

# *Ambassador*

*Community Management, Inc.*

7100 West Commercial Blvd. ~ Suite 107 ~ Lauderhill, FL 33319

Phone: 954-741-8811

[www.ambassadormanagement.com](http://www.ambassadormanagement.com)

Since 1992

## **BAY TREE PATIO HOMES CONDOMINIUM ASSOCIATION**

### **LEASE PACKAGE**

The attached application forms **MUST** be completed in full by each adult applicant. (other than Husband/Wife or Parent/Dependent child which is considered one application) and returned to Ambassador Community Management along with a \$100. Check or money order for each application made payable to **BAY TREE PATIO HOMES**. This application fee is non-refundable. In addition, the following items are required to accompany the application forms and fee.

1. Signed copy of the Lease Agreement, along with photo ID for each adult occupant.
2. Signed copy of the enclosed Lease Addendum.
3. Copy of a current Credit Report
4. Letter from employer verifying employment
5. Copy of recent pay stub.
6. Three (3) personal letters of reference (not from relatives) to include phone numbers.
7. Signed verification that applicant(s) received the Rules & Regulations for Bay Tree and will abide by them.
8. Signed pet Owner Agreement. This form must be signed and returned even if you do not own a pet at this time.
9. Completed Pet Registration Form, If applicable. Dogs are not to exceed 45lbs. at maturity
10. Signed Notice to the Association to Lease Dwelling Unit, signed by both the unit owner and applicant.

This 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 ARE NOT ACCEPTED BY FAX**

3-26-19

**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: Bay Tree Patio Homes

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)



### **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.

**BAYTREE PATIO HOMES CONDOMINIUM**

**AUTHORIZATION FOR EMAIL NOTIFICATIONS**

DATE: \_\_\_\_\_ BLDG/UNIT # \_\_\_\_\_

I HEREBY AUTHORIZE BAYTREE PATIO HOMES TO SEND CORRESPONDENCE TO ME VIA MY EMAIL ADDRESS. THIS WILL APPLY TO MEETING NOTICES AND OFFICIAL CORRESPONDENCE FROM THE ASSOCIATION. I UNDERSTAND THAT THIS DOES NOT APPLY TO ANNUAL COUPON BOOKS. ALSO, IN THE EVENT OF AN ELECTION FOR BOARD MEMBERS, I UNDERSTAND THAT ELECTION BALLOTS WILL BE SENT VIA MAIL.

I AM PROVIDING MY EMAIL ADDRESS BELOW, AND UNDERSTAND THAT IT IS MY RESPONSIBILITY TO INFORM AMBASSADOR MANAGEMENT AND MY BUILDING OFFICERS OF ANY CHANGES IN MY EMAIL ADDRESS.

OWNERS PRINTED NAME: \_\_\_\_\_

OWNERS SIGNATURE: \_\_\_\_\_

OWNERS E-MAIL: \_\_\_\_\_

RENTER'S PRINTED NAME: \_\_\_\_\_

RENTER'S SIGNATURE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

CELL PHONE # \_\_\_\_\_ CELL PHONE #: \_\_\_\_\_

**BAY TREE PATIO HOMES CONDOMINIUM ASSOCIATION**

**PET OWNER AGREEMENT**

This document will serve as an agreement between Bay Tree Patio Homes, herein after referred to as Bay Tree, and \_\_\_\_\_ (Applicant), herein after referred to as Applicant.

Said Applicant herein states that applicant and his family members have read and understand all of the Rules and Regulations governing the care and handling of pets on the common grounds of Bay Tree and by signing this document give notice to all members of Bay Tree that they will strictly abide by all of the Rules and Regulations pertaining to aforementioned care and handling of their pet or pets.

Should any infraction of any of the Rules and Regulations by applicant be brought to the attention of the Board of Directors of Bay Tree by any member of Bay Tree it will be just cause of revocation of the permission granted on the attached approved application and could result in applicant being asked to remove his pet from Bay Tree property and/or pay fines. Repeated non-compliance shall be grounds for the eviction of a previously approved tenant.

