



Ambassador Community Management

7100 West Commercial Blvd. Suite 107

Lauderhill, FL 33319

954-741-8811

www.ambassadormanagement.com

SABAL PALMS CONDOMINIUM ASSOCIATION INC.
SALE PACKAGE
THIS IS A 55 YEARS OF AGE AND OLDER COMMUNITY.
ALL RESIDENTS MUST BE 55 OR OLDER

SABAL PALM CONDOMINIUM INC. is a community designed and intended to provide housing for residents who are age 55 or over. No permanent occupancy of any unit is permitted by a person under age eighteen (18). Units must be permanently occupied by at least one person age 55 or over. This application and authorization forms **MUST** be completed in detail by each proposed adult occupant, other than husband/wife (which is considered one application.) and returned to **Ambassador Community Management along with a \$100.00 check or money order made payable to SABAL PALMS CONDOMINIUM**. If any question is not answered or left blank, this application will be returned, not processed and not approved. In addition, the following items and or terms are required to accompany the application forms and fee. **Applications will not be accepted by fax or e-mail!**

1. Copy of the **signed Sales Contract** along with **photo ID** for each adult occupant.

Unless this is a cash sale, a **minimum Initial deposit of 20%** of the purchase price is required and must be reflected on the Sales contract.

2. Copy of a **current credit report**; from a qualified credit agency; showing a **score of at least 675**.

3. No commercial vehicles, trucks, boats, trailers, motor homes, mobile homes, campers, recreation vehicles, (in excess of 18 feet) etc. are permitted to park on the premises. : Only 1 assigned parking space available per unit.

4. The current owner must provide the buyer with the Association Documents and Rules & Regulations. Buyer must include a copy of the Signed "**receipt of the Rules & regulations**" **included in this packet**.

5. Signed Affidavit for Payment Responsibility form & Signed Addendum to Application form.

6. No more than 2 occupants per bedroom are allowed to occupy unit.

7. Owner must supply the Board with a key to his/her apartment.

8. No pets are allowed at any time. No new rentals allowed.

This Sales 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! NO RENTALS ALLOWED!

Sabal Palm Village Condominium Association, Inc.

c/o Ambassador Community Management

7100 W Commercial Blvd, Suite 107

Lauderhill, Florida 33319

954-741-8811 Ext 205

lisa@ambassadormanagement.com

ADDENDUM TO APPLICATION

I, _____ understand, acknowledge and will abide by the Rules and Regulations pertaining to the issue of outsiders and/or renters living in your unit.

Per the Rules and Regulations,

1. You must be 55 years or older to own or rent.
2. You cannot rent your unit if it was purchased after 2010.
3. No individual may stay in your unit without you being present.
4. Visitors are only allowed to stay for 30 days, no longer, with the owner being present full time. If they stay more than 30 days with you, they will be required to submit an application for residency.
5. All guests with cars must have a guest sticker with valid dates on it.
6. Failure to abide by these Rules and Regulations will result in legal action, with all costs coming out of your pocket.

Name of buyer _____

Building/Unit to be purchased _____

Sworn to and subscribed by me this _____ day of _____ 20__

State of Florida

County of Broward County

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ The signer is Personally Known _____ or Produced Identification _____. Type of Identification produced _____.

Notary Seal:

Notary Public Signature _____

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: Sabal Palm Villas Condominium

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)

AFFIDAVIT

SABAL PALM CONDOMINIUM ASSOCIATION, INC.
5000 E. SABAL PALM BOULEVARD
TAMARAC, FLORIDA 33319
PHONE: 954-971-5510 FAX: 954-971-5579

BUILDING: _____

UNIT: _____

APPLICANTS

NAME(S): _____

**I, WE, THE UNDERSIGNED, HAVE READ AND
ACKNOWLEDGED THE DECLARATION OF CONDOMINIUM,
BYLAWS, ARTICLES OF INCORPORATION, AND RULES AND
REGULATIONS, AS AMENDED OF SABAL PALM
CONDOMINIUM ASSOCIATION, INC.**

**I, WE, AGREE TO ABIDE BY THE ABOVE WITH THE
UNDERSTANDING THAT IT IS FOR THE HEALTH, SAFETY
AND WELFARE OF THE OWNERS AND OF THE RESIDENTS.**

SIGNATURE OF AFFLIANT **DATE:** _____

SIGNATURE OF AFFLIANT **DATE:** _____

ADDITIONS TO RULES AND REGULATIONS
SABAL PALM CONDOMINIUM ASSOCIATION, INC.

