



Ambassador Community Management Inc
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Willow Gardens Condominium Association
APPLICATION FOR SHORT TERM, SEASONAL LEASE

Renting a unit in Willow Gardens Condominium is subject to the approval of the Board of Directors and occupancy before approval is not permitted. All the information below must be submitted to the board of directors and mailed to AMBASSADOR MANAGEMENT **at least 2 weeks before the tenant's arrival.**

- A **photo ID** of each tenant must accompany this request as proof that at least one tenants is **55 years of age or older.**
- A check of **\$100.00** payable by the owner to Willow Gardens Condominium must accompany this request. This payment does not constitute a rental approval and is not refundable.
- The **lease must not exceed 6 months, and no pets are allowed.**
- The use of the condo is reserved for a **single family.** No children under the age of 18.
- Subletting or occupying this unit by other people in absence Of the tenant is not allowed.

Unit address: _____ App. #: _____ Stat. #: _____
 City: _____ State: _____ Zip code: _____
 OWNER: _____ Tel: _____ Email: _____
 Sponsored by: _____ Tel: _____ Email: _____

Rental period: _____ to _____

Name of tenants: _____ Age: _____
 _____ Age: _____

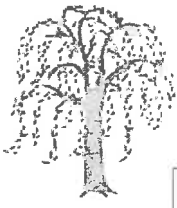
Current address: _____
 Tel: _____ Cel: _____ Email: _____
 Car model _____ Year _____ Lic.Tag _____ State _____

The tenants confirm having read the general and rental regulations and they undertake for themselves and for their visitors, that **anybody will respect the regulations** currently in force or which may become so during the rental. The tenant must refer to the owner or his sponsor for any problem in the rented unit.

Signed by:
 Owner: _____ Date: _____
 Tenant: _____ Date: _____
 Tenant: _____ Date: _____
 Sponsor: _____ Date: _____

Approved by: _____ Date: _____
 for the board of directors

Adopted March 17, 2020



Willow Gardens Condominium

RULES AND REGULATIONS

Revised and adopted by the board, March 17th 2020

GENERAL RULES

In order to create an atmosphere of good will and harmony, and to assist each other collectively, the owners of Willow Gardens Condominiums Inc. agree that these rules and regulations must be observed to ensure a peaceful life. Any behaviour that could harm the quality of life and tranquillity of residents cannot be tolerated.

Smoking is prohibited within 30 feet of the building and in all common areas. No animal or pets of any kind shall be kept in apartments or on the property of Willow Gardens Condominium without the Board of director's authorization. No unit owner, except authorized personnel, is to direct Maintenance Companies under Contract with Phase III. Unit owners should not solicit any employee of those companies for any private business in connection with their apartment during working hours.

Walkways, elevator entrances, and stairways are for pedestrian use only. It is not allowed to use chairs, blankets etc. for sitting on grass areas or walkways around the building. Planting of any kind by unit owners is prohibited without the Board authorization. No modification of the building outside, (door, windows, colour, etc.) can be made without the Board's authorization.

Guests

Unit owners are held accountable for the behaviour of their guests in accordance with regulations. Any damage to our equipment or property by a guest is the responsibility of the unit owner. If a guest's stay lasts more than 24 hours, you should notify the board.

In the owner's absence, only family members registered on application form (father, mother, children and grandchildren, at least one of whom is over the age of 18), may occupy the apartment. For security purposes, the owner will have to inform the council one week before their arrival of the names of the family members who will occupy the condo in his absence. Occupying an apartment for more than 30 consecutive days in the owners absence will be deemed as the annual lease, unless specific permission of the Board.

Leasing

Rules for the rental of units see Addendum-1 revision March 2020

COMMON PLACES OF THE WILLOW BUILDING

The Laundry room

Use the laundry room on your floor and keep the room and appliances clean after use. It is mandatory to clean the lint filter of the dryer after each use. Washers and dryers are prohibited in any units.

Clotheslines or any form of dryer are prohibited in unclosed Florida rooms. It is also not permitted to dry carpets, towels, etc. on the hedges on the 1st floor or on the ramps of the upper floors, a matter of safety and aesthetics.

