



Ambassador Community Management

ISLES OF INVERRARY CONDOMINIUM ASSOCIATION **SALE / LEASE PACKAGE**

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 **\$50.00** Check or money order for each application made payable to **ISLES OF INVERRARY**. 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.**
(Sales applications require a Mortgage Commitment Letter from the bank/mortgage company which includes the amount of the loan, rate of interest, terms of the loan, and monthly P & I payment.)
2. **Married couple must provide proof of marriage if last names are different.**
3. **Copy of a current Credit Report.**
4. **Copy of pay stub's showing year to date income and copy of bank statements.**
5. **No Lease can be for less than 4 months, and no more than 1 lease in a 12 month period.**
OWNERS MUST HAVE TITLE TO THE UNIT FOR 36 MONTHS BEFORE THEY MAY RENT THEIR UNIT.
(A signed copy of the attached Lease Addendum is required to accompany the lease)
6. **Is this is a section 8 lease, yes ___ / No ___ If yes you must submit the section 8 housing voucher or copy of the section 8 application in order for the lease to be accepted.**
7. **No pets are allowed at any time.**
8. **No commercial vehicles, truck, etc. are allowed on property overnight.**
9. **The current owner must provide the buyer with the Association Documents and Rules & Regulations**

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!

Applicant's signature _____ Applicant's Signature _____



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.



**Ambassador
Community Management**

7100 West Commercial Blvd. Suite 107

Lauderhill, FL 33319

954-741-8811

www.ambassadormanagement.com

Interviews for approvals are held at the Isles of Inverrary clubhouse. You will be notified as to the date and time of your interview once your application has been processed. Application processing time is a minimum of 2 to 3 weeks from the date your application is accepted by Ambassador Community Management, please schedule your closing dates accordingly.

Applicant's Signature

Applicant's 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: Isles of Inverrary

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)



Resident Registration

Unit # _____

Please provide a United States Government issued I.D And current
Vehicle Registration

Name: _____

Make/Model: _____ Year _____ Color: _____

Vin: _____ Tag _____

Phone number: _____

Email: _____

Name: _____

Make/Model: _____ Year _____ Color: _____

Vin: _____ Tag _____

Phone number: _____

Email: _____



7100 West Commercial Blvd. Suite 107
Lauderhill, FL 33319 954-741-8811
www.ambassadormanagement.com

ISLES OF INVERRARY CONDOMINIUM ASSOCIATION, INC.

Everyone wants to live in a cordial, clean community. As residents you are responsible for your actions and how they affect your neighbors.

Enclosed are the recently updated Rules and Regulations of Isles of Inverrary Condominium Association, Inc. They were approved by the Board of Directors on October 9, 2019.

Please read these to familiarize yourself with them. Take note that those who violate rules will be called before the Fining Committee and fined the maximum amount allowed by law. Violations by renters and guests will be the responsibility of the unit owner and can lead to tenant evictions and/or monetary responsibilities. It is strongly suggested that you review these rules with your tenants and guests to avoid penalties.

If you see a resident that violates these rules, and have evidence such as photos or video of a violation, and you know which unit the person lives in, please report it to by going to <https://ambassadormanagement.com/ioi/> for instructions.

Thank you.

ISLES OF INVERRARY CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

Rev. 10/09/19

The following Rules and Regulations have been revised by the Board of Directors, and supersede all previously published or distributed Rules and Regulations.

Failure to comply with the rules and regulations listed below will result in a fine of the maximum amount permitted by law issued to the unit owner.