JUNE 14TH 2017

SCREENING PROCEDURES

1. A copy of the signed Sales Contract along with a photo ID for each adult occupant.
2. Unless this is a cash sale, a minimum down payment of 20% of the purchase price is required and must be reflected on the Sales contract. This is a 55 and older community.
- 3.
4. A copy of a current credit report; from a qualified credit agency; showing a score of at least 675.
- 5.
6. No commercial vehicles, trucks, boats, trailers, motor homes, mobile homes, campers, recreation vehicles, (in excess of 18 feet) etc. are permitted to park on the premises.
7. Only 1 assigned parking space available per unit.
8. The current owner must provide the buyer with the Association Documents and Rules & Regulations.
9. Buyer must sign a copy of the "receipt of the Rules & Regulations affidavit"
10. No more than 2 occupants per bedroom are allowed to occupy unit.
11. Owner must supply the Board with a key to his/her apartment.
12. No pets are allowed at any time. This includes, but is not limited to, birds, dogs, cats, rabbits, & livestock.
13. The Association has 30 days from the date the application was accepted by the management company to approve or deny an application.
14. The applicant'(s) must make themselves available for a personal interview by the Board of Directors for approval.
15. No renting.

RULES AND REGULATIONS
SABAL PALM CONDOMINIUM ASSOCIATION, INC.
A 55+ Community
5000 Sabal Palm Boulevard, Tamarac, FL 33319
Phone: 954 971-5510 Fax: 954 971-5579

1. Sabal Palm Condominium is a community designed and intended to provide housing for residents who are age 55 and over. Apartments must be permanently occupied by at least one person age 55 or over. A notarized Affidavit of Age Verification is required by the Condominium, along with a photocopy of the driver's license of at least one 55+ occupant. In addition, no permanent occupancy of any apartment is permitted by persons under age 18.
2. Use of the apartment is for single family residency only.
- 3.
4. Occupancy regulations:

Efficiency apartment	No more than two occupants
One bedroom apartment	No more than two occupants
Two bedroom apartment	No more than four occupants
5. Maintenance and assessments shall be paid on time. The Condominium documents state that all maintenance payments are due no later than the 10th of the month or a fine will be due and payable.
6. No pets are allowed at any time.
7. No smoking in common areas at any time.
8. A copy of the Condominium Rules and Regulations will be given to the new owner/lessee at their interview. The Owner/landlord must provide the buyer/lessee with a copy of the Association's Documents. A copy of the Documents can be obtained from the office for \$40.
9. It is a State of Florida regulation that a duplicate copy of the keys to your apartment MUST be on file in the Condominium office (kept in a locked cabinet). This ruling is necessary in case of emergency or for maintenance problems.
10. At closing you should obtain:
 - The keys to apartment
 - The number of your assigned parking space
 - The building security key
 - Your mailbox number and key (If key is not available, the new owner is responsible for purchasing a new mailbox lock and meeting the mailperson to install the lock.)

- The number of the storage unit assigned to your unit.
Note: Third floor storage rooms are opened by the security key. For the first and second floors, it will be necessary to borrow a key from a neighbor to make a copy for the storeroom door. By order of the fire Marshall, no item can be left outside the storage lockers. The floor must be left unobstructed.
- *Laundry card...see below

11. Laundry room hours are 8 a.m. to 8 p.m. As a courtesy to your neighbors, please start your last load by 7 p.m. Please do not leave empty bottles or trash in the laundry rooms and remember to clean the lint filter after drying. If a machine is not working properly, please call the vendor's number posted on the machines to report the problem.

