



WILLOW GARDENS CONDOMINIUM ASSOCIATION
SALE / LEASE PACKAGE

THIS IS A 55 YEARS OF AGE AND OLDER COMMUNITY.
ALL RESIDENTS MUST BE 55 OR OLDER

The attached application forms **MUST** be completed in full by each adult applicant.
(other than Husband/Wife or Parent/Dependant child which is considered one application)
and returned to Ambassador Community Management along with a **\$100.00** Check or money order for
each application made payable to **WILLOW GARDENS CONDOMINIUM.**

This application fee is non-refundable.

In addition, the following items and or terms are required to accompany the application forms and fee.

1. Signed copy of the Sales Contract / lease agreement along with photo ID for each adult occupant.
2. Copy of a current Credit Report
3. No pets are allowed at any time.
4. Use of the unit is for single family residence only
5. No commercial vehicles, truck, etc. are allowed on property overnight.
6. The current owner must provide the buyer with the Association Documents and Rules & Regulations
7. No more than 2 occupants per bedroom are allowed to occupy unit.

This Sales/lease packet is considered incomplete and will not be accepted until all information has been received. The Association is allowed thirty (30) days to process and approve all applications.

Upon receipt and verification of all materials submitted, a personal interview with the Board of Directors will be scheduled. The applicant(s) will be notified of the date, time and place of the personal interview.
OCCUPANCY PRIOR TO BOARD APPROVAL IS PROHIBITED!

APPLICATIONS WILL NOT BE ACCEPTED BY FAX



Ambassador Community Management

PRINT all information: Association Name _____ Bldg. # _____ Unit# _____
Name of Realtor handling transaction _____ Phone# _____
Name of Mortgage Company _____ Phone# _____
Name(s) of proposed purchaser/Lessee _____ Phone# _____

1. I hereby agree for myself and on behalf of all persons who may use the unit which I seek to lease:
 - a. I will abide by all of the restrictions contained in the By-Laws, Rules & Regulations, and restrictions which are or may in the future be imposed by the association.
 - b. I understand that there is a restriction on pets and that I may not bring a pet on the property, nor may any guest or visitor.
 - c. I understand that I must be present when any guests, relatives, or visitors who are not permanent residents occupy the unit.
 - d. I understand that any violation of the terms, provisions, conditions, and covenants of the Association documents provide cause for immediate action as therein provided for in the Association Documents.
2. I have received a copy of the Rules & Regulations and fully understand them. Yes ___ No ___
3. I understand that the approval is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any false statements are cause for denial.
4. I understand that the Board of Directors may cause to be instituted an investigation of my background. I specifically authorize the Board of Directors, Management, and any credit reporting agency chosen by same to make such investigation. I agree that the information contained in this and the attached application may be used for such investigation, and that the Board of Directors, Management, and committees members shall be held harmless from and action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.

In making the foregoing application, I am aware that the decision of the Association will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

APPLICANT _____ Date _____ APPLICANT _____ Date _____



Active U.S. Service Members Only

Pursuant to (Fla.Stat. §83.683) of the Florida Residential Landlord and Tenant Act.

If you are a member of the U.S. Armed Forces "On active duty or state active duty", member of the Florida National Guard, or member of the U.S. Reserve Forces.

Please provide the following information as well as a copy of your Military ID upon submitting your application for Lease.

1. State what branch you are currently serving in

2. Sign and date _____ 20 _____

By signing this form; you acknowledge that you are on Active duty in the U.S Armed Services and are submitting an application to Lease in the Association.

READ FIRST: Complete all questions and fill in all blanks. All information supplied is subject to verification. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, order can be cancelled but your fee will not be refunded. Rev. 06/2014

**** THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! ****

APPLICATION FOR OCCUPANCY

Association Name: Willow Gardens

Circle one: Purchase - Lease - Occupant - Unit.# _____ Bldg.# _____ Address applied for: _____

Full Name _____ Date of Birth _____ Social Security # _____

Circle One: Single - Married - Separated - Divorced - How Long? _____ Other legal or maiden name _____

Have you ever been convicted of a crime? _____ Date (s) _____ County/State Convicted in _____