A. GARBAGE, RECYCLING, AND BULK PICK UP

- All garbage must be placed in plastic bags, tied closed, and placed in the trash chute or dumpster. If a garbage bag is too large to fit in the trash chute, it must be placed directly into the dumpster. If at any time the dumpster is full, report it to management, and place the garbage in the other building's dumpster. **To prevent problems with rodents and vermin, garbage must never be left on the floor inside or outside of the trash chute or dumpster rooms, or anywhere else besides the trash chute or dumpster.**
- All recyclables must be placed in the marked recycling bins. If the recycling bins are full, place recycling in the dumpsters. **Do not place garbage in recycling bins.** Recycling is picked up less often than garbage, so garbage placed in recycling bins will attract more rodents and vermin.
- Placement of full size boxes in the dumpsters cause trash overflows. For this reason, all boxes must be broken down flat before being placed in the dumpster, or left for bulk pickup on designated days.
- Bulk trash is picked up once monthly. The schedule is posted on the bulletin boards next to the elevators, and on the designated bulk trash area next to the tennis court. **Bulk trash (i.e., large appliances, large electronics, furniture, mattresses, or any other household items not including trash or recycling) can be left for pick up in the bulk trash area only on the day before bulk pick up is scheduled.** Large items shall never be left in the dumpster or dumpster room. Only unit owners or approved residents are allowed to use the bulk trash pick up service.

B. BUILDINGS AND COMMON AREAS

- No unit owner or tenant shall cause any employee of the Association to do any private work for them during normally scheduled work hours.

- The agents of the Association and any contractor or workman authorized by the Association may enter any unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Condominium or By-laws of the Association. Except in the case of an emergency, entry will be made by prearrangement with the respective occupant of the unit.
- Residents shall not make any excessively loud noises which may disturb other residents. Report any recurring problems to management. **IF THERE IS EXCESSIVE NOISE BEFORE 8:00AM OR AFTER 10:00PM, CALL THE NON-EMERGENCY POLICE NUMBER (954) 497-4700 FOR IMMEDIATE ASSISTANCE.**
- Unit owners shall ensure unit numbers are clearly displayed on the front doors of their units. Unit owners shall not be permitted to put their names on any entry of the unit or mail receptacles except in the proper places and the manner prescribed by the Association for such purposes.
- No owner, lessee or licensee shall install wiring for any electrical or telephone installation, and television antenna, machine, air-conditioning unit or the like on the exterior of the building, or which protrudes through the walls or roof of the building without first contacting management and obtaining approval from the Board of Directors.
- No draperies, shades, or the like shall be used on the exterior of any balcony or terrace. No sheets, blankets, aluminum foil, reflective film window tinting, advertising materials or the like are allowed to be used as window coverings or displayed in the windows. No sign of any kind shall be placed in or on windows, doors, balconies, terraces, facades or other exterior surfaces, except as approved by the Association. Nothing is to be hung over the railings or balconies.
- No barbecues of any kind are allowed on the balconies, terraces or catwalks. Use of barbecues in these areas is a severe fire and safety hazard. Barbecues must only be used on the North side of the pool fence or behind the clubhouse.
- No towels, bathing apparel, lines, etc. are to be dried or hung on the balcony or railings.
- Running, playing, and use of bicycles, scooters, skates, skateboards, toys or personal items are not allowed on common areas.
- Common areas are not to be used for ball playing or any other games except as provided at tennis courts.
- Bicycles can only be stored inside of units, or in designated tenant storage cells.
- No personal property is to be left on the walkways or common areas at any time.
- No soliciting by residents or nonresidents is allowed. Owners shall not allow entry to solicitors.