*Laundry card: Ask if previous owner has a laundry card. These cards are used like prepaid credit cards and can be credited with up to \$40 at a machine in the Condominium office. Each wash load costs \$1.25. A new card will cost \$8.00, payable by check made out to Sabal Palm Condominium.

12. Once you move in, notify the office of your new phone number so that your phone may be hooked up to the door buzzer. Note: You must have a local area code. Dial "0" to let a visitor in.

NOTE: Do not allow strangers into the building. Security must be maintained at all times

13. Leasing: Persons leasing a unit must go through the same application process as a purchaser. The process is handled by the Condominium office. A \$1,000 deposit is required. This will be returned at the end of the lease.

- **Apartments purchased after 2010 may not be leased**
- No lease shall be for more than one year
- Only one lease is permitted in a 12 month period
- Renewals or extensions of the lease are subject to re-approval by the Board of Directors.

14. You must notify the office in advance if guests will occupy your apartment when you are away.

15. Residents will be held responsible for the behavior of their guests and renters.

16. The moving of furniture in and out of an apartment is not permitted on Sundays or holidays. Hours for moving are restricted to the hours of 8 a.m. to 6 p.m., Monday through Saturday.

17. Please close the main water valve (water shut off) when you are away for more than a day or two.

18. In consideration of your neighbors, please use your garbage disposal between the hours of 8 a.m. and 10 p.m.

19. The dumpsters and recycling bins are located between buildings 4980-4990 and 5180-5190. When new furniture or appliances are delivered, please make arrangements with the vendor to haul away old items. It is

not permitted to dispose of these items in the Condominium dumpsters. The Condominium arranges for bulk pick up four times a year. The dates are posted near the mailboxes in the lobby of each building.

20. Do not approach the maintenance man to perform any services for you during working hours.

21. Any complaints or concerns are to be brought to the attention of the management office or the Condominium office and not to the maintenance staff.

22. Please keep unnecessary noise to a minimum between the hours of 11 p.m. and 9 a.m. This includes radios, stereos, televisions, etc.

23. Any carpentry, carpet laying, picture hangings or any work requiring hammering must be done between the hours of 9 a.m. and 8 p.m. only.

24. No supermarket carts are permitted in the building.

25. The property in front of a unit is common property and does not belong to the Unit Owner. Residents who wish to plant trees, shrubs, etc., on the common areas must consult with and obtain the written permission of the Board of Directors so that the overall appearance of the common areas will be satisfactory.

26. No structural changes are to be made without the approval of the Board of Directors. This includes the enclosure of patios, outside shutters and awnings, etc. Permission must be obtained from the Board to hang or place anything on exterior walls, such as signs, radio or television antennas, etc. Unit Owners shall not erect or cause to be erected any outdoor clothesline; nor is it permitted to erect a clothesline or dryer line on the patio which is plainly visible from the outside.

27. No industry, business, trade, occupation or profession of any kind shall be conducted, maintained, or permitted on any part of the condominium property. Nor shall any "For Sale" or "For Rent" signs or other window display signs or advertisements be permitted, except as designated by the Board of Directors.

28. The screened porch may be reserved for private parties through the Condominium office. The time must be cleared with the office and the area must be cleaned after use. A security deposit is required. The barbeque grills are available to Owners and the screened porch is available to Owners and guests for eating purposes at all times.

29. The clubhouse meeting room cannot be reserved for any activity without including all Unit Owners.

30. Barbeque grills are not permitted on the patios or any other location on the Condominium property, except for the grills provided at the clubhouse.

PARKING

31. Please do not back in to parking spaces. Only nose-in parking is permitted

32. Please come to the office with your license plate number and parking space number to receive a Sabal Palm Condominium car sticker. The sticker must be displayed in your left rear car window.

33. Only one assigned parking space is available per apartment. A second car must be parked in a guest spot and must also display a Sabal Palm Condominium car sticker.
34. If you have overnight guests, please come to the office to obtain a Guest Pass to be displayed in your guest's car.
35. No commercial vehicles, trucks, boats, trailers, motor homes, campers, recreational vehicles, motorcycles, mopeds, etc. are permitted to park on the premises overnight.
36. Please do not leave cars unattended at main entrances, the entrance to the clubhouse, or the driveways in front of the dumpsters.

RECREATION BUILDING

1. The use of the Recreational Building is limited to the residents and their guests.
2. No soap is to be used in the Sauna. Anyone using the Sauna does so at their own risk. (Check with doctor before using.)
3. Proper attire for persons using the auditorium, billiard, card, and exercise rooms shall include coverage of upper parts of the body and shoes.
4. Persons with wet bathing suits are not permitted in any part of the Recreational Building. Everyone in wet bathing suits must enter lavatories from the rear outside door.
5. Equipment of any nature, including furniture, is not to be removed from the Recreation Building.
6. Children under 18 years of age may not use the recreational and exercise equipment. No one under the age of 18 may use the Regulation Pool Table in the Billiard Room.
7. Ball playing, running, etc., is not permitted on the common elements, especially in the recreational area.
8. Residents will be held responsible for the conduct of their guests.
9. The Recreation Hall is off limits to secret societies or for any other uses deemed inadvisable by the Board of Directors.

POOL AREA

1. All bathers must shower before entering pool.
2. Running, ball playing, or any other activity contrary to good safety practices is forbidden at the pool area. No running dives into the pool are permitted.
3. Eating or drinking is forbidden in pool area.
4. Glassware of any kind is never permitted in pool area.

5. A wading pool is available for small children. A child not potty trained is not permitted in the pool without a special swim diaper.
6. Masks, floats, snorkels, fins or other such items, except life belts, may not be used in the pool.
7. Persons using oil or suntan lotions must cover the chairs or lounges with large towels. Such lotions or oils must be removed by showering before entering the pool.
8. No pets are allowed in or about the recreational or pool areas.
9. Using the pool, recreational building, and areas designated as recreational center is at your own risk.
10. No card playing or card tables will be permitted on the pool deck or under the canopy. Please use the screened-in area on the porch or patio area.
11. A three foot clearance between the coping around the pool and the seating area must be observed. All entrances and exits must have clear access.

ADDITIONS TO RULES AND REGULATIONS

At Open Board of Director's Meeting

May 11, 2015

1. By order of the Fire Marshall, no items can be left outside the lockers in the storage rooms. The floor must be left unobstructed.
2. The hallways are part of the condominium common areas. Please do not leave anything outside your unit door. This includes rugs, mats, shoes, carts, etc. If found, any item left in the hallway will be picked up and placed in the dumpster.
3. No pictures or ornaments may be placed on the walls of the lobbies or hallways without permission from the Board. Anything unapproved will be removed and brought to the office.

The only locations where pictures are authorized by the board are:

- A. Lobbies in specified and approved locations.
- B. Back doors leading to parking lots, which are regarded as vestibules.

4. A Service or Emotional Support animal can be permitted at Sabal Palm as a reasonable accommodation only if the owner has a verifiable disability, certified by a medical doctor. Complete documentation is required, including required immunization records.

However, any Service or Emotional Support animal must comply with City of Tamarac and Broward County Animal Control Ordinances:

- A. The animal must be on a leash at all times when outside its owner's unit.
- B. It is against the law for any person to allow a cat or dog to defecate at any of the following places:
 - The sidewalk of any public street, park, beach, or school ground or other designated area
 - Any private property not belonging to the pet owner (such as the common areas of Sabal Palm), unless the person makes an immediate effort to remove any feces/mess left by the pet
- C. The owner must dispose of the feces in a responsible manner by wrapping it in plastic or aluminum foil, so that there is no odor left in the garbage dumpster.
- D. If an animal is allowed to become a nuisance, such as excessive barking, the Board will determine the consequences on a case by case basis.
- E. Any violation of these rules will be reported to Broward Co. Animal Control, and fines can be levied, up to \$137.00 for the first offense. A warning will be recorded in the owner's file.