It is strictly understood by the applicant that the permission granted to keep a pet in applicant's unit is granted only with the full understanding of the foregoing conditions and that any infraction will be dealt with as outlined in this agreement. The Board shall have the sole authority to deem whether or not infractions have occurred and the applicant, by signing this agreement, agrees to abide by the decision of the Board as regards to any infraction that may occur henceforth.

Undersigned agrees to all of the above mentioned and acknowledges receipt of a copy of the Rules and Regulations given him/her on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

APPLICANT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ (Property Address)

North Lauderdale, Florida 33068

# Baytree Patio Homes Condominium Association

## PET REGISTRATION FORM

Your Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_ Work Phone Number: \_\_\_\_\_

Number of Pets in household: \_\_\_\_\_

**Pets are not to exceed 45lbs at maturity.**

### PET #1

Type of Pet (check 1): Dog \_\_\_\_\_ What Breed: \_\_\_\_\_ Cat: \_\_\_\_\_ Other: \_\_\_\_\_

Pets's Name: \_\_\_\_\_ Color: \_\_\_\_\_ Weight at maturity: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Neutered/Spayed? Yes \_\_\_ No \_\_\_ Length of Ownership? \_\_\_\_\_

License/ Tag Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

### PET #2

Type of Pet (check 1): Dog \_\_\_\_\_ What Breed: \_\_\_\_\_ Cat: \_\_\_\_\_ Other: \_\_\_\_\_

Pets's Name: \_\_\_\_\_ Color: \_\_\_\_\_ Weight at maturity: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Neutered/Spayed? Yes \_\_\_ No \_\_\_ Length of Ownership? \_\_\_\_\_

License/Tag Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Name of Veterinarian: \_\_\_\_\_

Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**Please attach a picture of your pet(s) to this registration form and a copy of the veterinarian's medical records.**



**BAY TREE PATIO HOMES CONDOMINIUM ASSOCIATION**

**NOTICE TO ASSOCIATION TO LEASE DWELLING UNIT**

(This Form Is To Be Completed By The Owner And The Lessee)

RE: UNIT # \_\_\_\_\_ OF BAY TREE PATIO HOMES CONDOMINIUM ASSOCIATION, INC.

TO WHOM IT MAY CONCERN:

In the event this notice is for a lease, the following applies:

A. I/We understand that when this notice is for the leasing of the subject dwelling unit that the lease shall not be effective unless and until certification of approval from Bay Tree Patio Homes Condominium Association, Inc. is obtained.

B. I/We agree the lessee shall comply with and abide by all of the restrictions pertaining to the use of the dwelling unit and common elements contained in the Declaration of Condominium, and with the Rules and Regulations established by the Association.

C. I/We agree that our proposed lessee will not park any vehicle in the common element or limited common property of Bay Tree Patio Homes unless that vehicle has a proper parking sticker on it. The parking sticker must be placed on the inside rear window, passenger side of each car being parked in the common element or limited common element.

D. I/We will be responsible for any violations by my/our tenant of the terms, provisions, conditions and covenants of Bay Tree Patio Homes Condominium Association, Inc. including attorney's fees, costs and expenses of Bay Tree Patio Homes Condominium Association, Inc. by my/our tenant and if my/our tenant fails to pay said costs then you may obtain judgement from the owner.

Please be advised that the name, address, telephone number and business occupation or employment of the person renting or making this offer are as follows:

RENTER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE NUMBERS: (HOME) \_\_\_\_\_ (BUSINESS) \_\_\_\_\_

EMPLOYER: \_\_\_\_\_

I/We shall have your form, application to lease dwelling unit, furnishing you with additional personal and financial information with respect to the lessee, completed and delivered to you along with a copy of the lease agreement and a check in the amount of \$100.00 payable to Bay Tree Patio Homes, at which time you are to take appropriate action in accordance with the Declaration of Condominium and applicable provisions of the other pertinent condominium declaration.

Yours truly,

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
CURRENT OWNER

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
CURRENT OWNER

\_\_\_\_\_  
CURRENT OWNER ADDRESS

\_\_\_\_\_  
DATE

Note: This form will not be accepted unless accompanied by the appropriate application form on the lessee, a copy of the lease agreement, and the \$100.00 application fee.