The Card room

The room must be booked in advance. Everything must be stored and left clean after use. Political or religious activity and storage of personal effects are not permitted.

The work shop

The workshop on the 3rd floor is available to the owners for light works. Works not relevant to our building or the Contracting out Phase is not permitted. The room must be cleaned after use. Storage of personal belongings is not allowed (except bicycles).

The Storage lockers

It is prohibited to store flammable, hazardous or strong vapour materials.

The breezeway

The breezeway is a place for social meeting as 5 to 7. Smoking or eating is not allowed. Lowering the voice after 10 PM would be appropriate to respect the peace of mind of nearby residents.

Garbage, recycling and bulky items

Garbage must be tied in waterproof plastic bags, secured and put in the garbage fall or in the container provided for this purpose. Boxes must be broken.

Please be aware: waste must not exceed the height of the container or we will face a fine of \$150 or more. Cameras on the trucks take pictures of container and address of the building, and will come with the date of the offence and the fine.

Recycling: Newspapers must be placed in the green container.

Bulky items (furniture, fridge, etc.) must be taken out only the day before the date of collection (dates for the year displayed on the breezeway table).

Parking lots

A parking lot is assigned to each unit and an up-to-date list is maintained by the board. No one may use another owner's parking lot unless there is a temporary written permission from the owner.

A parking exchange agreement may be entered between owners agreeing to it by written agreement signed and forwarded to the board for approval and updating of the parking list. The board ensures that parking spaces are respected and used. It could occur in an exceptional case, urgent or temporary (for example for work on the building, bigger vehicle, etc.).

All vehicles must be front parked to protect vegetation and condos from exhaust fumes. It is prohibited to park any type of commercial vehicle, recreational vehicle, trailer etc. No mechanical repairs are allowed. No vehicle should be left in such a way as to interfere with free or reserved access. There are many *GUEST* parking lots to be used by visitors. A space is reserved at the last parking lot, west end of the building for washing car. A hose is available for this purpose.

LIMITED ACCESS

Roof access

For roof protection, the door leading to it must be locked at all times. All access to the roof must be supervised. If "urgent" personal access is required, contact the Maintenance Vice President.

During the summer months, for roof access (service to pay) contact either:

- SCL BOUCHARD (Jacques Méthot) : 954-257-8874 or
- WATCHING YOUR FLORIDA HOME (Rick Azelton W108): 954-998-3937

A person will have to accompany the worker and make sure that everything is in order and relock after the work. If the roof has been damaged, the owner would be held responsible for the repairs. The board holds photos of the roof and equipment.

Parabolic antenna: to install or have adjustments made to a satellite dish, contact the maintenance vice president. The same rules access applies.

Access to apartments

In case of emergency or for any reason permitted by the declaration of condominium or by the laws, any administrator accompanied by another person may access to a condo, even in the absence of an owner.

HAWAIIAN GARDENS PHASE III COMMON PLACES

Rules and Regulations adopted and displayed by the center board must always be respected. Smoking is prohibited in all common places.

Walking around the lake

The walkways around the lake are reserved for pedestrians only. You can't use bicycle, board or roller skate, play ball or run. Wearing shoes and T-shirt is mandatory.

The BBQ place

Moderation for the use of BBQ affects everyone. Its number of uses should be limited to three times a week. The reservation of the table must be made after 8 o'clock on the day of the event with a tablecloth and small brick. The tablecloths put before 8 a.m. will be removed. Thursdays and Sundays are the evenings reserved for Phase III owners and their guests who live there. Users are responsible for cleaning and disposing of garbage. Unbreakable dishes and glasses are highly recommended. Use personal garbage bags and throw them in your building's garbage container. Do not throw food or liquids into the lake, grass or hedge. Do not pour marinade over your food while cooking. Clean barbecue grills and close propane tank valves. Put the chairs back in their place and clean the table. Turn off the lights before you leave.

The pool

Use of the pool is at your own risk. The shower is mandatory before entering the pool. It is forbidden to jump or dive in the pool. Smoking is prohibited. Drinks and food are forbidden (exception: common Garden Party activity). Plastic or unbreakable water bottles are permitted. Poolside chairs are primarily for the use of the condo owners. They should never be reserved. When space is limited, owners must provide additional chairs for their visitors.