Charge (s) _____

Applicant's Cell Number(s) _____ Applicant's Email Address _____

Spouse _____ Date of Birth _____ Social Security # _____

Other legal or maiden name _____ Have you ever been convicted of a crime? _____ Date (s) _____

County/State Convicted in _____ Charge (s) _____

Spouse's Cell Number(s) _____ Spouse's Email Address _____

No. of people who will occupy unit – Adults (over age 18) _____ Description of Pets _____

Names and ages of others who will occupy unit _____

In case of emergency notify _____ Address _____ Phone _____

PART I – RESIDENCE HISTORY

A. Present address _____ Phone _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Are you on the Lease? _____ If not, who is the leaseholder? _____ Are you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

B. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

C. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

PART II – EMPLOYMENT REFERENCES

Include a recent copy of an earnings statement to expedite processing

A. Employed by _____ Phone _____

Dates of Employment: From: _____ To: _____ Position _____ Fax _____

Monthly Gross Income _____ Address _____

B. Spouse Employed by _____ Phone _____

Dates of Employment: From: _____ To: _____ Position _____ Fax _____

Monthly Gross Income _____ Address _____

PART III – BANK REFERENCES

Include a recent copy of a bank statement to expedite processing

A. Bank Name _____ Checking Acct. # _____ Phone _____

Address _____ Fax _____

B. Bank Name _____ Savings Acct. # _____ Phone _____

Address _____ Fax _____

PART IV – CHARACTER REFERENCES (No Family Members)

1. Name _____ Home Phone _____

Address _____ Business Phone _____

Email Address _____ Cellular Phone _____

2. Name _____ Home Phone _____

Address _____ Business Phone _____

Email Address _____ Cellular Phone _____

3. Name _____ Home Phone _____

Address _____ Business Phone _____

Email Address _____ Cellular Phone _____

4. Name _____ Home Phone _____

Address _____ Business Phone _____

Email Address _____ Cellular Phone _____

Are you using a realtor? Yes _____ No _____ If yes: Realtor's name _____

Email Address _____ Cellular Phone _____

Driver's License Number (Primary Applicant) _____ State Issued _____

Driver's License Number (Secondary Applicant) _____ State Issued _____

Make _____ Type _____ Year _____ License Plate No. _____

Make _____ Type _____ Year _____ License Plate No. _____

If this application is not legible or is not completely and accurately filled out, Associated Credit (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 and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____

ASSOCIATED CREDIT REPORTING, INC.

Established 1985

4690 NW 103rd Avenue, Sunrise, Florida 33351
www.associatedcreditreporting.com

Phone: 754-216-0025
Toll Free: 800-676-7640
Fax: 954-635-2157
Toll Free Fax: 800-235-7185

AUTHORIZATION FORM

I/We hereby authorize **Associated Credit Reporting, Inc.** to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my bank account(s), residential history, criminal record history, employment verification and character references.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. **PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY.** If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

(Applicant's Signature)

(Spouse's Signature)

(Applicant's Name Printed)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)



Willow Gardens Condominium

RULES AND REGULATIONS

We, the owners of Willow Gardens Condominiums Inc, in order to create an atmosphere of good will and a harmony and to assist each other collectively, agree that these rules and regulations must be observed so as to avoid unpleasant situations and misunderstandings.

GENERAL

Catwalks, elevators, entrances, breeze ways and stairways are for pedestrian's traffic

No nuisance shall be allowed on the property nor shall any use or practice be permitted which is a source of annoyance to owners or which interferes with the peaceful possession or proper use of the property by occupants as determined by the Board of Directors.

Garbage and refuse must be tied in plastic bags and placed in the dumpster or in the chutes provided in the building. Newspapers are to be placed in the green container in the dumpster room for recycling. Boxes must be broken down before going into the container. Large or bulk items pick up days are posted on the building board in the breeze way.

Washers and dryers are not permitted (strictly prohibited) in any condo apartment, Use the laundry room on your floor and keep clean after use, (Clean the front filter of the dryer). If washer and dryer are in the condo, they must be removed by new owner.

Clotheslines, wood dryer or any other type of dryer are strictly prohibited in an open Florida room. It is also prohibited to dry carpets, towels, rags, etc., on the front shrubs or on the 2', and 3' floor handrails.

