



Ambassador Community Management

7100 West Commercial Blvd. Suite 107

Lauderhill, FL 33319

954-741-8811

www.ambassadormanagement.com

GLADIOLA GARDENS CONDOMINIUM ASSOCIATION **SALE PACKAGE**

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

The attached application forms **MUST** be completed in full by each adult applicant.

(*other than Husband/Wife which is considered one application) and returned to Ambassador Community Management along with a **\$100.00** Check or money order for each application made payable to **GLADIOLA GARDENS CONDOMINIUM**. This application fee is non-refundable.

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

1. Signed copy of the Sales Contract along with photo ID for each adult occupant.

*If the applicants are not married we need two separate applications with two separate fees. If you are married but have different last names, please submit a copy of the marriage certificate.

2. Applicant must supply a copy of a current credit report from a certified credit agency (Credit Karma, Transunion, Experian, Equifax) applicant must have a minimum credit score of 700

3. Applicant must have a minimum annual income of \$40,000.00 and must supply proof of income. Proof of income can be most recent tax return, including all W-2's or other income verification from employer, Social Security or bank statements.

4. If applicant does not have annual income of \$40,000.00-applicant must have verifiable assets of \$70,000 or more (bank accounts, investments, property, etc)

5. If self-employed the applicant must submit a copy of their personal and Business Bank Account..

6. The current owner must provide the buyer with the Association Documents and Rules & Regulations

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

8. No Pets 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!

Mortgage Commitment letter

Unless this is a cash sale, a Mortgage Commitment letter from the bank/mortgage company must accompany the application.

Applications will not be accepted for processing unless the Mortgage Commitment letter is included with this packet.

Mortgage Commitment letter must state

1. The amount of the loan
2. The rate of the loan
3. The terms of the loan
4. The monthly payment
5. The interest

By signing below, you accept and agree to the requirement of supplying the Mortgage Commitment Letter and understand that your application may be denied if you are unable to comply with this requirement.

Signature of Applicant

Date

Signature of Applicant

DATE

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: Gladiola Gardens 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 _____

ASF

NOTE: Payment of the 100.00 Screening Fee does not in any way constitute approval for this transaction.

APPLICATION FOR RESALE OR LEASE

Date: _____

Name of Community: **GLADIOLA GARDENS CONDOMINIUM ASSOCIATION, INC.**

Unit Address: _____
City _____ State _____ Zip _____

Present Owner(s) _____ Phone _____

I/we submit the following information to your Board of Directors regarding my/our resale/lease of the unit and community listed above:

If Sale: Approximate Closing Date: _____

If Lease: Lease Term is: From _____ To _____

If Lease: Owner Address for Billing, other than Unit Address: _____
City _____ State _____ Zip _____

The following information must be completed by prospective purchaser/lessee:

Transfer fee must accompany this application and all maintenance must be current

Full Name: _____ Date of Birth _____ Social Security Number _____
(Husband)* _____

(Wife)* _____

*If not husband and wife, each applicant must fill out separate application with fee.

NOTE: As a result of the Fair Housing Act, the following information is required to be provided: Name and ages of all occupants including owners and renters residing in the unit.

Name: _____ Date of Birth _____ Relationship _____

Present Address: _____
City _____ State _____ Zip _____

Length of time at present Address: _____ Phone: _____

Former landlord name: _____ Phone: _____

Former Address: _____

Length of time at former Address: _____

If presently employed:

Husband's occupation & employer: _____

Employer's address & phone: _____
Phone: _____

Wife's occupation & employer: _____

Employer's address & phone: _____
Phone: _____

Vehicle Make and Model _____ Year _____ License Tag Number _____ State _____

Bank References

1. Name of Bank: _____ Checking Savings
 Officer to Contact: _____ Phone _____
 Address of Bank: _____
2. Name of Bank: _____ Checking Savings
 Officer to Contact: _____ Phone _____
 Address of Bank: _____

Personal References. Local if Possible. NOT RELATIVES

	<u>Name</u>	<u>Address</u>	<u>Phone</u>
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

Credit References

1. Name: _____ Acct. # _____
 Address: _____ Phone: _____
2. Name: _____ Acct. # _____
 Address: _____ Phone: _____
3. Name: _____ Acct. # _____
 Address: _____ Phone: _____

Name of Fraternal or Civic Organizations of which you are a Member

1. _____
2. _____

Pet(s)