The CLUB HOUSE

When a special event takes place in the main part, the exercise, card and pool rooms must be closed. No equipment or chair can be borrowed without the permission of Phase III board. If so, everything must be returned in the same day. No political or religious activity is allowed. Guests under 18 years old of age are not allowed to use any clubhouse equipment unless accompanied by a parent or an adult.

The board of directors Willow Gardens Condominium

Email: gardenswillow5100@gmail.com



Willow Gardens Condominium

ADDENDUM No. 1 to Rules and Regulations Adopted March 17th 2020

RULES GOVERNING THE RENTAL OF CONDO UNITS

These rules, adopted by the **Board of Directors** supersede all previously adopted rules and amendments.

Whereas:

Under Article 11.1 of the By-Laws, the Board of Directors may adopt rules regarding the details of operations and use of the premises under the conditions that these rules do not conflict with the Condominium Act (Florida Statutes 718) the Declaration of Condominium, the Articles of Incorporation and the said By-Laws

Hawaiian Gardens Phase III is reserved for people aged 55 and over;

Hawaiian Gardens Phase III owners want to live in a quiet, peaceful environment and enjoy common facilities available to them;

Rental of condo units must be considered an **occasional accommodation** for owners; not an objective in itself.

The term rental is not limited to rent to an outsider for pecuniary compensation, it means any kind of occupation, in the absence of the owner, by third parties who are not the parents, children and grandchildren of the owner, either with or without pay of any kind.

1. An owner cannot rent his condo unit for a period of 2 years (24 months) from the date of the purchase contract of his condo unit. Notwithstanding same, the Board in its sole discretion may allow renting in the following situations:

- an important sickness making it impossible to a new owner to come to Florida
- a decease
- leasing to the person who sold the apartment
- continuity; leasing to the same person who was renting before the sale
- other reason accepted unanimously by the members of the Board

2. Any rental application must be submitted to a member of the Board of Directors for approval on the form provided for that purpose. Proper identification of the lessee must be provided by a copy of the driver's licence or the passport. The application must comply with the requirements of article 12 hereafter.

3. An owner may rent his condo unit only once between October 1st and September 30th of the following year.
4. Rental is limited to a maximum of 6 months.
5. A rental is only allowed for a maximum of two people and must be at least 55 years old.
6. No families with children under 18 years of age are allowed to rent a condo unit.
7. The occupancy is only for the tenant, his family and guests. No more than four adults shall regularly occupy a one-bedroom apartment, and no more than six adults shall regularly occupy a two-bedroom apartment. Tenants can, with the approval of the owner, receive visitors, during their stay, for a maximum of 14 days, consecutive or not.
8. At least one week before the date of their arrival the lessee shall advise a member of the Board of the names and length of stay of his visitors.
9. At any time, the Board may withdraw the right to visitors if it considers the behavior of visitors disrupts the tranquility and harmony that owners wish to retain.
10. No tenant shall have any animal whatsoever, and any kind of smoking is strictly prohibited at less than 30 feet of the building.
11. For each rental, the owner shall designate a contact person (sponsor) who must be an owner of WILLOW Gardens (occasionally an owner of Phase 3) and be present on site during the rental period. This person shall respond for the owner to the Board of Directors during the rental period.
12. Application forms for rental approval must be signed by the owner, the tenant and the sponsor. This application must be submitted to a member of the Board of Directors at least one month before the scheduled date for the start of the rental period and be accompanied by a check in the amount of \$100.00 US made payable to WILLOW Gardens Condominium, covering the cost of opening a file and verification. Applications for approval and fee of \$100.00 are applicable to each rental, thus recurring year after year, even if it is the same lessee.
13. The owner must provide all keys necessary to the tenant before his arrival (think of a double for the sponsor) and a copy of the General Rules and Regulations of Willow Gardens. The keys left to the Board of Directors for emergency situations and those for the common areas will never be left to tenants.

14. The owner is responsible for the behaviour of his lessees and their guests, their compliance with the regulations and all damages to the property and the common elements

15. The owner is the sole responsible for fulfilling all obligation and payment of all applicable taxes.

The Board of Directors