No animals or pets of any kind shall be kept in any apartment or on any property of the condominium without the Willow Gardens Management Authorization.

Satellite dish installation must be approved by the Board of Directors (refer to the specific detailed regulations)

One of the owners should be at least 55 years of age.

No modification on the exterior of the building (windows, doors, colors, etc.,) can be carried out without the approval from the Board of Directors

No unit owner, except authorized personnel, is to direct Maintenance Companies under Contract with Phase III. Unit owners should not solicit any employee of said companies for any private business in connection with their apartment during working hours.

Smoking is not allowed near the building.

CARD ROOM

The room must be left clean and tidy after usage
No storage of any kind is allowed in the card room

VEHICLES

Each unit owner is assigned one parking space
Guest must use guest spaces only

All vehicles must be parked (head in). It is forbidden to back up a vehicle into a parking space. This is a mandatory in order to prevent exhaust fume from going into the apartments.

No mechanical is permitted in the parking areas or in the driveway of any other common grounds, (gardens, and catwalk. Etc.)

Recreational vehicles, trailers or commercial vehicles may not be parked in the parking areas of the Willow Gardens

Car wash is possible and permitted at the two end parking spots of the building. Hoses are available However; a use of hoses is prohibited during municipal restriction period.

GUESTS

Unit owners are responsible for the behaviour of their guests in accordance with the rules and regulations

Any damage caused to our property or equipment by a guest, is the responsibility of the unit owner

In the owner absence, only those family members who are listed in the apartment application form, father, mother, children and grandchildren) may occupy the apartment. Absentee owners must r notify the Board of Directors in writing, listing the family member's

names when the apartment will be occupied in their absence. The overall objective being to achieve a better security control of our apartments. Occupying an apartment for more than 30 consecutive days, in the owners absence will be deemed as the annual lease subject to the leasing rules, unless specific authorization for the Willow Management

LEASING AND RENTING REGULATIONS

Temporary derogation to the renting regulations

The renting regulations of the association are very specific and it is our duty to make sure they are enforced. However, we are temporality including the following adjustments:

Only one renting is allowed per year

Maximum to two persons per condominium. One of which should be , at least 55 years of age

No children

No pets

The owner must notify the Board of Directors by submitting the completed renting application form, prior to the renter's arrival.

\$ 100.00 US fee is payable to the Association for administrative and occupancy expenses and shall be attached to the application form. We rest assure that we will receive your cooperation in regard of the renting regulations,

Willow Gardens is not a HOTEL, nor is a TIME SHARING - All residents are entitled to a peaceful and quiet occupancy of their home.

The OWNER is responsible for the TENANT and must provide him with a copy of the rules and regulations. In the event of abuse, the Board of Directors reserves the right to end the temporary adjustments.

COMMON GROUNDS

Bicycle riding, roller balding, skating, etc, ball playing and jogging or running is prohibited on any walks or common ground. The wear of shoes and T-shirt is mandatory on all the walks

No chairs, lounges, blankets or sitting on grass areas or walks is allowed on the property and around the building.

Planting of any kind by unit owners is prohibited without the Willow Gardens Management authorization

The barbeque area is available for picnics only. Users 'are responsible for clean-up and trash disposal.

Work shop (3rd floor) can be use by owners to carry out personal light work. Users are responsible for clean-up. Irrelevant work (contracting out) is not permitted in the workshop. Personal storage is not allowed in the work shop

SWIMMING POOL

Rules posted at poolside must be adhered to
No children in diapers or training pants are allowed into the pool A small portable pool is available for toddlers
Showers must be taken before entering the pool
No jumping or diving is permitted into the pool
Use of the pool is the individual's own risk
No food or drinks are allowed around the pool area except during Phase functions. Plastic bottle of water is allowed
No breakable items are permitted around the pool
Poolside chairs are primarily for the use of unit owners and may not be reserved. When space is limited, unit owners should provide chairs for their guests.