- All residents and guests shall appear in common areas only in appropriate attire. Cover ups must be worn over bathing suits, and tops, bottoms, and shoes must be worn at all times in common areas.
- Water shut-off valves must be turned off when leaving your unit for more than three days. **Any water damage caused by failure to turn off water shut off valves will be the unit owner's responsibility.**
- No combustible materials are to be placed in the storage areas.
- Unit owners or designated residents are responsible for removing all items from patios when a hurricane warning is issued. Hurricane shutters may be installed upon written approval from the Board of Directors. On patios, white roll up or accordion style shutters are permitted. On windows, white accordion style shutters are permitted. Specifications, contractor license/insurance information, and permit documentation must be submitted to the Board of Directors for review. Shutters shall not be installed until the Board of Directors approves the work. **ALL SHUTTER MAINTENANCE AND ANY DAMAGE TO THE BUILDING IS THE RESPONSIBILITY OF THE UNIT OWNER.**
- Moving in and out of the building must be done between the hours of 9:00 A.M. and 5:00 P.M. Arrangements must be made at least two business days in advance with management, for the pads to be placed in the elevators.
- Only plants in their containers may be in the exterior entry area of each unit. All plants and containers must be confined within the perimeters of the tiled entry area. No part of the plants may touch any of the walls or ceiling. No item may block the doorway or impede the ingress or egress from the unit. Care for this area, and the plants contained within, will be the responsibility of the unit owner. Balconies and entryways should be kept tidy and free of clutter at all times.
- There are to be no unapproved animals of any kind allowed in the units or on common areas.
- Unit owners will be held responsible for the actions of their guests, invitees and lessees; and any damage shall be repaired at the expense of such owners.
- Complaints regarding the management of the units and the common elements or regarding actions of the other owners or tenants shall be made in writing through the Management Company.
- **NO SMOKING** of any kind is allowed in common areas.

C. VEHICLES AND PARKING REGULATIONS

- NO BOATS, TRAILERS, BUSES, CAMPERS, MOBILE HOMES, OR MOTOR HOMES are permitted on the Condominium property.
- NO PANEL VANS OR COMMERCIAL VEHICLES (This includes all vehicles with any lettering or advertising, vehicles with any commercial apparatus used for hauling materials or any vehicle which has any equipment that is not concealed within the vehicle) are allowed to be parked on the property between the hours of 9:00 P.M. and 7:00 A.M.
- Only pickup trucks with approved matching tonneau covers are allowed overnight.
- No vehicles at any time shall be parked on the grass, in a fire lane, in a handicapped space without permit, in front of any entry or exit gate, or in such a way as to prevent normal use of any other parking space or common element.
- Vehicles must be pulled up to the bumper and parked within the lines.
- Vehicles must be parked front-in. No back-in parking is allowed.
- No self powered vehicle which cannot operate on its own power shall remain on the property for more than 24 hours.
- NO REPAIRS of vehicles shall be made on the Condominium property.
- All vehicles must have current license plates and tags appropriately attached to the rear of the vehicle.
- All vehicles on the property at any time must be registered in the parking lot monitoring system.
- Trespassing, tailgating, or running the front gate is not allowed. All visitors must go through the visitor's gate. Any damage done to the front gate by owners, residents, or visitors will be the associated unit owner's responsibility.
- Resident gate stickers are for use by residents only and shall not be shared with visitors.
- Coverings shall not be placed over any vehicle without approval from the Board of Directors.
- NO CAR WASHING is allowed on the Property.

ANY VEHICLE(S) THAT IS IN VIOLATION OF THE ABOVE-MENTIONED RULES ARE SUBJECT TO BOOTING OR TOWING AT THE VEHICLE OWNER'S EXPENSE!!!!!!

D. SALES AND LEASES

- No owner may convey, transfer (including quit-claim deeds), dispose of, or lease their unit without the approval of the Board of Directors. **Any sale or lease without the approval of the Board of Directors shall be invalid. No owner may lease their unit until they have owned it for a period of 3 years.**
- An owner must submit an application to the Board of Directors a minimum of thirty (30) days prior to the closing date of a sale or commencement date of a lease. A copy of the lease, sales contract, and any other information requested must accompany the application.
- No unit may be rented for a term of less than four (4) months or more than one (1) time in any calendar year.
- Any unit that is delinquent in maintenance fees will automatically be denied approval of the lease or purchase.
- Anyone residing on the property for more than 30 days per calendar year must be screened and approved by the Board.