# STATEMENT OF OCCUPANCY

## BAYTREE PATIO HOMES CONDOMINIUM ASSOCIATION, INC.

Referenced unit: \_\_\_\_\_ Address: \_\_\_\_\_

Owned by: \_\_\_\_\_

Is leased to: \_\_\_\_\_

During this Lease term and any renewals, the lessor and lessee both affirm that the occupants of this unit will include:

Occupant's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Occupant's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Occupant's Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Acknowledged & Affirmed under penalty of perjury by:**

Owners name: \_\_\_\_\_ Date \_\_\_\_\_ Lessee(s) Name: \_\_\_\_\_ Date \_\_\_\_\_

Owners Signature: \_\_\_\_\_ Date \_\_\_\_\_ Lessee(s) signature \_\_\_\_\_ Date \_\_\_\_\_

This document **MUST** be signed by both the Lessee(s) and the Lessor(s) in order for your application to be accepted by the management company and or the Association.

BAY TREE PATIO HOMES CONDOMINIUM ASSOCIATION, INC.

**RECEIPT OF RULES AND REGULATIONS**

The applicant noted below acknowledges that they have received a copy of the Rules and Regulations for Bay Tree Patio Homes Condominium Association, Inc. By signing below, applicant agrees to abide by all of the Rules and Regulations for the property, and certified that all family members and guest will also abide by the Rules.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Address

**Rules and Regulations  
Of  
Baytree Patio Homes Condominium Association, Inc.  
January 2019**

The following are the Rules and Regulations for the Baytree Patio Homes Condominium Association, Inc. as amended by the Board of Directors, February 2019.

These Rules and Regulations shall apply to and be binding upon all unit owners, family members, guests, invitees, tenants, lessees, employees, agents, or any other person under the control or supervision of a unit owner.

In order to keep Baytree Patio Homes looking as good as it does, maintenance is also required by you the Owner!

The Rules and Regulations are as follows:

**Alterations and/or Structural Modifications:**

No alterations, additions, improvements, changes or modification to the common elements, limited common elements, the exterior of the buildings, or the exterior of a unit, is allowed without completing an Architectural Modification Request Form and prior written consent of the Board. This includes **Air Conditioner Maintenance and Replacement**.

**Roof** - No person shall be permitted upon the roof of any building or shall cause anything to be placed on the roof of any building, or any reason, without prior written consent of the Board. Any unauthorized work that causes damage to the roof will be the responsibility of the homeowner.

Architectural Modification Forms, Sales and Rental Applications can be found on the **AmbassadorManagement.com** website "Forms & Requests".

No awning, canopy, shutter, hurricane shutter, antenna, satellite dish, wiring, nails and/or screws, or any other projection or decorative item shall be attached to or placed upon the outside walls, or roof of the condominium buildings without the prior written consent of the Board.

**Water Consumption:**

Each unit owner shall be responsible to check all indoor and outdoor faucets and toilets to make sure they are functioning properly. If a unit uses more water than the normal consumption, the unit owner will be responsible for the overage.

**Association Employees and Contractors:**

No unit owner or member of his family or guest shall give orders or instructions to association employees or contractors.

### **Occupancy:**

Residential unit occupancy is restricted to the number of sleeping quarters provided by said unit. As all units contain two bedrooms, each unit is limited to FOUR persons. This includes adults and children. This does not apply to guests who occupy the unit for a period of less than 14 days.

### **Children:**

Each unit owner shall be responsible for the actions and any damage caused by their children or children visiting their unit. All children must comply with the Rules and Regulations of Baytree Patio Homes. Children under fifteen (15) years of age are not allowed in the pool or in the pool area unless accompanied by an adult eighteen (18) years of age or older.

### **Damaged Common Elements:**

Any damage to the common elements, limited common elements, the condominium buildings, roadway, pool, pool deck, cabana, restroom and/or landscaped areas, caused by a unit owner or family members, guests, invitees, tenants, lessees, employees, agents, or any other person under the control or supervision of a unit owner, shall be the sole responsibility of the unit owner.