CLUB HOUSE

When the main auditorium in the clubhouse is being used for a function at which an assessment is charged, the exercise room, card room and billiard room shall be deemed closed.
No equipment may be removed from the clubhouse without the permission from the Executive Board. Equipment or chairs used shall be returned the same day
No religious or political functions are permitted in the clubhouse
Guests under 18 years old of age are not allowed to use any clubhouse equipment unless accompanied by a parent or guardian

INSTALLATION OF A PARABOLIC DISH FOR RECEPTION OF TELEVISION BY SATELLITE

The owners have the choice to use their own parabolic dish or to subscribe with the local cable company to receive television signal. If you wish to install a parabolic dish, a request must be made to the Board of Directors of Willow Gardens before proceeding to the installation.
If accepted by the Board of Directors, the installation must be made by fixing the antenna to the frame of the air conditioning unit of the owner. No antenna will be tolerated in the gardens or on the walls of the building
The owner of the dish will be held responsible for all the repair expenses incurred by possible damages caused by the dish or its

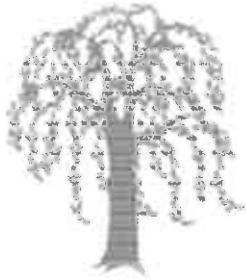
installation.

The Board of Directors strongly recommends to the owner, to use the services of a fitter of their choice

THE BOARD OF DIRECTORS
WILLOW GARDENS BUILDING

Yvan Vaillancourt President
Henri Chabot Vice President (1st)
André Godin Vice President (2nd)
Lucie Gagnon Secretary
Rémi Sauvé Treasurer

RENTING APPLICATION FORM ATTACHED.



Willow Gardens Condominium

ADDENDUM No. 1

RULES GOVERNING THE RENTAL OF CONDO UNITS

These rules supersede all previously adopted rules and amendments.

Whereas :

under Article 11.1 of the By-Laws, the Board of Directors may adopt rules regarding the details of operations and use of the premises to the condition that these rules do not conflict with the said By-Laws

- **Hawaiian Gardens Phase III** is reserved for people aged 55 and over;
- **Hawaiian Gardens Phase III** owners want to live in a quiet, peaceful environment and enjoy common facilities available to them;
- rental of condo units must be considered an occasional accommodation for owners and not an objective in itself;
- the six (6) boards of Directors of Hawaiian Gardens Phase III, Sunflower, Tulip, Usnee, Violet, Willow and Yucca Gardens agreed to uniform regulations relative to the rental of condominium units.

The Board of Directors orders as follows regarding the rental of condo units. The term rental is not limited to rent to an outsider for pecuniary compensation, it means any kind of occupation by third parties who are not the parents, children and grandchildren of the owner, either with or without pay of any kind.

1. An owner cannot rent his condo unit for a period of 2 years (24 months) from the date of purchase contract of his condo unit.
2. Any rental application must be submitted to the Board of Directors for approval on the form provided for that purpose.

3. An owner may rent his condo unit only once between October 15 and April 15, for a minimum period of three (3) months.
4. No rental is allowed between April 15 and October 15.
5. A rental is only allowed for two people, one of which must be aged at least 55 years.
6. No families with children are allowed to rent a condo unit.
7. Tenants can, with the approval of the owner, receive visitors during their stay for **a maximum of 14 days, consecutive or not.** The total number of visitors shall not exceed 2 persons for units of one bedroom and 4 persons for units of 2 bedrooms.
8. At least 2 weeks before the arrival of visitors, tenants shall provide written notice to a member of the Board, the names and dates of the stay of the visitors.
9. At any time, the Board may withdraw the right to visitors if it considers the behavior of visitors disrupts the tranquility and harmony that owners wish to retain.
10. No tenants shall have any animal whatsoever.
11. For each rental, the owner shall designate a contact person (sponsor) who must be an owner of WILLOW Gardens (occasionally an owner of Phase 3) and be present on site during the rental period. This person shall respond for the owner to the Board of Directors during the rental period.
12. Application forms for rental approval must be signed by the owner, the tenant and the sponsor. This application must be submitted to the Board of Directors at least one month before the scheduled date for the start of the rental period and be accompanied by a check in the amount of \$100.00 made payable to WILLOW Gardens Condominium, covering the cost of opening a file and verification. Applications for approval and fee of \$100.00 are applicable to each rental, thus recurring year after year, even if it is the same tenant.
13. The owner must provide all keys necessary to the tenant before his arrival (think of a double for the sponsor) and a copy of the General Rules and Regulations of Willow Gardens. The keys left to the Board of Directors for emergency situations and those for the common areas will never be handed to tenants.

Adopted by the Board of Directors at the meeting of March 24, 2015 and
Revised by the BOARD “ 22 January 2016”



Willow Gardens Condominium

RÈGLEMENTS GÉNÉRAUX

Nous, les propriétaires de Willow Gardens Condominiums Inc, dans le but de créer une atmosphère de bonne entente, d'harmonie et d'entraide mutuelle, convenons que ces règlements doivent être observés afin d'éviter des malentendus ou des situations déplaisantes.

GÉNÉRAL

Les promenades, les entrées d'ascenseurs, les escaliers et les passages sont à l'usage des piétons seulement

Tout comportement pouvant nuire à la qualité de vie, la tranquillité et le respect des autres, ne sera toléré par le Conseil d'administration. Ceci dans le but d'assurer aux résidents une vie paisible.

Les déchets et ordures doivent être placés dans des sacs de plastique attachés et déposés dans le conteneur prévu à cette fin ou dans la chute. Les boîtes doivent être défaites avant d'être déposées dans le dit conteneur. Les journaux doivent être déposés » dans le bac vert à recyclage. Les jours de cueillette de gros articles sont affichés sur le tableau à l'entrée principale - Breeze Way.

Les laveuses et sècheuses sont interdites dans les appartements. Utiliser la salle de lavage de votre étage et gardez la salle et les appareils propres après l'usage, (vider le panier à charpie de la sècheuse.)

Les cordes à linge ou toute forme de séchoir en bois ou autre, sont interdites dans les Florida Room non fermés. Il est également tout à fait interdit de faire sécher des tapis, des serviettes, des guenilles ou quoi que ce soit sur les haies du premier étage ou sur les rampes du 2^{ème} et du 3^{ème} étage.

Il est strictement défendu de garder des animaux de toutes sortes dans les appartements ou a quelque endroit sur la propriété sans l'approbation du Conseil d'Administration

L'installation d'une antenne satellite pour la télévision doit être autorisée par le Conseil d'Administration. (voir le règlement spécifique détaillé)

Un des propriétaires devrait être âgé de 55 ans et plus.

Aucune modification de l'édifice à l'extérieur, (porte, fenêtre, couleur, etc.,) ne peut être effectuée sans l'autorisation du Conseil d'Administration

Aucun propriétaire d'unité de condo, à l'exception du personnel autorisé, ne doit donner des directives aux compagnies de maintenance sous contrat avec le Phase III. De plus, aucune sollicitation du personnel des dites compagnies ne doit être faite pour tout travail personnel en relation avec leur appartement durant les heures normale de travail de ces employés

SALLE DE L'EDIFICE WILLOW (CARD ROOM)

La salle doit être rangée et laissée propre après usage
Aucun entreposage d'effets personnels n'est autorisé dans cette salle.

LES VÉHICULES

Un espace de stationnement est assigné à chaque propriétaire d'unité

Les invités doivent uniquement utiliser les espaces qui leurs sont réservés et qui sont identifiés à cet effet

Tous les véhicules doivent être stationnés l'avant en premier. Il est à défendu de stationner en reculant dans l'espace de stationnement ceci dans le but d'éviter que les gaz d'échappement ne pénètrent dans les appartements.

Aucune réparation mécanique n'est permise dans les aires de stationnement ou dans tout autre lieu commun (cour, allée, etc.,)

Il est interdit de stationner tout type de véhicule commercial, de véhicule récréatif ou roulotte dans le stationnement de Willow Gardens.

Il est possible et permis de laver les autos à chaque extrémité de l'édifice dans les stationnements de bout. Des boyaux sont disponibles à cette fin. Cependant, l'usage des boyaux est interdit lors des périodes de restrictions municipales

LOCATION Voir Addendum - 1
 BBQ Addendum - 2

Les propriétaires d'unité sont tenus responsables du comportement de leurs invités en conformité avec les règlements

Tout dommage à l'équipement ou à la propriété par un invité, est imputable au propriétaire.

En l'absence du propriétaire, seul les membres de la famille inscrits sur la demande d'application c'est-à-dire : père, mère, enfants et petits enfants, ont le droit d'occuper l'appartement. Le propriétaire devra informer le conseil d'administration du nom des membres de sa famille qui occuperont le condo en son absence. Ceci dans le but d'exercer un meilleur contrôle pour la sécurité. Le séjour de l'un des membres de la famille qui se prolonge au-delà d'un mois, sera considéré comme la location annuelle, sauf si autorisation spécifique du Conseil d'Administration.

LIEUX COMMUNS

Il est interdit d'utiliser les trottoirs pour y faire de la bicyclette, planche et patins à roulette, y jouer à la balle ou faire de la course à pieds. Le port de chaussures et d'un T-shirt est obligatoire pour y circuler.

Il est interdit d'utiliser les chaises de parterre, couvertures et autres sur la pelouse ou aux accès pédestres de la propriété et de l'édifice.

Les plantations de toutes natures sont interdites sans l'approbation du Conseil d'Administration

L'aire de BBQ doit être utilisée strictement à cette fin. Les usagers sont responsables du nettoyage et de la disposition des ordures

La salle de bricolage (work shop) du 3^{ième} étage est à la disposition des propriétaires pour y effectuer des menus travaux. La salle de bricolage doit être nettoyée après usage. Les travaux non pertinents à notre Phase (contracting out), n'y sont pas permis. Aucun entreposage d'effets personnels n'est autorisé dans cette salle.

Aucun fumage n'est permis à moins de 10 mètres de l'édifice.

PISCINE

Les règlements affichés doivent être respectés en tout point.

Les enfants qui ne sont pas complètement entraînés à la toilette, ou qui portent une couche ne peuvent pas utiliser la piscine. Aucun type de couches n'est permis dans la piscine. Nous fournirons une pataugeuse pour la durée du séjour. (Phase III)

La douche est obligatoire avant d'entrer dans la piscine

Il est interdit de **sauter ou de plonger** dans la piscine

L'utilisation de la piscine est à vos risques.

Breuvages et nourriture sont interdits aux abords de la piscine, à l'exception des activités communes de la Phase (ex: fête de la Saint-Valentin) Les bouteilles d'eau en plastique sont permises. Tout objet cassable est interdit à la piscine

Les chaises près de la piscine sont en premier lieu à l'usage des propriétaires et ne doivent en aucun temps être réservés. Quand l'espace est limité, les propriétaires doivent fournir les chaises pour leurs visiteurs.

LE PAVILLON (CLUB HOUSE)

Lorsqu'un événement payant s'y déroule, les salles d'exercices, de cartes et de billards doivent être fermées.

Aucun équipement ou chaise ne peut être emprunté sans la permission de la Phase III. Le cas échéant, tout doit être retourné dans la même journée,

Aucune activité politique ou religieuse n'est permise.

Aucun visiteur de moins de 18 ans n'est autorisé à utiliser les équipements sans être accompagné par un adulte ou un surveillant.

INSTALLATION D'UNE ANTENNE PARABOLIQUE POUR RÉCEPTION DE LA TELEVISION POUR SATELLITE

Les propriétaires ont le choix d'utiliser leur antenne parabolique ou de s'abonner au câble local pour recevoir les émissions de télévision

Si vous désirez installer une antenne parabolique, une demande doit être faite au Conseil d'Administration de Willow Gardens Condominium Inc avant de procéder à l'installation.

Si acceptée par le Conseil d'Administration, l'installation doit être faite en fixant l'antenne au support de l'unité d'air climatisé du propriétaire. Aucune antenne ne sera tolérée dans le jardin, ou sur les murs des bâtiments.

Le propriétaire de l'antenne sera tenu responsable de tous les frais de réparation encourus par d'éventuels dommages causés par l'antenne et son installation.

Le conseil d'administration recommande fortement aux propriétaires d'utiliser les services d'un installateur de notre choix.

LE CONSEIL D'ADMINISTRATION DU
WILLOW GARDENS BUILDING

Règlements pour locataire :

Les locataires de Willow Gardens Condominiums Inc. doivent respecter les règlements ci-inclus afin d'éviter des malentendus ou situations déplaisantes.

Le tout dans le but de créer une atmosphère de bonne entente et d'entraide mutuelle.

RÈGLES-

- a) Les promenades, les entrées d'ascenseurs, les escaliers et les passages sont à l'usage des piétons seulement.
- b) Tout comportement pouvant nuire à la qualité de vie, la tranquillité et le respect, **ne sera toléré** par le conseil d'administration. Ceci dans le but d'assurer aux résidents une vie paisible.
- c) Les déchets et ordures doivent être placés dans des sacs de plastique attachés et déposés dans le conteneur prévu à cette fin ou dans la chute.
- d) Les cordes à linge ou toute forme de séchoir sont interdits dans le Florida Room ou Sur les rampes de galerie ainsi que les haies.
- e) Il est défendu de garder des animaux dans les appartements
- f) Les locations sont autorisées :
 - Une seule fois par année entre le 1 octobre et le 30 avril
 - Minimum 2 mois
 - Seulement deux personnes** par condo dont l'une doit être âgée d'au moins 55 ans
 - Le nombre total de visiteurs ne doit pas excéder 2 personnes pour 1C/C et de 4 personnes pour 2 C/C pour une période de _____
 - Aucun enfant ou invités pour une durée illimitée...
 - Pour toutes autres autorisations, le BOARD devra en accepter la demande.
 - EN TOUT TEMPS le Board peut retirer ce droit de visite s'il considère que le comportement des visiteurs perturbe la quiétude et l'harmonie.
 - Un montant de \$100. doit-être versé au Board avec la formule de location.
- g) Les locataires doivent utiliser les espaces de stationnement qui leurs sont assignés.
- h) Il est interdit de stationner tout type de véhicule récréatif ou roulotte dans le stationnement.
- i) Il est possible de laver les autos à chaque extrémité de l'édifice

j) Il est interdit **d'utiliser les trottoirs** pour faire de la bicyclette, planche, patins à roulette, Jogging, ou autre forme de sport.

k) Aucunes chaises de parterre sur la pelouse ou galerie

l) L'air de BBQ doit être utilisé selon les règlements en vigueur.
Obligatoire d'avoir des verres ou vaisselles en plastique.

m) **A la piscine**, il est strictement défendu de mobiliser les chaises pour la journée avec des serviettes ou autres.

Respecter les **RÈGLES** affichés.

Aucune nourriture ou breuvage.

La douche est obligatoire avant d'entrer dans la piscine

INTERDIT de plonger ou sauter dans la piscine

Vêtements OBLIGATOIRE pour se rendre à la piscine, BBQ ou jouer au SB

Les enfants de moins de _____ ans, doivent être accompagnés par les parents ou un adulte responsable.

Les couches ne sont pas permises. Une piscine portative est prévue à cette fin.

Adopté par le _____

Date _____



Willow Gardens Condominium

Règlements



Installation d'une antenne parabolique pour réception de la télévision par satellite.

1. Les propriétaires ont le choix d'utiliser leur antenne parabolique ou de s'abonner au câble local pour recevoir des émissions de télévision.
2. Si vous désirez installer une antenne parabolique, une demande doit être faite au conseil d'administration de "Willow Gardens Condominium Inc." avant de procéder à l'installation.
3. Si acceptée par le conseil d'administration, l'installation doit être faite en fixant l'antenne au support de l'unité d'air climatisée du propriétaire. Aucune antenne ne sera tolérée dans le jardin, ou sur les murs des bâtiments.
4. Le propriétaire de l'antenne sera tenu responsable de tous les frais de réparation encourus par d'éventuels dommages causés par l'antenne et son installation.
5. La dimension de l'antenne ne devrait pas dépasser 18" pouces de diamètre.
6. Le conseil d'administration recommande fortement aux propriétaires d'utiliser les services d'un installateur de notre choix.

LE CONSEIL D'ADMINISTRATION
WILLOW GARDENS BUILDING

Revision, 17 mars 2015

Lu et accepté: _____