E. POOL AND RECREATION AREA RULES AND REGULATIONS

POOL/SPA HOURS: Dawn to Dusk

- The pool area shall only be accessed with the use of a pool fob which can be obtained by contacting management. Each person must ensure that the pool gates are properly closed and latched behind them whenever they enter or exit the pool area.
- No visitors are allowed in the pool area unless accompanied at all times by a unit owner or approved resident. Sole responsibility for the safety and conduct of the visitors using the pool or pool area lies with the unit owner or approved resident.
- All minors in the pool area should be accompanied at all times by a parent or legal guardian. Sole responsibility for the safety and conduct of the children using the pool or pool area lies with the parent or adult guardian.
- All persons visiting the pool area must clean up after themselves. Clean up all trash and mess before leaving the pool area.

- Anybody in the pool area after dark is considered trespassing. Please **CALL THE NON-EMERGENCY POLICE NUMBER (954) 497-4700 TO HAVE THEM REMOVED IMMEDIATELY.**
- Anybody using the shower must ensure the water valve is completely closed prior to leaving shower area.
- Showers must be taken before entering the pool to remove suntan oil.
- No person having any disease of the eyes, ears, nose, throat or skin, or any communicable disease shall be permitted in the pool.
- No toys or rafts are allowed in the pool or spa.
- No horseplay shall be permitted in the pool area.
- No glass is permitted in the pool or cabana areas.
- No furniture provided for the pool or common areas may be removed therefrom.
- Persons using suntan lotion or oil must protect the lounges by covering them with a towel.
- No infants in diapers, non toilet-trained children, or any person that cannot control their bladder or bowels are allowed in the pool or whirlpool at any time.
- No personal items shall be left unattended in the pool area at any time.
- After use of the pool, please empty ashtrays and replace chairs and lounges in a tidy manner.
- No one under the age of 16 should use the whirlpool.
- **NO DIVING** is allowed.
- Nothing may be hung on the pool fencing.

F. CLUBHOUSE

- All minors in the clubhouse should be accompanied at all times by an adult or guardian over the age of 18.
- **NO SMOKING** is allowed in the clubhouse at any time.
- When using the kitchen, you must clean up after yourself.

- Turn off all lights, fans, and air conditioning when leaving.
- Contact Management to rent the clubhouse for exclusive use.

G. MISCELLANEOUS

- Any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time.
- These Rules and Regulations may be modified, added to or repealed at any time by the Board of Directors.
- Official Association and Meeting Notices will be placed on the bulletin boards or entrance doors of Buildings 1 & 2. All residents are encouraged to attend official Association meetings.

ADDENDUM TO LEASE AGREEMENT

This Agreement entered into this _____ day of _____, 201____, by and between _____ Owners (Lessor) of Bldg. _____; Unit _____ at the Isles of Inverrary Condominium Association, Inc., located at _____, Lauderhill, FL 33313; _____ (Lessee) and the Isles of Inverrary 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 of Bldg. _____; Unit _____ at the Isles of Inverrary Condominium Association, Inc.;

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

WHEREAS, Association has the authority, right and entitlement to approve a Lease as provided under Article XVIII of the Declaration of Condominium as recorded in Official Record Book 9694, at Page 364 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 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. Association shall conditionally approve the proposed Lease of Bldg _____; Unit _____ to Lessee, pursuant to the following conditions:
 - a. Lessor directs Lessee to furnish all rental payment due and owing under the Lease to the Association;
 - b. Lessor assigns to the Association, such rental payment for the duration of the Lease 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.
2. Lessee shall pay such rents to Association, as directed, until notified to the contrary. In the event that Lessor should, again, become delinquent in the payment of any and all maintenance

or special assessments to the Association, Association may, again, direct Lessee to pay such monies to the Association and Lessee acknowledges and agrees that Lessee shall so act.

3. Lessor specifically permits and does authorize Association to take any and all action to collect rents 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 the Lessor, as provided under the Declaration.
4. 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 _____, 201_____

Lessor(s):

Lessee(s):

ISLES OF INVERRARY CONDOMINIUM
ASSOCIATION, INC.

By: _____