### **Decorations, Signs, and Article Display**

Unit owners may temporarily display seasonal holiday decorations. Decorations shall be displayed no more than two (2) weeks prior to a specific holiday and removed no later than one (1) week after holiday. The only exception is the major holiday season in December during which the decorations may be hung from Thanksgiving and must be removed no later than the first week in January. The decorations should not be distracting to neighbors or other residents. The only exceptions are those stated in Section 718.113 of the Florida Statutes which allows the display of the U.S. flag in a respectful manner. Sports Flags can be displayed on game day only.

### **Flammable Materials:**

No flammable, combustible, or explosive fluid, chemical, or substance shall be kept in any unit, storage area, patio, or common element area, except as required for normal household use.

### **Guest Occupancy:**

Temporary guests residing in a unit shall not create or cause an unreasonable source of noise, annoyance, or disturbance to other residents. All temporary guests are required to comply with all of the Rules and Regulations of the condominium, including parking, and other obligations created by the Declaration of Condominium and its exhibits. The Board reserves the right to limit the number of temporary guests that may reside in a unit at any time. The Board reserves the right to expel any temporary guest who violates these Rules and Regulations. Any guest residing over 30 days will be required to submit application for residency.

### **Guns/Weapons:**

No guns or weapons may be discharged on any portion of the condominium property, including the common areas and inside units, except as might be permitted in the event of any emergency under the laws of the State of Florida. Guns and weapons include, but are not limited to: rifles, shotguns, handguns, pistols, dart guns, BB guns, pellet guns, bow and arrows, and slingshots.

### **Hurricane Preparations:**

Hurricane season begins June 1<sup>st</sup> and runs through November 30<sup>th</sup>. All plywood and makeshift window & door protections must be removed within 72 hours after the named storm has passed. Covering the windows for a prolonged period of time is a fire safety hazard.

Each unit owner who plans to be absent from his unit during the hurricane season must make the following preparations prior to their departure:

- Remove all furniture, plants and other moveable objects from the exterior portion of the unit and patio area; and
- Designate a responsible company or person to care for the unit. Please notify the management company with your emergency contact information prior to leaving the unit unoccupied.

Any unit owner failing to make proper hurricane preparations, shall be held responsible for any damage caused to the property.

### **Insurance:**

The Association covers specific insurance for the Association's common areas and buildings. Each unit owner is responsible to insure the interior of their units with a H06 homeowner's insurance policy. Renters should also purchase a rental policy to cover their personal items.

### **Noise/Nuisances:**

No stereo, television, radio, or other sound equipment may be played or operated in such a manner that disturbs or annoys other residents. No person shall make or permit any disturbing noises (including barking dogs), engage in loud activities that disturb or annoy other residents, or engage in disorderly, profane, indecent, or unlawful conduct on any portion of the condominium property, including inside any unit.

### **Parking:**

**Each unit has two (2) private numbered parking spaces. Each household will receive up to two (2) numbered parking stickers for their registered vehicles and one (1) Guest Parking Pass.** The resident parking sticker is to be placed on the lower corner of the rear window of the **Driver's side**. Guest Passes are to be hung from the rearview mirror.

- You must use the spaces assigned to you, not any other, unless duly authorized by the owner of the unit the space has been assigned. This authorization must be in writing and on file with the management company.
- Unit owners, or permanent residents, such as tenants or long-term guests, may not park in the guest parking spaces located throughout Baytree Patio Homes. **The vehicle of any unit owner, or permanent resident who uses guest parking is subject to immediate towing.**
- **A guest or visitor** is defined as someone visiting a unit owner and utilizing guest parking for less than seven (7) consecutive days, whether the vehicle remains on property or comes and goes within a 24 hr. time frame. **All Overnight Guest/Visitors** must have a Guest Pass visible or will be subject to booting or towing of vehicle.
- **All vehicles must be parked head in, NOSE FIRST** and parked between the parking space lines.
- Parking is **Not** allowed on the street, grass or sidewalk. Illegally parked vehicles (including resident vehicles parked in guest parking will be subject to tow or boot at owner's expense)
- Parking of any commercial vehicles, vehicles with any visible advertisement/ lettering, or recreational vehicles, such as boats, jet skis, or trailers, along the road, or in a guest parking space, is strictly prohibited. This restriction does not prohibit the temporary parking of commercial vehicles making deliveries or providing services to any unit or the condominium property and they may park in the street if needed. Commercial vehicle is defined as any vehicle without rear seats. Private Passenger vehicles have rear seating.
- No major repair of any motor vehicle is allowed. No vehicle may be placed upon blocks, jacks or similar device, anywhere on the condominium property.
- Expired license plates are subject to immediate towing without notice.
- Each household will receive **2** initial parking decals. If you sell your car and require a new decal they will be \$10.00 each and replacement guest passes are \$25.00, which can be purchased at the Management office with the proper vehicle registration.