5. Civil behavior: Boundaries to be observed:

Pursuant to the governing documents, all residents are entitled to quiet, peaceful enjoyment of their residence at Sabal Palm. This specifically includes the social behavior in all common areas.

- A. Any disagreement that escalates to loud argument or threat of physical violence may result in a call to the police, and any report issued as a result of such incident will be recorded in the unit owner's file.
- B. The owner of the unit is entirely responsible for the behavior of his/her relatives, guests, and renters.
- C. Whether by an owner or renter, confrontational behavior is not welcomed at Sabal Palm and is strictly prohibited and will not be tolerated. This is a 55+ community that includes some older, more frail residents. All persons must therefore act as reasonable adults.
- D. Any action in violation of this rule or the relevant provisions of the governing documents may result in the levy of a monetary fine, submission of any dispute to non-binding arbitration pursuant to Florida Stat 718, or the filing of a lawsuit seeking to force compliance with the governing documents by the responsible owner, their renters, visitors, guests, or other offending party. Sabal Palm will seek any and all necessary remedies commensurate with the violation, to include removal and/or eviction of a non-compliant renter(s), visitor, guest, or other occupant of a unit.
- E. Any and all legal costs and reasonable attorney's fees incurred by Sabal Palm in the enforcement of its governing documents will be the responsibility of and charged back to the responsible owner.

6. Parking Spaces: When an owner or renter first applies for occupancy, he/she receives a parking assignment. Some parking spaces are stated in the deed for a unit, and cannot be changed.

- A. It has become necessary that parking regulations and assignments must be enforced, due to too many violations. Any temporary use of another person's parking space must be reported in writing to the office.
- B. NEW: If an owner has two cars, one will receive a sticker, and can park in his/her assigned parking space. The second car will receive a red guest placard, and must park in a guest parking space.
- C. The Board now has a "no tolerance" policy toward violations of parking regulations. A notice will be placed on vehicles parking in the wrong space. The second warning will result in being towed without notification.

7. A Grievance Committee has been established. Grievances must be submitted in writing and mailed or dropped at the office door.

8. The Board has selected a management company to help us improve the operation of our condominium.

The Manager's name, address, and the telephone number of our Manager are posted on the first floor lobby bulletin board. Please make a copy of the number and keep it in your personal phone book.

Please call our Manager, not an officer of the Board, for any day-to-day maintenance problem, and in case of emergency, you can call night or day.

You may leave a message. If necessary the call will be forwarded immediately to the Manager.

Please do not stop our maintenance man for any maintenance problem. Call our Manager, as he is responsible for these issues.

Addition to Rules & Regulations

May 11, 2015

No use or practice that interferes with the peaceful possession and proper use of the Property by its residents shall be allowed upon Condominium Property.

FOR ALL UNIT OWNERS AND THEIR GUESTS

The Rules and Regulations enumerated above as to the Condominium Property, the Condominium Units, and the Condominium in general shall be deemed in effect until amended by the Board of Directors of the Condominium Association and 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 that they are faithfully observed by the families, guests, invitees, servants, lessees, persons for whom they are responsible, and persons over whom their exercise control and supervision.

Violations of these Rules and Regulations may subject the violator to any and all remedies available to the Condominium Association and other Unit Owners pursuant to the terms of the Declaration of Condominium, the Articles of Incorporation of the Condominium Association, the By-Laws of the Condominium Association and by Florida Law. Violations may be remedied by the Condominium Association by injunction or other legal means and the Association shall be entitled to recover in said actions any and all courts costs incurred by it, together with reasonable attorney's fees, in addition to any remedies or rights which the Association or any Unit Owner may have to recover damages, cost and attorney's fees against any person violating the Rules and Regulations or the Declaration of the Condominium and any of the exhibits thereto.

The Board of Directors may, from time to time, adopt or amend previously adopted Rules and Regulations governing the details of the operation, use and maintenance, management and control of the common elements of the Condominium and any facilities or services made available to the Unit Owner.

Any waivers, consents or approvals given under the Rules and Regulations and/or any amendments or additions to these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval for any other purpose other than that which it identifies at the time of giving of such waiver, consent or approval.