendors' Rules and Regulations

Construction Guidelines (In addition, please see Designer and Contractor Regulations)

1. Vendors, Movers and Cleaning Services are not permitted to work on weekends. Work is permitted Monday thru Friday between the hours of 9:00 a.m. to 4:00 p.m. Please notify your vendor of this rule in advance.
2. Unit Access: The Owner must e-mail, Fax or call the office giving permission to allow Unit access. The rule applies to family members. No entry is granted without authorization.
3. License and Insurance: License and insurance information must be provided to the management before the subcontractors will be given permission to commerce work.
4. Notification of Construction Crews to be on Site: The constructor, sub-constructors or owner of the Unit must submit a specification plan and authorization form to the Manager at least three days in advance. This will allow staff to protect elevators, Common Areas and to review !he plans to ensure compliance.
5. Sub-contractors' parking: Loading and unloading of construction materials, furniture, etc., must be done from designated area. No tractor-trailer moving trucks are permitted in the parking garage or Lobby (Ground Floor) Entrance Level. Vendors are required to park vehicles in designated parking area. Vendors must register at Management Office on Lobby floor. Vendors are to use padded elevators only.
6. **Specifications:** A copy of specifications outlining the exact procedure, color and material to use in order to remain uniform throughout the property may be obtained at the Management Office and must be followed. Written approval must be obtained from the Board of Directors for the following trades: 1- Hurricane Shutters, 2- Satellite Dish. 3- Floor tile for correct underlayment.
7. **Trash Removal:** Trash generated from sub-contractors may not be disposed of on the Property and must be promptly removed from the property by the contractor.
8. Responsibility for Damage to Building: Grout or thin set may not be disposed of in the Unit plumbing. Workers will be expected to remove their own material. Sub-contractors are not to leave or perform any work in the Common Areas. Trades using material such as paint, tile, woodwork, etc., must neatly lay heavy paper or plastic from the elevator door to the Unit in order to prevent any damage to carpet. All Common Areas will be inspected at the end of each day. The cost of any repairs to the Common Area or to the other Units **will** be assessed to the Unit Owner.
9. **Material Delivery:** Only materials that can be delivered to the Unit using the service elevator or the stairs will be permitted. NO MATERIALS MAY BE HOISTED OR LIFTED TO THE UNIT FROM THE BALCONIES OR **EXTERIOR OF THE BUILDING.**

ANY VENDOR FOUND TO BE IN VIOLATION OF THESE GUIDELINES WOULD NOT BE PERMITTED TO RETURN TO THE PROPERTY UNTIL THE VIOLATION HAS BEEN CORRECTED AND PAYMENT HAS BEEN MADE FOR DAMAGES.

I/We have read and understood the Vendors Rules and Regulations of The Venture of Aventura West Condominium Association, Inc. I/We agree to abide to these Rules while in the building.

Dated this _____day of _____ 20___

_____ _____

_____ _____

Witness(s) as to Lessee(s) Lessee (s):

POOL RULES

NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK.

1. Pool hours are from Dawn to Dusk.
2. No radios, tape decks or CD's are allowed without earphones.
3. No diapers in the pool. Children not toilet trained must wear approved waterproof pants over diapers. Disposable diapers are not allowed. Swim diapers only.
4. No floating devices in pool. No rafts, beach balls, surfboards or similar beach equipment are permitted in pool or pool area.
5. No reserved seating areas.
6. Children under 12 may not swim or use the pool areas unless accompanied and supervised by an adult.
7. Cover-ups and footwear are required in all Common Areas. A towel does not constitute a cover-up.
8. Suntan lotion must be removed before entering pool. Use the shower provided at corner of pool.
9. Cover lounge chairs with a towel if using suntan lotion.
10. Lounges or chairs are not to be removed from the pool deck. Do not drag chairs across pool deck.
11. Running, horseplay, climbing, ball or Frisbee playing or other noisy activities are not permitted in or near pool area. Parents are responsible for the behavior of their children.
12. Glassware is not permitted in or near the pool area, only non-breakable plastic containers (State Law).
13. Pets are not permitted in pool area, even if carried.
14. Shower before entering the pool.

I/We have read and understood the Pool Rules for The Venture of Aventura West Condominium Association, Inc. I/We agree to abide to these Rules while in the building.

Dated this _____day of _____ 20____.

_____ _____

_____ _____

Witness(s) as to Lessee(s) Lessee (s):

RESALES AND LEASES

RESALE & LEASING INFORMATION

All Sales, Transfers and Leases of any Unit must be in accordance with the Association's Declaration of Condominium. Unit Owners *may* not lease their Unit if they are delinquent in their maintenance fees. If leased, the Unit must be leased in its entirety, sub-leasing is not permitted.

In order to comply with statutory regulations concerning ownership and occupancy records, please stop by the Association Office al least twenty-one (21) days prior to any sale or lease to obtain the proper forms to assist in the transition of owners or lessees. This package includes a Confidential Resident Information Form, instructions on how to obtain Estoppels, information and items for the new owner or lessee that will familiarize them with the Association's amenities, facilities and regulations.

Pursuant to the Association Rules concerning leasing, a copy of the lease agreement on an Association approved standard lease form, accompanied by the Lease Package and an application fee of $150.00, (unless the application requires international screening, fees varies, please contact Management Office) must be submitted to the Association at least (7)-days prior to commencement of the lease.

Please note: Leases may be for a term of no less than 30 days. All Lessees must abide by the Association's Documents, including, but not limited to, the Association's Rules and Regulations. The Association may require a security deposit equal to one month's rental for all leases.

Dated this _____day of _____ 20___.

_____ _____

Witness Lessee(s):

TRASH ROOM RULES

- You must use a plastic trash bag for your garbage. (Do not use paper or plastic grocery bags because they break too easily, leak and cannot be closed tightly)
- The mouth of the bag must be well tied.
- Your trash bag cannot leak. If it leaks on the carpet, management will trace the spots back to your door and fine you for the cleaning of the carpet.
- All plastic garbage bags must be placed into the chute• never on the floor.
- If a trash bag is found on the trash room floor, we will open to inspect the inside and if there is anything that identifies that the trash is yours, you will be fined.
- Any items that do not lit in the chute (large bags, boxes, etc.) must be taken downstairs and disposed of in the main trash room located inside the garbage room (Southeast side).
- Your guests and housekeepers must know these rules as well.

I/We have read and understood the garbage rules of Venture al Aventura West Condominium Association, Inc. I/We agree to abide by these rules while being in the building.

Dated this _____day of _____ 20 ___

_____ _____

Witness Lessee(s):

MEMORANDUM

TO: NEW Venture at Aventura West Residents

FROM: Carlos A. Garcia, CAM
Property Manager

RE: Notice regarding Publix Cart Use

Please be advised that removing Publix carts from the property of Publix is STRICTLY PROHIBITED!!!!!

This is not only a first degree misdemeanor, where if caught, it is punishable by a term of imprisonment of up to 1 year as provided in Section 506.509 and 506.513 of the Florida Statues. It is also deteriorating the cleanliness and aspect of your community.

- Bringing in Publix carts into the building and into the hallways is causing the carpets in the common area to become increasingly dirty.
- When carts are left in the hallways, they obstruct the passageway. This is a fire code violation. The hallways must be unobstructed at all times.
- Carts that are being left in the parking garage are damaging the walls/doors and denting other vehicles.

Please recognize that you, as a new member of this community, can help in keeping the common area clean by simply not bringing in these carts from Publix or any other establishment.

The Association values you as a member and is confident of your cooperation in this matter.

Thank you.

MOVE-IN/MOVE OUT FORM

IMPORTANT NOTE: The elevator will NOT BE RESERVED without the requested documentation on file. Unscheduled deliveries will be turned away.

Please submit all documents to frontdeskventurewest@gmail.com no less than 48 hours in advance.

1. Moving and Delivery Companies must be licensed & insured. A business License and Certificate of Insurance (COI) naming the Venture at Aventura West & Master Association as the Certificate Holder and added as the additional insured on the policy, is required **PRIOR** to schedule the moving nor reserve the elevator.
2. Refundable Elevator Deposit in the amount of $750. Check, Money Order or Cashier's check payable to Venture at Aventura West
3. Hallway Carpet MUST be protected with PROTECTIVE SHIELD SELF-ADHESIVE FILM (only allowed the one that sticks to the carpet) by residents or company. Cardboard paper or mezzanine covers are NOT ALLOWED. If carpet is not correctly covered, management will cover it at owner's expense.
4. It is the residents' responsibility to ensure that no damage occurs during the move or delivery. If any damage occurs to common areas by either the resident or the company, it will result in forfeiting the deposit on file.
5. Moving and Delivery hours are from 9:00 am to 4:00 pm. All Movers, deliveries need to be out of property by 4:00 pm.

**** Failure to adhere to any of the policies will result in forfeiting the deposit on file*****

I, _____ (Residents Name) am requesting to schedule the North/South (Circle one) service elevator for unit # _____ for ___ day of _____, 20___.


ALLOWED
NOT ALLOWED


ALLOWED
SURFACE SHIELDS
30
CARPET SHIELD SELF-ADHESIVE FILM
24in x 200ft (400ft²)

CERTIFICATE OF INSURANCE INSTRUCTIONS

Please provide this information to your Contracted Vendor:

Requirements for Vendors (Move, delivery, repairs, maintenance, etc.). Any contractor performing work in the building must provide a certificate of insurance:

CERTIFICATE HOLDER to be made out to:

Venture at Aventura West Condominium Association
2775 NE 187th street
Aventura FL 33180

Venture at Aventura Master Association
18800 NE 29th Ave, Aventura FL 33180

Additional Insured:
Unit Owner's name and Unit #.

The Association requires:

- General Liability coverage in the minimum amount of Five Hundred Thousand Dollars ($1,000,000/2,000,000)
- Comprehensive Auto Liability insurance in the minimum amount of Five Hundred Thousand dollars ($1,000,000)
- Worker's Compensation (1,000,000) as required by State Law. Worker's Compensation Exemption for Construction Related work **will not be accepted.**

THE VENTURE
the heart of aventura

AT AVENTURA WEST ASSOCIATION, INC.

SAMPLE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy (ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Agency Name Insurance Agency Address	CONTACT NAME: FULL NAME OF CONTACT	
	PHONE (A/C, No, Ext): PHONE OF CONTACT	FAX (A/C, No): FAX OF CONTACT
	E-MAIL ADDRESS: EMAIL ADDRESS OF CONTACT	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : CARRIER 1 - AM BEST (A-) OR BETTER	NAIC REQ
INSURED NAMED OF INSURED (MUST MATCH SIGNED CONTRACTOR) FULL CURRENT ADDRESS OF CONTACT	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Blanket Contractual Liability GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC	X	X	$1,000,000 / $2,000,000 MINIMUM	CURRENT	CURRENT	EACH OCCURRENCE	$1,000,000
							DAMAGE TO RENTED PREMISES (Ea Occurrence)	$100,000
							MED EXP (Any one person)	$5,000
							PERSONAL & ADV INJURY	$2,000,000
							GENERAL AGGREGATE	$2,000,000
							PRODUCTS-COMP/OP AGG	$2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS	X	X	$1,000,000 MINIMUM	CURRENT	CURRENT	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
							BODILY INJURY (Per Person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
A	X UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $	X	X		CURRENT	CURRENT	EACH OCCURRENCE	
							AGGREGATE	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	$1,000,000	CURRENT CURRENT	CURRENT CURRENT	X WC STATU-TORY LIMITS OTH-ER STATUTORY LIMITS	
							E.L. EACH ACCIDENT	$1,000,000
							E.L. EACH ACCIDENT – EA EMPLOYEE	$1,000,000
							E.L. DISEASE – POLICY LIMIT	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

<<Unit Owner >>Venture at Aventura West, Venture at Aventura Master Association are named as additional insureds for ALL operations by Contractor or by any of its subcontractors or agents. Liability policies include a Primary/Non-Contributory endorsement and a waiver of subrogation endorsement in favor of the Additional Insureds, their agents and employees. Liability policies shall have NO limitations or exclusions for injuries to employees, subcontractor employees, location or type of work performed.

Loc. <<unit address>>

CERTIFICATE HOLDER:

Venture at Aventura West Condominium Association 2775 NE 187th street, Aventura FL 33180 Venture at Aventura Master Association 18800 NE 29th Ave, Aventura FL 33180	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE MUST BE SIGNED

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