### **Personal Property:**

The personal property of a unit owner or tenant shall be stored within his unit or fenced area. Items such as hoses or trash/recycle totes are not allowed to remain outside of any fenced area.

### **Pets:**

Owners may own only two pets (i.e. dogs or cats). Dogs up to 45 lbs. are acceptable. All owners of are required to register their pets with the management company on the Pet Registration Form, acknowledging the rules and regulations regarding pets. In addition:

- All pets must be on a leash at all times when outdoors;



- No pet may be kept outside of any unit or upon any limited common element.
- The unit owner will be responsible to clean up and dispose of the animal waste properly.
- No pets may be kept, bred or maintained for any commercial purpose; and
- No pets are permitted within the recreational facilities (pool, pool deck area or cabana).
- No pets are to create a noise nuisance. Dogs are not allowed to be left outdoors unattended.

Owning a pet is not a right of the unit owner but is a license subject to termination at any time by the Board of Directors upon finding that the pet is vicious, repeatedly disturbing other residents, has become a nuisance to the community, is a threat to the health, safety, and welfare of the community, or for repeated violations of these rules and regulations. The Board has the right to require the removal of the pet from the community in these instances. Pet owners shall be strictly responsible for all liability or damages to persons or property caused by a pet on the premises.

### **Service People:**

No unit owner or tenant shall permit any service people, whether for purposes of maintenance, repair, replacement, or improvement to work in his unit before 8:00 A.M. or after 5:00 P.M., except in cases of emergencies.

### **Signs:**

No sign, advertisement, notice, or other lettering shall be exhibited, inscribed, painted, or affixed by any unit owner on any part of the outside or inside of any unit so as to be visible from outside of the unit, or upon any portion or part of the common elements.

### **Solicitations:**

There shall be no solicitation permitted by any persons anywhere in or about the condominium property.

### **Swimming Pool:**

The pool and pool area are for owners, tenants, and guests of Bay Tree Patio Homes only. The Association may prevent access to any owner, resident, or their tenant, who is not current on their Association fees. All rules and regulations posted at the pool are in force and should be followed. In addition to any rules posted at the pool, the following rules are also in effect:

#### **Pool hours: Sunup to Sunset**

- Children under 15 years of age are not permitted in or around the swimming pool unless accompanied by an adult 18 years or older;
- No Pets are permitted in the pool or in the pool area;
- No food or beverages are permitted in the pool;
- **Glass bottles or containers are strictly prohibited;**
- Personal parties in the pool area are prohibited. The pool area is for all residents to use and enjoy;
- Barbecues are not permitted in the pool area;
- All garbage must be disposed of in each unit owner's trashcans.

- The gates leading into the pool area must be kept closed at all times;
- Rafts and/or flotation devices are permitted only when they do not interfere with others using the swimming pool;
- No diving is permitted in the swimming pool;
- All lounges and chairs need to be covered with a towel;
- Proper swim attire is required. All infants and toddlers not toilet trained must wear a swim diaper;
- Pets are Not permitted in the pool area.

**Use of the pool is at your own risk.**

**Fences:**

- Other than house numbers, do not attach or hang anything from the fence. If any fence is modified or landscaping grows into the fence, the fence becomes the owner's responsibility.

