



Ambassador Community Management

7100 West Commercial Blvd. Suite 107

Lauderhill, FL 33319

954-741-8811

www.ambassadormanagement.com

VIOLET GARDENS CONDOMINIUM ASSOCIATION **SALES 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 **VIOLET 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.
2. Copy of a current Credit Report
3. No pets are allowed at any time.
4. Signed Maintenance Fee Acknowledgment (included in this packet)

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!

IMPORTANT NOTICE: Violet Gardens is a community for the occupancy of persons who are 55 years of age or older. No pets are permitted.

Any questions regarding this procedure should be directed to Ambassador Community Management.

APPLICATIONS WILL NOT BE ACCEPTED BY FAX

as of 1-2021



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 _____

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: Violet Gardens

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)

VIOLET GARDENS CONDOMINIUM

MAINTENANCE FEE ACKNOWLEDGMENT

I understand that as an owner, I am responsible to pay the monthly maintenance fee required for my unit. As of January 1st 20__, that maintenance fee is as follow:

ONE BEDROOM-----\$ _____

TWO BEDROOM-----\$ _____

The maintenance fee is due on the first day of each month. The payment will become delinquent after the 10th day of the month.

I must supply the Association with a copy of the Recorded Warranty Deed after I close on my unit. The sellers are required to pass the coupon book for the current year onto the buyer. If there is no coupon book to pass onto the buyer, than the buyer is to contact Ambassador Community Management to obtain payment information.

I further understand that I am responsible for the making of the maintenance payment from the date of closing on the unit, weather I have received coupons or not.

Applicant

Applicant

Date



A 55 and older community

Revision: November 19, 2020

ADDENDUM No.1 at general rules

Rules and Regulations

We, the owners of Violet Gardens Condominium Inc., in order to create an atmosphere of good will and harmony and to assist each other collectively, agree that these rules and regulations must be observed so as to avoid unpleasant situations and misunderstandings.

1. GENERAL

- a) Catwalks, elevators entrances, breezeways and stairways are for pedestrian traffic only.
- b) Smoking is strictly forbidden in the breezeway, on catwalks and any common areas attached to the building
- c) Any behaviour which could be a source of annoyance to owners, their quality of life or disrespectful of others will not be tolerated by the Board of Directors. This in order to assure peaceful possession of the property.
- d) Garbage and refuses must be tied in plastic bags and placed in the dumpster or in the chutes provided in the building. Newspaper must be placed in the green container in the dumpster room for recycling. Boxes must be broken down before going into the dumpster. Large or bulk items pick-up days are posted on the building bulletin board in the breezeway.
- e) Washers and dryers are not permitted in any apartment. Use the laundry rooms and keep them clean after use (clean the lint filter of the dryer).
- f) Clotheslines, wood dryers or any other type of dryers are strictly forbidden in the Florida rooms. It is also prohibited to dry carpets, towels, rags etc. on the front shrubs or on the 2nd and 3rd floor handrails.
- g) Use of Phase ladders by unit owners is prohibited without the authorization of the Violet Gardens Board of Directors.
- h) No animals or pets of any kind shall be kept in any apartment or on the property of the condominium.

- i) It is forbidden to store flammable products inside condo units and in lockers.
- j) Satellite dish installation must be approved by the Board of Directors and must be installed exclusively on the support provided and the cables must be run through the piping provided.
- k) It is strictly forbidden to tamper with the dedicated T.V. / Internet cables and wall outlets.
- l) One of the owners must be at least 55 years of age.
- m) No modification on the exterior of the building (windows, doors, colors, etc.) can be carried out without the approval from the Board of Directors.
- n) No unit owner, except authorized personnel, is to direct Maintenance companies under contract with Phase III. Unit owners should not solicit any employee of said companies for any private business in connection with their apartment during working hours.

2. **CARD ROOM**

- a) The Card Room must be reserved in advance
- b) Religious or political functions are strictly forbidden in the Card Room.
- c) The room must be left clean and tidy after usage.
- d) No storage of any kind is allowed in the Card Room.

3. **VEHICLES**

- a) One parking space is assigned to each condo unit. If you own a second vehicle, you must use a visitor's space. A third vehicle is not permitted.
- b) Guests must use only parking spaces identified as GUEST and for periods not exceeding 24 hours. If the stay of your guest is to exceed 24 hours, you must inform the Board of Directors.
- c) All vehicles must be parked head in. It is forbidden to back up a vehicle into a parking space. This is mandatory in order to prevent exhaust fumes from going into the apartments and to protect the landscaping.
- d) No mechanical or other work is permitted in the parking areas or in the driveway or any other common grounds (gardens, catwalk, etc.).

- e) Recreational vehicles, trailers or commercial vehicles may not be parked in the parking areas of Violet Gardens.
- f) Car wash is permitted at the two end parking spots of the building. Hoses are provided. However, their use is prohibited during municipal water restriction periods.

4. **GUESTS**

- a) Unit owners are responsible for their guests' behaviour in accordance with the rules and regulations.
- b) Any damage caused to our property or equipment by a guest, is the responsibility of the unit owner.
- c) In the owners' absence, only the direct line (father, mother, children and grand-children) family members may occupy the apartment. The owner must inform the Board of Directors of the names of their family members who will occupy the apartment in their absence, their arrival date and the duration of their stay. The overall objective being to achieve a better security control of our apartments. Occupying an apartment for more than 30 consecutive days, in the owners' absence will be deemed as the annual lease subject to the leasing rules.

5. **LEASING**

- a) Any buyer cannot use the authorization of leasing his condo for a period of 2 years (24 months) starting from the contractual buying date of his condo.
- b) An apartment may be leased only one time for a period of no less than two months during the period between November 1 and March 31 .
- c) The application for lease and / or sale shall be submitted on the form approved by the Board of Directors.
- d) There is a 11% tax to be paid to the State of Florida and Broward County when an apartment is rented less than six (6) months and one (1) day, payable by the owner.
- e) **REFER to ADDENDUM No. 1 to General Rules and Regulations, revised November , 2020**

6. **COMMON AREAS**

- a) Bicycles, roller skates, skateboards, ball playing, jogging or running is prohibited on the ground of Phase III. It is also mandatory to wear shoes and T-shirts on all walking areas.
- b) No chairs, lounges, blankets or sitting on grass areas or walks is allowed on the property and around the building.
- c) Planting of any kind by unit owners is prohibited.
- d) The BBQ area is available for picnics only. Users are responsible for cleanup and trash disposal.
- e) The workshop (3rd floor) can be used by unit owners to carry out light personal work. Users are responsible for cleanup. Irrelevant work (contracting out), is not permitted in the workshop. Personal storage is not allowed in the workshop.
- f) The use of power tools or other noisy equipment in the workshop and other common areas is limited from 09:00 am to 04:00 pm Monday to Saturday and is forbidden on Sunday.

7. **SWIMMING POOL**

- a) Rules posted at poolside must be completely adhered to.
- b) Diapers and training pants are not allowed in the pool. A small portable pool is available for toddlers.
- c) Showers must be taken before entering the pool.
- d) No jumping or diving is permitted into the pool.
- e) Use of the pool is at the individual's own risk.
- f) No food or drinks are allowed around the pool area except during a Phase function (i.e. Valentine day party). Water in plastic bottle is permitted
- g) No breakable items are permitted around the pool and BBQ areas.

- h) Poolside chairs are primarily for the use of unit owners and may not be reserved. When space is limited, unit owners should provide chairs for their guests.

8. **CLUB HOUSE**

- a) When the main room is being used for a function at which an assessment is charged, the fitness, card and billiard rooms shall be deemed closed.
- b) No equipment may be removed from the clubhouse without the permission from the Phase Executive Board. Equipment or chairs shall be returned on the same day.
- c) No religious or political functions are permitted in the clubhouse.
- d) Guests under 18 years of age are not allowed to use any clubhouse equipment unless accompanied by a parent or guardian.

THE BOARD OF DIRECTORS
VIOLET GARDENS CONDOMINIUM

REVISED November, 2020



ADDENDUM No.1 to Rules and Regulations

Revised November, 2020

HAWAIIAN GARDENS TWIN LAKES PHASE III

RULES GOVERNING THE RENTAL OF CONDO UNITS

These rules supersede all previously adopted rules and amendments.

Whereas:

- Under By-Laws section 11.1, the board of directors may adopt rules relating to operations and the use of premises.
- Hawaiian Gardens Phase III is reserved for people aged 55 and over,
- The owners want to live in a quiet and peaceful environment and take full advantage of the common facilities available to them,
- rental of condo units should be considered as an occasional accommodation for the owners and not as an objective in and of itself.

The Board of Directors orders as follows regarding the rental of condo units.

The term rental is not limited to renting to a third party for a monetary remuneration; It means any kind of occupation by third parties who are not the parents, children and grandchildren of the owner, whether with or without remuneration.

1. An owner can't rent his unit for a period of 2 years (24 months) from the date of contract purchase of his condo.
2. Any application for rental must be submitted to the Board of Directors for approval on the form provided for this purpose.
3. An owner may rent his condo only once between November 1 and March 31, for a minimum period of 2 months
4. No rental is allowed between April 1 and October 31.

5. A rental is only allowed for two people, one of which must be aged at least 55 years.
6. No families with children are allowed to rent a condo unit.
7. Tenants who rent for a period of more than 2 months may host visitors during their stay for up to 14 consecutive days or not. The number of visitors should not exceed 2 persons for one bedroom units and 4 persons for 2 bedroom units.
8. At least 2 weeks before the arrival of visitors, tenants shall provide written notice to a member of the Board, the names and dates of the stay of the visitors.
9. At any time, the Board of Directors may withdraw the right to host visitors if it considers that the behavior of the visitors disrupts the tranquility and harmony of the premises
10. Any animal is prohibited in condos.
11. For each rental, the owner must designate a sponsor, owner of a condo unit in Violet Gardens, (occasionally, with the approval of the board of directors, a Phase 3 owner). This person shall respond for the owner to the Board of Directors during the rental period.
12. Rental application forms must be submitted to the Board of Directors for approval at least one month before the scheduled rental date. This application must be accompanied by a photocopy of the drivers' licenses or passports of the tenants and a check for \$ 100 payable to Violet Gardens Condominium inc. The rental requests and the \$ 100 fee apply to each rental, so they are recurring from year to year, even if they are the same tenants.
13. The owner must provide all necessary keys to the tenants and to the sponsor before the arrival of the tenants. The owner must also give the tenants a copy of the Violet Gardens by-laws. Keys left in common can' t be handed over to tenants.
14. Any special request not provided for by these regulations may be submitted to the Board of Directors for approval

Adopted by the Board of Directors at the meeting of March 30, 2017.
Revised #1: November 2020

The Board of Directors

Read and accepted _____