Will there be any pets in the Unit? Yes No If yes, list type, size and number of pet(s):

In completing and executing this Application, I/we represent to the Board of Directors that the purpose for the purchase/lease of this unit is as follows:

- Permanent Residence Winter Residence Investment Only

I/we understand that acceptance for purchase/lease in this Community is conditioned upon the approval of the Board of Directors. Accordingly, I/we hereby agree for myself and on behalf of all persons who may use the unit which I/we seek to purchase or lease that I/we will abide by all restrictions contained in the By-Laws and all other By-Laws, Rules and Regulations or Restrictions which may in the future be imposed by the Board of Directors. I

have received a copy of all Association Documents and Rules and Regulations: Yes No

I/we understand that the Board of Directors may cause to be instituted an investigation or my/our background as the Board may deem necessary. Accordingly, I/we specifically authorize the Board of Directors to make such investigation and agree that the information contained herein may be used in such investigation and that the Board of Directors and Officers shall be held harmless from any action or claim by me/us in connection with the use of the information contained herein or any investigation connected with the use of the information contained herein or any investigation conducted by the Board of Directors.

I/we understand that sub-leasing or occupancy of this unit in my/our absence is not permitted without prior written approval of the Board of Directors.

I/we understand that payment of the \$ _____ Screening Fee does not in any way constitute approval for this transaction.

In witness whereof, I/we have executed the foregoing application this _____ day of _____, 20__

Owner: _____ Applicant: _____

Owner: _____ Applicant: _____

C/o Association Services of Florida
10112 USA Today Way
Miramar, Florida 33025
Phone: 954-922-3514 - Fax: 954-922-9199

APT. _____

AN AGE 55 OR OVER RESIDENTIAL COMMARTMENTY

APPLICATION FOR PURCHASE, TRANSFER, GIFT, DEVISE OR INHERITANCE APPROVAL

- 1 - This application, an application for approval, and authorization forms must be completed in detail by each proposed adult occupant, other than husband/wife or parent/dependent child (which is considered one applicant).
- 2 - If any question is not answered or left blank, this application will be returned, not processed and not approved.
- 3 - Please attach a copy of the sales contract to this application.
- 4 - Please attach a non-refundable processing fee of \$100.00 to this application, made payable to **GLADIOLA GARDENS CONDOMINIUM, INC.** for each applicant, other than husband/wife or parent/dependent child (which is considered one applicant).
- 5 - Acceptance of the processing fee does not in any way constitute approval of this transaction.
- 6 - The completed application must be submitted to the Association Management office at least 30 days prior to the expected closing date.
- 7 - All applicants must make themselves available for a personal interview prior to final Board of Directors approval. Occupancy prior to Board of Directors approval is prohibited.
- 8 - **GLADIOLA GARDENS CONDOMINIUM, INC.** is a community designed and intended to provide housing for residents who are age 55 or over. Apartments must be permanently occupied by at least one person age 55 or over. In addition, no permanent occupancy of any apartment is permitted by a person under age 18.
- 9 - No pets allowed at any time.
- 10 - Use of this apartment is for single family residence only. No corporation, company, partnership, or trust may purchase an apartment.
- 11 - No commercial vehicles, trucks, boats, trailers, motor homes, mobile homes, campers, recreational vehicles, motorcycles, mopeds, etc. permitted to park on the premises overnight.
- 12 - Only 1 assigned parking spaces available per apartment.
- 13 - The seller (current owner) must provide the purchaser with a copy of all Association Documents and Rules & Regulations otherwise, you must purchase them from the Association
- 14 - Purchaser must notify the Association Management office with the exact date of their closing.
- 15 - Occupancy regulations:
One bedroom apartment - no more than 2 occupants.
Two bedroom apartment - no more than 4 occupants.
- 16 - Moving of furniture in or out of an apartment is not permitted on Sundays or Holidays. Hours for moving are from 8:00 A.M. to 10:00 P.M., Monday through Saturday.

MUST PRINT OR TYPE ALL INFORMATION ON THESE FORMS

Date _____ Apartment Number _____ Approx. Closing Date _____

Current Owner's Name _____ Tele. No. _____

Owner's Present Address _____

Name of Realtor Handling Sale _____ Tele. No. _____

NAME of Prospective Purchaser (as Title will appear):

a. _____ b. _____ (Spouse)

MORTGAGE INFORMATION: (If apartment will be mortgaged):

Name of Lender _____ Tele. No. _____

Address _____

(Continued on Back)

OTHER PERSONS who will occupy the apartment with you:

<u>Name</u>	<u>Age</u>	<u>Relationship / Occupation</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Have you ever seasonally resided in Florida before? ____ If yes, please state the name, address and dates of residency:

If retired, please state the company's name and address retired from and when retired: _____

Have you ever been convicted or pled to a crime? ____ If yes, please state the date(s), charge(s) and disposition(s):

1. In making the foregoing application, I represent to the Board of Directors that the purpose for the Purchase of a apartment at GLADIOLA GARDENS CONDOMINIUM is as follows:

Permanent Residence ____ Seasonal Residence ____ Other (Explain) _____

2. I hereby agree for myself and on behalf of all persons who may use the apartment which I seek to purchase that I will abide by all of the restrictions contained in the Bylaws, Rules and Regulations, Association Documents, and restrictions which are or may in the future be imposed by the GLADIOLA GARDENS CONDOMINIUM, INC.

3. I have received a copy of all Association Documents: Yes ____ No ____
I have received a copy of the Rules & Regulations: Yes ____ No ____

4. I understand that I will be advised by the Board of Directors of either acceptance or denial of this application. Occupancy prior to Board of Directors approval is prohibited.

5. If this application is accepted, I will provide the Association with a copy of the Closing Statement and a copy of the recorded Deed within 30 days after closing.

6. I understand that there is a restriction on pets and that I may not bring a pet, nor may any guest, visitor or tenant bring a pet into GLADIOLA GARDENS, nor acquire one, either temporarily or permanently after occupancy.

7. I understand that the acceptance for purchase of an apartment at GLADIOLA GARDENS is conditioned in part upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation, falsification or omission of information on these forms will result in the automatic disqualification of my application. Occupancy prior to Board of Directors approval is prohibited.

8. I understand that the Board of Directors of GLADIOLA GARDENS CONDOMINIUM, INC. may cause to be instituted an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors, Management and _____ to make such investigation and agree that the information contained in this and the attached application may be used in such investigation, and that the Board of Directors, Officers and Management of the GLADIOLA GARDENS CONDOMINIUM, INC. itself shall be held harmless from any 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 GLADIOLA GARDENS CONDOMINIUM, INC. 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 _____ APPLICANT _____

Gladiola Gardens Condominium, Inc.

C/O Association Services of Florida
10112 USA Today Way
Miramar, Florida 33025

APPROVAL OF RULES & REGULATIONS

I (we) the undersigned have read a copy of the rules and regulations of the Karisa Gardens Condominium, Inc. By signing this form I (we) agree to abide by all of the rules that are part of the Rules & Regulations.

Date _____

By _____

Print Name _____

By _____

Print Name _____

Gladiola Gardens Condominium

Hawaiian Gardens, phase V



Rules and Regulations

December 2020

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RULES ET REGULATIONS

Condominium purchase criteria

To ensure that new owners of a condo have the financial capacity to cover the costs inherent in this type of property, we have established the following criteria for a buyer to qualify as a potential buyer in Gladiola Gardens:

1. A minimum credit score of 700; the potential buyer will need to present their credit report from a certified credit firm (Credit Karma, Transunion, Experian, Equifax).

AND

2. The potential buyer must have a minimum income of \$ 40,000.00; he will need to present proof of income such as a tax report, letter from an employer or bank statements.

OR

an amount of assets of \$ 70,000.00 verifiable by bank statements, proof of investment or title deeds.

Occupation of a condo

1.

- a) No more than two (2) people should occupy, on a regular basis, an apartment of one (1) bedroom and no more than four (4) people should occupy, on a regular basis, an apartment of two (2) bedrooms. (Ref. Doc. 12.1A)
- b) Each unit must be occupied by at least one (1) person fifty-five (55) years old. (Ref. Doc. 12.1B)
- c) A person under eighteen (18) years can not reside more than thirty (30) days per calendar year. (Ref. Doc. 12.1B)

2-

- a) When the owner occupies his apartment, he can have invitees in his apartment for unlimited duration and frequency, if they are members of his immediate family; members of his immediate family is defined as parents or relatives of his wife (brothers, sisters, children and grandchildren) (Ref. Doc. 12.8)

Other guests who are not members of their immediate family may reside but the number of visits added together, must not exceed sixty (60) days in any twelve (12) months.

- b) When the owner does not occupy his apartment, if they are members of his immediate family, the right of residence is limited to sixty (60) calendar days during any period of twelve (12) months. (Ref. Doc. 12.8)

Other guests who are not members of his immediate family may reside but the number of visits, added together, must not exceed fourteen (14) days in any period of twelve (12) months.

3. The association must be notified 7 days before the arrival of guests. The notice must include the names and addresses, length of stay, relationship to the owner and the identification of the vehicle (make, model, registration). (Ref. Doc. 12.8.4)
4. No animals or pets can be kept by the owner, a guest or a tenant in an apartment or on the property of the Association.
5. Each owner must change the battery of the smoke detector in his apartment every twelve (12) months. Compliance with the regulations of the fire department is the responsibility of each owner.
6. The use of BBQ in an apartment or on the patio terrace is prohibited.
7. Installation and use of washers and dryers are strictly prohibited inside the apartments.
8. We remind you that you must inform in writing the board when you're planning to sell your apartment as indicated in the documents of the Association.

Parking (12.7)

1. The parking spaces are to be used solely and exclusively for parking. Maintenance and repair of a vehicle is strictly prohibited. Parking is allowed only on the paved area in specifically designated locations and defended elsewhere. The owners / tenants must park their vehicles in their own parking space. Parking spaces for visitors should not be used by the owners or tenants.
2. A one (1) parking space per apartment is allocated.
3. Cars must be parked in spaces allocated to them, hood in front (we do not backward into a space).
4. Only conventional vehicles, sport utility vehicles and vans with a length of 18 feet or less, used for transporting people are allowed. Any other type of vehicle including commercial vehicles is strictly prohibited of parking at any time on the entire property of the Association.

5. The washing of vehicles is allowed on the paved parking designated for this purpose at the east end of the building.

Renting (12.5)

1. It is forbidden to rent his apartment during the twelve (12) months following the initial purchase of the apartment.
2. Rental is permitted only once per twelve (12) month period between October 1 and September 30 of the following year.
3. The renting is for a minimum of 30 days and can not exceed one hundred eighty-two (182) days.
4. Subleasing is prohibited.
5. The occupation of an apartment in the absence of tenants is prohibited.
6. Tenants must comply with the condominium declaration document as well as the regulations of Gladiola Gardens and Phase V regulations .
7. At least one (1) tenant must be fifty-five (55) years or more.
8. The rental must be approved by the Association.
9. The owner having the intent to rent his apartment has to notify the Association with the name and address of the tenants in addition of all reasonable information required by the Association for the person or persons, and the rental period. It must also include the fees for the examination of the rental demand of one hundred (100) dollars per person unless it is a couple living at the same address or persons related by blood. The landlord must also provide the name and contact information of a respondent who can help the tenant within a reasonable time.
10. The prospective tenant must stay available to the CA for an interview.
11. The Association has 30 days to issue a lease approval certificate. Please consider this period in your application for authorization.

Laundry rooms, locker rooms, workshop, common areas and waste

1. Decorum and safety in the laundry rooms

- a) The door must be locked at all time.
- b) Use only \$ 0.25 US in machines.
- c) Enter the apartment number on the list when using the washing machines and clothes dryers.
- d) Do not overload the machines and do not wash or dry, sneakers or carpets.
- e) Do not forget to clean the filter in the dryer after use to prevent fires.

2. Locker rooms and workshop

- a) Let the barred door at all times.
- b) The workshop should be cleaned after each use and should not be used as an area of permanent or temporary storage.
- c) The lockers must not contain any flammable material. You must rid the premises of any flammable substance.

3. Waste

- a) The residents of the ground floor must wear their waste to the waste chamber. Residents of the second and third floor should use the garbage chutes located in laundry rooms.
- b) If the garbage chute is blocked, please bring your garbage to the garbage room on the ground floor.
- c) The waste must be placed in securely tied plastic bags.
- d) It is prohibited at all times to leave garbage or newspapers in laundry rooms.
- e) Please break down and flatten cardboard boxes and bring them to the waste chamber. Do not put them in the garbage chute.
- f) The newspapers should be placed in the bin designated for that purpose in the waste chamber.
- g) Please watch the bulletin boards for the dates of collection of large objects. Put these items in front of the waste chamber (do not block the door) one or two days before the date. Large objects placed more than 2 days before the scheduled date of collection will be removed at the owner's expense.

Common elements and limited common areas

1. Walkways, stairwells, hallways and other common areas must not be blocked, littered with waste, defaced or misused in any way and without debris.
2. No objects such as carpets, flower pots, brooms, mops, chairs, towels, baskets, waste bag or unsightly objects must cluttering the gateway.
3. It is forbidden to paint, decorate or change the external appearance of an apartment without permission of the Board of Directors. The paint for exterior doors is provided by the condominium association.
4. The exterminator pass at a frequency determined by the Board of Directors. Check the bulletin boards for dates and make sure that someone will open the door. In general, check the bulletin boards regularly to keep you informed.
5. The common areas (outside the apartments) and limited common parts (inside apartments) belong to the Association so that no modification, improvement, change to the architectural, structural, electrical or mechanical inside or outside the apartment, directly or indirectly affecting these public areas and the limited common elements shall not be undertaken without that the owner:
 - a) Submit the appropriate applications
 - b) Shall receive written approval from the Board of Directors.
6. Work carried out in a property
 - a) As mentioned in our declaration of co-ownership, no work must be carried out on the walkways and in the parking spaces. (12.2, 12.3, 12.7)
 - b) Notify the people who will perform your work to comply with these regulations.
 - c) Please also ensure that you have the necessary insurance to cover any property damage or injury caused.
 - d) One (01) working day, per renovation project, is granted on the walkways and parking after a request to the management committee, in advance.
 - e) Use covers on the ramps to protect cars in the parking lot.
 - f) Clean the walkway and / or the parking lot after the work.
 - g) Work inside an apartment such as renovations and remodels must be carried out between 8:00 a.m. and 5:00 p.m. Monday to Friday only.
7. Plumbing and water heater

- a) All major plumbing work must be carried out by a competent person with a permit to do so.
- b) Change your water heater after 10 years and install a water retention basin by a competent person with a permit.
- c) Prohibition on installing a mini tankless water heater.

8. Doors and windows

The management committee must give its approval to a change of doors and / or windows so that the contractor can have his permit.

9. It is forbidden to climb on the roof without the approval of the Board.

The children

The children visiting the owners are welcome. However, owners should make them understand to well behave in buildings and the surrounding area. Any damage caused by them in the clubhouse, pool and around the grounds, Suffleboard, exercise room, pool room and equipment, cooking, etc. will be judged by the board of directors, and will be at the expense of the owners concerned.

1. The children under twelve (12) years will be allowed in the Club House only accompanied by an adult who must remain present with them.
2. The adolescents under 16 years old can use the facilities of the Club House only if accompanied by an adult.
3. No bicycle, roller skates, boards or balls, balloons, in the environment of the pool, Suffleboards and paved areas (asphalt).

The pool

1. The regulations posted next to the pool must be followed in all respects.
2. The dives, jumps and violent games are forbidden in the pool. No violent games either next to the pool
3. No accessory of any nature whatsoever (balls, float, masks, snorkels, fins, inflatable toys, children's pool, etc.) are permitted.

4. People dressed in wet suits, or coated with oil or cream must cover the chairs with a large towel before sitting on chairs.
5. Children are our greatest concern. Consequently:
 - a) No children under 3 years old are allowed in the pool.
 - b) At all times, children under 10 must be accompanied and supervised by an adult.
6. Sun loungers and garden chairs are there for the use and comfort of owners. No one can book them or pull them from the pool area. When you leave, please put them back where you took them.
7. We must not bring food or some drink, outside of the space for chairs and tables.
8. All glass object is also prohibited.

The recreation center and its facilities

1. It is forbidden to smoke in the recreation center.
2. The facilities are not owned by particular owners. Every user is fully responsible to the board of directors of the Phase.
3. No article, no furniture can not be removed from the center for personal purposes (to play cards or for any other reason) without the approval of the recreation center committee.
4. Before using an exercise machine, please read the instructions and this use is at your own risk.
5. When the auditorium of the recreation center is used for any meeting or activity Phase, the gym, billiards room and the ones for card players will all be closed without exception.
6. No one is allowed to enter the recreation center in wet bathing suits or bare feet.

Above all, remember that the happiness of all resident owners is the goal of each of us.

Michel Forgues, President

Jean-Marc DeLamirande, Vice-president

Robert Houde, Secretary

Gisèle Cardin, Director

Johanne Therrien, Treasurer