**Trash/Garbage:**

- Totes must be kept **INSIDE** your fenced patio area, out of sight.
- Totes can be put out no earlier than 5:00 pm the day before pickup and stored away no later than 7:00 pm on pickup day.
- Totes must be placed only at designated areas. The trash trucks will no longer be driving into the dead end streets.
- Recycle totes are for recyclables **ONLY. NO TRASH.** Any violations will be noted by Waste Pro and fee will be charged to the unit owner by them.

**Effective December 12, 2018**

Collection Days for Trash and Recycling Materials Are:

**TRASH: Black Tote  
Every WEDNESDAY & SATURDAY**

**RECYCLING: Blue Tote  
Every SATURDAY**

**BULK TRASH:  
Every SATURDAY**

**The ONLY location for BULK DROP-OFF is the  
Grass Area across from the pool on SW 23 St.**

**The trash trucks will no longer be driving into the dead end street**

ADDENDUM TO LEASE AGREEMENT

This Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between \_\_\_\_\_ Owner of Unit \_\_\_\_\_, at The Bay Tree Patio Homes Condominium, located \_\_\_\_\_, Ft Lauderdale, Florida 33308, (Lessor), \_\_\_\_\_ (Lessee) and The Bay Tree Patio Homes Condominium Association, Inc. ("Association"). Said Agreement shall not be modified without the express written consent of all parties.

WITNESSETH

WHEREAS, Lessor wishes to enter into a lease with the Lessee regarding Unit \_\_\_\_\_, of The Bay Tree Patio Homes Condominium,

WHEREAS, Lessee desires to accept such leasehold ("Lease");

WHEREAS, Association has the authority, right and entitlement to approve a Lease as provided under Article 11 of the Declaration of Condominium as recorded in Official Records Book 7799, at Page 870, *et seq.*, as amended, of the Public Records of Broward County, Florida;

WHEREAS, pursuant to Section 718.116(4), Florida Statutes, the Association may withhold approval of the Lease where there is an arrearage in the payment of maintenance assessments.

NOW THEREFORE, for TEN DOLLARS (\$10,00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

Association shall conditionally approve of the proposed Lease of Unit \_\_\_\_\_, of The Bay Tree Patio Homes Condominium to Lessee, pursuant to the following conditions:

Once notified, in writing by the Association of maintenance assessments arrearage, the Lessor shall direct Lessee to furnish all rental payments due and owing under the Lease to the Association. Lessee shall issue all rental payment checks payable to "The Bay Tree Patio Homes Condominium Association, Inc." and deliver said checks to the following address:

The Bay Tree Patio Homes Condominium Association, Inc. c/o  
Ambassador Community Management, Inc.  
Attn: Linda Joy, Managers  
7100 W Commercial Boulevard, Suite 107  
Lauderhill, FL 33319

Lessor as Signs to the Association, such rental payment for the duration of the Lease and any renewal thereof such that all monies due and owing thereunder shall be paid by Lessee to the Association until such time as the outstanding monies due and owing to the Association are fully satisfied. Payment to be in accordance with the requirements of the Declaration and applied as provided under 718.116(3), Florida Statutes. Upon receipt of funds sufficient to address and satisfy the arrearage, the Association shall direct Lessee to pay all rents to Lessor.

Lessee shall pay such rents to Association, as directed, until notified to the contrary. In the event that Lessor should become delinquent in the payment of any and all maintenance or special assessments to the Association, Association may direct Lessee to pay such monies to the Association and Lessee acknowledges and agrees that Lessee shall so act.

Lessor specifically permits and does authorize Association to take any and all action to collect from Lessee and, upon failure of Lessee to provide said rents, to pursue an action to remove the Lessee, including through eviction. Any expense so incurred by Association in addressing Lessee shall be recoverable as a special assessment against Lessor, as provided under the Declaration,

Any action taken by Association shall not be construed as a waiver of Association's rights under the Declaration, the Association's Articles of Incorporation, By-Laws and Rules and Regulations

Executed this \_\_\_ day of \_\_\_\_\_, 20\_\_

Lessor:

\_\_\_\_\_

Printed Name

\_\_\_\_\_

THE BAY TREE PATIO HOMES CONDOMINIUM ASSOCIATION, INC.

By: