



THE COMPANY THAT TAKES CARE OF YOU

EMERALD OAKS CONDOMINIUM ASSOC. INC.

APPLICATION FOR LEASE/ PURCHASE

INSTRUCTIONS

THE FOLLOWING REQUIREMENTS MUST BE FOLLOWED IN ORDER TO SELL OR LEASE A HOME WITHIN THE ASSOCIATION:

1. Non Refundable Application Fee of 100.00 “Husband & Wife or Parent/Dependent Child”. Any applicant applying as Dependent must provide proof of such status (Valid Proofs shall be considered: Tax Returns, Unemployment Application, and Full-Time Student); any other adult must pay an additional \$100.00 (each). Payable with Money Order or Cashier's Check to: **Renovations PROPERTY MANAGEMENT.**
2. A \$1,500.00 security deposit shall be paid by the homeowner to the **Emerald Oaks Association** on a lease application to cover any damages done to common area property. If damage exceeds \$1,500.00 the homeowner is liable for any cost of repair or replacement. This deposit will be returned at the request of the homeowner once the lease has vacated (Assuming that there are no damages).
3. Police Report for all applicants and occupants 18 years old and over.
4. Copies of Driver’s License
5. Copies of Vehicles Registration and Insurance
6. A fully completed application for residency, signed by the homeowner and prospective buyer or renter must be included in application package. Omissions on this application could result in the rejection of the entire package.
7. A copy of the purchase contract or lease must be attached.
8. No application will be considered for approval if the homeowner is delinquent to the association.
9. Incomplete application will be returned and will not be processed until all of the required information has been properly submitted.
10. Upon receipt and verification of all materials, a personal interview will be scheduled with the Screening Committee. The applicants will be notified of the date, time and location of the interview.

PLEASE ALLOW A MINIMUM OF 30 DAYS PRIOR TO ESTIMATED MOVE-IN DATE TO PROPERLY PROCESS YOUR APPLICATION.

Homeowner

Homeowner

Prospective Occupant

Prospective Occupant

MUST BE SIGNED BY ALL PARTIES INVOLVED IN TRANSACTION



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EMERALD OAKS CONDOMINIUM ASSOC. INC.

Property Address

Check List for Purchase or Lease Application

- _____ Check list
- _____ Complete application package
- _____ Application for Resident
- _____ Mailing form
- _____ Application screening authorization
- _____ Police Report
- _____ Emergency Form
- _____ Frequently asked questions
- _____ Picture of garage
- _____ Pet registration form with picture of pet
- _____ Copy of signed purchase or lease contract
- _____ Credit report
- _____ Interview Report
- _____ Resident Check List
- _____ \$1,500.00 Security Deposit - Lease Only
- _____ Copy of Picture ID
- _____ Closing Date _____
- _____ Purchase Price \$ _____

Lease Term From _____ to _____

Monthly Rent \$ _____



THE COMPANY THAT TAKES CARE OF YOU

EMERALD OAKS CONDOMINIUM ASSOC. INC.

Application for Occupancy / Approval

Pursuant to the Documents of the Condominium, approval is necessary before occupancy in the building. Our goal is to maintain updated records per unit in case of any emergencies.

NOTE: Print legibly or type all information. Complete all questions and fill in blanks.

Purchase: **Lease:** **For how long:** _____ **Date:** _____

Property Address: _____

Current Unit Owner Name (s) _____

Owner's alternative address: _____

Home telephone: _____ **Work:** _____ **Cell:** _____

Owner e-mail(s): _____

I give permission and authorization to the Board of Directors to communicate with me via email rather than regular mail, certified mail and/or hand delivery.

Owner Signature: _____ **Email:** _____



THE COMPANY THAT TAKES CARE OF YOU

RENTAL / PURCHASE APPLICATION

Complete all questions. If any question is not answered or left blank, this application may be returned, not processed, and/or not approved. Print legibly. Missing information will cause delays. All information will be verified.

Rental /Purchase Unit:

Building Name/ Number: _____ Apartment: _____

Occupancy Type: _____ Rent Amount / Mortgage: \$ _____ Monthly

Move in / Close Date: _____ Lease Term: _____

APPLICANT INFORMATION

Applicant's Name: _____ Date of Birth _____

SS # _____ Police records _____ Yes _____ No.

Driver's License No: _____ State Issued: _____

Passport #: _____ Country: _____

Are you a military service member? _____ Yes _____ No.

“Service member” means any person serving as a member of the United States Armed Forces on active duty or state active duty and all members of the Florida National Guard and United States Reserve Forces. [250.01.\(19\), Florida Statutes.](#)

Current Address _____ City/ State _____ Zip Code _____

Home Telephone _____ Cell _____ E-mail _____

How long have you been at this address: Years _____ Months _____

Landlord Name: _____ Phone: _____

Employer _____ Position _____ Supervisor Name: _____

Work Telephone _____ Salary including commissions \$ _____

Address _____ City/ State _____ Zip Code _____



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CO-APPLICANT INFORMATION

Co-Applicant's Name _____ Date of Birth _____

Relationship _____ SS # _____ Police Records ___ Yes ___ No

Driver's License No _____ State Issued _____ Expiration Date _____

Passport # _____ Country of Issuance _____

Are you a military service member? ___ Yes ___ No.

"Service member" means any person serving as a member of the United States Armed Forces on active duty or state active duty and all members of the Florida National Guard and United States Reserve Forces. [250.01.\(19\), Florida Statutes.](#)

How long have you been at this address: Years ___ Months ___

Home Telephone _____ Cell _____ E-mail _____

Landlord Name: _____ Phone: _____

Employer _____ Position _____ Supervisor Name _____

Work Telephone _____ Salary including commissions \$ _____

Address _____ City/ State _____ Zip Code _____

INFORMATION ON HOUSEHOLD MEMBERS

Name for all household members (maximum of 4 members including children):

1. _____ Age _____ Relationship _____

2. _____ Age _____ Relationship _____

3. _____ Age _____ Relationship _____

4. _____ Age _____ Relationship _____



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FINANCIAL HISTORY

Bank Name _____ Address _____

City _____ State / Zip _____

Phone Number _____ Contact Name _____

Have you ever filed for Bankruptcy? _____ Has The co-applicant? _____

Have you ever been Evicted? _____ Has the co-applicant? _____

Have you broken a Lease? _____ Has the co-applicant? _____

Have you been Sued? _____ Has the co-applicant? _____

CONVICTIONS

Have you ever been arrested or convicted of any crime? Including Misdemeanors, DIU, etc? _____

Any criminal charge now pending? _____

Please explain _____

Have the Co-Applicant ever been arrested or convicted of any crime? Including Misdemeanors, DIU, etc? _____

Any criminal charge now pending? _____

Please explain _____

VEHICLES (maximum of 2 vehicles per unit)

Vehicle # 1 Make _____ Model _____ Year _____

Color _____ Tag # _____ State _____ Insured By _____

Vehicle # 2 Make _____ Model _____ Year _____

Color _____ Tag # _____ State _____ Insured By _____



THE COMPANY THAT TAKES CARE OF YOU

PETS

Please describe your pet _____

Pet's Name _____ Breed _____ Color _____

Weight _____ Sex _____ Age _____ Tag Number _____

REFERENCES

REF # 1 Name _____ Home Telephone _____ Work/ Cell Telephone _____

Current Address _____ City/ State _____ Zip Code _____

REF # 2 Name _____ Home Telephone _____ Work/ Cell Telephone _____

Current Address _____ City/ State _____ Zip Code _____

CONTACT PERSON IN CASE OF AN EMERGENCY SUCH AS A FIRE OR FLOOD

Name _____ Relationship _____

Home Telephone _____ Work _____ Cell _____

I/We hereby authorize **EMERALD OAKS CONDOMINIUM ASSOC. INC.**. To make any investigation to confirm the information contained on this application for occupancy. I/WE understand that this investigation may include, but not limited to: credit report, verification of employment and background check. I/WE consent to the investigations and authorize and direct any employer, past or present, credit reporting agencies, banking institutions and law enforcement agencies to release to **EMERALD OAKS CONDOMINIUM ASSOC. INC.**, this information without any liability. I/WE further agree that **EMERALD OAKS CONDOMINIUM ASSOC. INC.**. Shall be held harmless from any action or claim by me/us in connection with the use of the information contained herein.

Applicant's Name

Applicant's Signature

Date

Co-Applicant's Name

Co-Applicant's Signature

Date

Please include a copy of a photo ID. Please provide a copy of the "Warranty Deed" to the Association's Manager if the transaction is a purchase once closing is made.



THE COMPANY THAT TAKES CARE OF YOU

AUTHORIZATION FORM

APPLICANTS: Most banks, financial institutions, mortgage companies and employers require your signature and name to verify information. Please complete the form below.

You are hereby authorized to release information to Renovations PROPERTY MANAGEMENT. Any and all information they request with regards to verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references. This information is to be used for my/our credit report for my/our Application for Occupancy.

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 Association for their exclusive use only.

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 proper signature.

I/We certify under penalty of perjury that the foregoing is true and correct.

Applicant's Signature

Applicant's Name Printed

Co-Applicant's Signature

Co-Applicant's Name Printed

Date Signed

Date Signed



THE COMPANY THAT TAKES CARE OF YOU

**VEHICLE (S) REGISTRATION FORM / REGISTRACION DE VEHICULO (S)
TWO STICKER PERMIT PER UNIT/DOS CALCOMANIAS DE PERMISO POR UNIDAD**

Address/ Dirección: _____ Unit/ Unidad: _____

Phone / Teléfono: _____

STICKER No. _____
(To be assigned)

Name/ Nombre: _____

Florida Driver Lic/ Licencia de Conducir: _____

Vehicle Make / Marca del Vehículo: _____

Color: _____ Tag No. / No. de Placa/ Chapa: _____

STICKER No. _____
(To be assigned)

Name/ Nombre: _____

Florida Driver Lic/ Licencia de Conducir: _____

Vehicle Make / Marca del Vehículo: _____

Color: _____ Tag No. / No. de Placa/ Chapa: _____

**Please, you MUST provide a copy (ies) of your driver license and vehicle (s) registration.
Por favor, TIENEN que proveer copia (s) de su licencia de conducir y de la registraci3n de su veh3culo (s).**



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AGREEMENT

By signing this letter you are confirming that you did receive the following documents:

- Rules and Regulations
- Florida Statute in reference to association payments.

Pursuant to Florida Statute Section 718.116(11), the association has the right to collect rents directly from a tenant when the unit owner has outstanding amounts owed to the Condominium Association. If the owner of the unit is delinquent in its payments the tenant will pay the monthly maintenance.

By signing this agreement, the unit owner and the tenant, agree:

Tenants must follow the Rules and Regulations of the condominium; otherwise he/she will be evicted within 15 days and subject to pay any penalties.

I _____ on _____, 20__ received the Rules and Regulations.

Owner

Tenant

Cordially,

The Administration.



THE COMPANY THAT TAKES CARE OF YOU

I(WE) ACKNOWLEDGE VEHICLES ARE LIMITED TO STANDARD MOTOR CARS (NO BOATS, NO TRAILERS, NO MOTOR HOMES AND NO COMMERCIAL VEHICLES), I(WE) ACKNOWLEDGE THAT I (WE) CANNOT OCCUPY THE PREMISES WITHOUT PROPER AUTHORIZATION FROM THE

ASSOCIATION. (In the event that occupancy occurs without authorization, the application may not be accepted for consideration and a \$50.00 penalty will automatically be charged to the homeowner). I (WE) AGREE THAT FALSE OR INCOMPLETE APPLICATION WILL BE REJECTED, I(WE) ACKNOWLEDGE THAT THE PROCESSING OF THIS APPLICATION MAY TAKE 2 – 4 WEEKS, I(WE) AGREE THAT NO TRANSIENT OCCUPANCY IS ALLOWED AND A COPY OF EACH AND EVERY LEASE AND RENEWAL LEASE AGREEMENT MUST BE PROVIDED TO THE ASSOCIATION. I(WE) ACKNOWLEDGE AND AGREE THAT WE ARE ALLOWED NO MORE THAN TWO DOGS. I(WE) HEREBY ISSUE AUTHORITY AND PERMISSION, WHILE HOLDING HARMLESS TENANT EVALUATION AND FRISTSERVICE RESIDENTIAL, RELEASING THEM AND THEIR OFFICER(S), EMPLOYEES AND MEMBERS FROM ANY LOSSES, EXPENSES OR DAMAGES SUSTAINED DIRECTLY OR INDIRECTLY BY ME OR OTHERS, FROM INFORMATION DISCLOSED IN THEIR INVESTIGATIVE REPORT WHETHER MADE ORALLY OR IN WRITING.

DATED _____

I(WE) CERTIFY THE FOREGOING TO BE TRUE AND CORRECT:

The Association and its Agent, in the event of consent to a Lease, is hereby authorized to act as our agent with full power and authority to take such action as may be required, if necessary, to compel compliance by our Lease(s) and/or their guest, with provisions of the Declaration of the Association, its supportive exhibits, and rules and regulations of the Association, or in the instance of any violation of any of the above by the Lease(s) and/or their guests, under appropriate circumstances, to terminate the Leasehold. The Lessor agrees to reimburse the Association for any attorney fees and costs incurred as Lessor's Agent in such enforcement of Lease termination.

Leasee _____ Leasee _____

Telephone () _____ Date _____

Homeowner _____ Homeowner _____

NEW MAILING ADDRESS FOR EMERALD OAKS HOMEOWNER: (MUST BE COMPLETED)

Address _____

City ___ State ___ Zip Code _____ Telephone () _____ Email _____

**A CHARGE OF \$100.00 PAYABLE TO RENOVATIONS PROPERTY MANAGEMENT PER SINGLE APPLICANT.

***ORIGINAL APPLICATIONS MUST BE SUBMITTED TO: **Renovations Property Management.**
10855 NW 33rd ST, Doral, FL 33172

ALL APPLICATIONS MUST BE SUBMITTED 30 DAYS PRIOR TO ANTICIPATED MOVE-IN



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MEMORANDUM FOR ASSOCIATIONS' S RECORD

Verification of Garage

I _____ current owner, on this date ____/____/____
have checked and can verify that the garage for my unit _____, building _____
address _____, is a garage and has not been modified as to
preclude its use as a garage.

I hereby attach a photo of my unit's garage certifying this acknowledgment.

ATTACH PHOTO HERE

Signature

Printed Name

**THIS INFORMATION WILL BE VERIDFIED BY MANAGER OR
REPRESENTATIVE PRIOR TO PURCHASE/LEASE APPLICATION BEING
DELIVERED TO THE SCREENING COMMITTEE.**



ANIMAL/PET REGISTRATION

Name: _____
Property Address: _____
Home #: _____ Cell #: _____ Email: _____

Total Number of Animals: _____

>>>>Must complete the attached ID information for each pet<<<<<
PLEASE INCLUDE A COLOR PICTURE FOR IDENTIFICATION PURPOSES.

Veterinarian _____ Phone number _____

I understand that proof of vaccination and a health certificate is required and must be updated annually.

I do not own any animals/pet

Please remember the pet owner must pick up all pet waste. **All pets must be on a leash at all times** while outside of your unit and under supervision of a responsible adult. Owners are responsible for ensuring that your pet is not a nuisance and does not intimidate or threaten other pets or residents.

Dogs may not be walked within the courtyards. All leash and curbing laws shall be observed, as stated in the Broward County Ordinance 73-16.

PLEASE INCLUDE A COLOR PICTURE FOR IDENTIFICATION PURPOSES.

If you are a current resident of Emerald Oaks and wish to obtain a pet you must receive Board approval. By my signature below, I verify that I have read and understand the above and will abide by the Rules and Regulations of the Emerald Oaks Condominium Association, Inc.

Print Name
Signature

Print Name
Signature

I (WE) FULLY AUTHORIZE INVESTIGATION OF ALL ANSWERS AND REFERENCES GIVEN.



Name: _____

Property Address: _____

Home #: _____ Cell #: _____ Email: _____

Dogs

Name: _____ Coloring: _____ Breed: _____

Approximate weight of pet (when full grown) _____ Rabies Tag# _____

Name: _____ Coloring: _____ Breed: _____

Approximate weight of pet (when full grown) _____ Rabies Tag# _____

Name: _____ Coloring: _____ Breed: _____

Approximate weight of pet (when full grown) _____ Rabies Tag# _____

Cats

Name: _____ Coloring: _____ Breed: _____

Approximate weight of pet (when full grown) _____ Rabies Tag# _____

Name: _____ Coloring: _____ Pets Breed: _____

Approximate weight of pet (when full grown) _____ Rabies Tag# _____

Name: _____ Coloring: _____ Breed: _____

Approximate weight of pet (when full grown) _____ Rabies Tag# _____

Other

Name: _____ Coloring: _____ Species: _____

Approximate weight of pet (when full grown) _____ Rabies Tag #(if applicable) _____

Name: _____ Coloring: _____ Species: _____

Approximate weight of pet (when full grown) _____ Rabies Tag #(if applicable) _____

FREQUENTLY ASKED QUESTIONS

Q: What are my voting rights in the Association?

A: Each unit is entitled to one vote.

Q: What restrictions are there on my right to use my unit?

A: See Article 22 (22.013) of the Declaration of the Condominium titled Obligations Unit Owners and Right to Peaceable Assemble.

Q: What restrictions exist in the Condominium Documents on Leasing (and Sale) of units?

A: No unit owner may lease or sell their unit without written approval of the Association. No lease may be for more than one year, no less than six months and cannot be rented more than once per year.

Q: How much are the Assessments due to the Condominium Association, and when are they due for payment?

A: Payments are due and payable on the 1st day of each month and are past due on the 10th day. Monthly maintenance amount is \$ _____.

Q: Must I belong to another Association other than the Condominium Association? If so, what is the Association's name, what are my voting rights, how much are Assessments, and how are they paid?

A: No.

Q: Am I required to pay rent of Land Use fees for recreation or use of Common Area facilities? If so, how much am I required to pay?

A: No.

Q: Can I make alterations to my unit?

A: Before any alteration can be made, an architectural change request must be presented to and approved by the Board of Directors.

Q: Do I assume full responsibility for any modification performed to the unit?

A: Yes.

Note: the statements contained herein are summary only in nature. A prospective purchaser should refer to all references, exhibits hereto, sales contracts, all the Condominium Documents of the Association and Rules and Regulations.

I have read and understand the above statements.

Prospective Occupant – Print Name

Prospective Occupant - Signature

Prospective Occupant – Print Name

Prospective Occupant - Signature

INTERVIEW REPORT

Version 6-10-2020

Date: _____ Resale () Rental ()

Address: _____ Interview Conducted By: _____

Special Emphasis on the Following:

1. All units are single family dwellings.
2. Notify Management to establish yourself as owner of record with a copy of Warranty Deed or Closing Statement.
3. Apply for Homestead Exemption.
4. Obtain key to mailbox.
5. Pets must be registered. Only two (2) pets per household. Pets are not to exceed 25 pounds each.
6. Pick up after pets.
7. No alterations are to be made on the unit or common elements without prior written consent from the Board of Directors.
8. Garages must not be modified. Use as intended.
9. Not unit shall be used except for residential purposes. This includes the garages.
10. The lake within Emerald Oaks is not to be used by anyone. If you see a violator, call the police to enforce the "NO TRESPASSING" rule.
11. Obtain mailbox key and clicker for entrance gate from unit owner. Clicker is \$35.00 to replace or purchase extra please contact Renovations PROPERTY MANAGEMENT at 305-883-5681 or by email to info@renovationspm.com.
12. Pedestrian gate code: Press **1-3-4**.
13. No sign, advertisement or notices are to be displayed on common elements or unit (including windows) or cars.
14. No sales of any kind on property.
15. No loud noises, music, radio or TV between the hours of 12 midnight and 7:00 a.m. No practicing or playing of musical instruments between 10:00 p.m. and 9:00 a.m.
16. All Rules and Regulations of recreation areas must be observed. The rules are posted in the pool area and every resident is provided with the rules in the Welcome Package received upon the screening interview.
17. Obtain the condo documents from your Realtor, closing attorney or the home owner.
18. Obtain the Payment Option Form to make the monthly maintenance fees from the accounting firm Juda, Eskew & Associates P.A. Ph: 954-577-9700. The payment methods & form are included in the Welcome Package. Coupon booklets are sent to resident the beginning of each year.
19. Make sure maintenance and assessment payments are current.
20. If unit owner does not pay maintenance fees, renter will make payments to the Association when notified by the Board or Directors.
21. Resident information sheet and home phone number.
22. Provide emergency phone number to Management Company.
23. Cable - Basic plus extra channels, HD and On Demand are included in the maintenance fees. Contact COMCAST BULK SERVICES for more information.
24. Garbage is picked up Monday and Thursday. Recycling is Friday morning only. This is a private service provided by Waste Management and is included in the maintenance fee. You must provide your own garbage bin and recycle bin. Garbage bins should be sturdy and with an attached lid. Bins and Garbage hands must be kept out of sight. Do not put bins out prior to 6 PM the night before pick up.
25. You must make your own arrangements for large bulk pick up.
26. All vehicles must be registered with the Association.
27. Each unit has two (2) parking spaces, one space is the garage and the other space is the driveway. All other spaces are legally guest spaces.

- 28. Report all violations to Management Company.
- 29. For Insurance information or to request Insurance Certificate, please contact the Insurance Company "Smith Watson Parker Insurance" Ph: (800) 741-8265, 10368 W State Rd 84 #201, Davie, FL 33324.
- 30. To allow vehicle gate entry- press 6 on your phone (must be landline).
- 31. No vehicle shall remain in a guest space for more than 24 consecutive hours.
- 32. Parking in any other area other than the designated is prohibited and vehicles will be towed. No parking on roadways.
- 33. No repair of any vehicle *is* permitted within the condominium property.
- 34. All residents are responsible for making known the parking rules to guests and/or tradesmen.
- 35. Any modification that has been made to the unit conveys with the unit.
- 36. You assume responsibility for any modifications made to your unit (patio, landscaping, etc.).
- 37. The posted speed limit is 9 miles per hour.
- 38. Water conservation.
- 39. Move-ins are permitted between 8 AM and 7 PM Monday through Sunday.

The above Rules & Regulations have been fully explained to me and a complete copy of the Rules & Regulations and all newly formulated rules adopted by The Board of Directors while I am a resident at this property. I further understand that breaking these rules can result in a fine as well as possible legal action by The Board of Directors.

Any false information given on any of the screening package forms will invalidate any approval given by The Board of Directors.

I (We) have read and understand all of the aforementioned.

Applicant Name _____ Signature _____ Date _____

Co-Applicant Name _____ Signature _____ Date _____

ADDENDUM TO LEASE AGREEMENT

This Agreement is entered into as of this _____ day of _____, 20__
 By and between **EMERALD OAKS CONDOMINIUM ASSOCIATION, INC.** ("Association"),
 _____ ("Unit Owner") and _____
 _____ ("Tenant"). Said Agreement shall to be modified without the express written
 consent of all parties.

WITNESSETH:

WHEREAS, Tenant and Unit Owner intend on entering into a lease (the "Lease") with respect to
 the property located at _____, Building# _____
 Unit# _____, Hollywood, FL 33021; and

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

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, in consideration of the mutual agreements and covenants contained herein
 and for other good and valuable consideration, it is mutually agreed and covenanted by and among the
 parties to this Agreement as follows:

1. Tenant and Unit Owner acknowledge and agree that Tenant is required to comply with
 the Association's Declaration of Condominium, By-laws, Articles of Incorporation and Rules and
 Regulations, as amended from time to time (collectively, the "Governing Documents"). The Governing
 Documents shall be deemed expressly incorporated into the Lease.

2. Tenant and Unit Owner acknowledge and agree that Unit Owner is required to pay to
 Association any and all assessments (the "Assessment") levied by Association in accordance with the
 Governing Documents.

3. In the event the Unit Owner fails to pay Association any Assessment when the same
 become due, Association shall be entitled to collect the Tenant's rent payments ("Rent") owed to Unit
 Owner under the Lease for the purpose of offsetting the delinquent Assessment as follows:

If Association notifies Tenant that Unit Owner is delinquent in its obligation to pay any Assessment,
 Tenant shall discontinue the payment of the Rent to Unit Owner and instead shall direct said Rent
 payments, in the same amount and frequency as set forth in the Lease, to Association until such time as
 Association directs Tenant to redirect Rent payments to Unit Owner. Any Rent collected by Association in
 excess of Unit Owner's delinquent Assessment will be promptly disbursed to Unit Owner. In the event
 Tenant fails to redirect the payments of Rent to the Association and instead continues to pay Rent to Unit
 Owner, Tenant shall become obligated along with the Unit Owner to pay the delinquent Assessments to
 Association, irrespective of any Rent payments that Tenant may already have made to Unit Owner

4. In the event Unit Owner or Tenant fail to honor this Agreement or violate any of the other
 terms and provisions of the Governing Documents, Unit Owner and Tenant shall be subject to all
 remedies available to Association, including without limitation, injunctive relief and money damages in
 addition to any other remedies provided by law. Additionally, Association shall also have the power to
 evict Tenant for failure to honor this Agreement. All eviction costs will be owed by Unit Owner and
 considered a special assessment, which will be levied in accordance with the Governing Documents.

5. Unit Owner and Tenant acknowledge that Association would not have approved Tenant
 and the Lease but for the parties entering into this Agreement. Therefore, Tenant and Unit Owner hereby
 waive each of their rights to contest the validity of this Agreement or the validity of any of the remedies
 available to the Association.

6. The laws of the State of Florida shall govern the validity, performance and
 enforcement of this Agreement. Venue shall be in Broward County, Florida.

7. This Agreement shall not be construed more strictly against one party than against the other merely because it may have been prepared by counsel for one of the parties, it being recognized that the parties have contributed substantially and materially to its preparation.

8. All notices, demands and communications hereunder to the parties shall be served or given in accordance with the Governing Documents.

9. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute on and the same instrument.

10. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute on and the same instrument. This Agreement and the exhibits attached hereto and forming a part hereof, represent the entire understanding and agreement between the parties with respect to the subject matter hereof, and supersedes all other negotiations, understandings and representations (if any) made by and between the parties. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties unless reduced to writing and signed by all three parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

ASSOCIATION:

Emerald Oaks Condominium Association, Inc.

By: _____

Print Name: _____

Its: _____

UNIT OWNER

By: _____

Print Name: _____

TENANT

By: _____

Print Name: _____

TENANT

By: _____

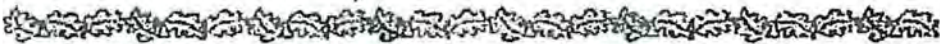
Print Name: _____



Emerald Oaks
Condominium Association

Rules, Regulations,
And Supplemental Information

A Resident's Guide to Being a
Good Neighbor and
Responsible Community
Citizen



EMERALD OAKS

CONDOMINIUM ASSOCIATION, INC.

Amendment # 1
January 31, 2008

**Emerald Oaks Condominium Association
Rules, Regulations and Supplemental Information
Dated October 2006**

Paragraph 24 of cited rules is changed as follows:

Pets: Each unit owner or occupant is limited to two (2) pets. All other provisions of cited paragraph remain in effect.

This Amendment will remain a part of the basic document.

Emerald Oaks Condominium Association
Board of Directors

EMERALD OAKS



CONDOMINIUM ASSOCIATION, INC.

**Amendment # 2
September 12, 2011**

**Emerald Oaks Condominium Association
Rules, Regulations and Supplemental Information
Dated October 2006**

Part II

41. Installation of Security Cameras

- a) No unit may have more than two (2) security cameras installed. One (1) camera may be located in rear of unit. One (1) may be located in front of unit. At no time will cameras be allowed on the side of units.
- b) Security cameras must be stationary. They cannot rotate up, down, left or right.
- c) No security cameras will be aimed in such a manner that another unit would feel that they were under surveillance.
- d) Installation may proceed only with the approval of the Board and compliance with procedures outline below.
- e) Procedure for obtaining approval
 - 1. Obtain Architectural/Landscape Modification form from management.
 - 2. Complete form in all aspects.
 - 3. Attach drawing indicating location of cameras, how cameras will be wired, how cameras will comply with water proofing installation.
 - 4. Installation must be done by licensed bonded and insured contractor. Attach proof of same.
 - 5. Installation must withstand hurricane winds.
 - 6. Non-corrosive material must be used. All wires/cable, etal, must be routed in a safe manner hidden from view. Any/all entries from the security cameras that breach the building's structure must be weatherproofed.
 - 7. A check made out to Emerald Oaks for \$300.00 as a security deposit must accompany application. The deposit will be returned upon removal of cameras if no damage is caused. If damage is caused, repairs must be made to the satisfaction of the Board before refund is granted. The above notwithstanding, any damage resulting from installation or removal of cameras is the responsibility of the unit owner.
 - 8. Installer/unit owner will be responsible for any direct or collateral damage caused during installation, use, and during removal.

**Emerald Oaks Condominium Association, Inc.
C/o The Continental Group, Inc. 2950 N. 28th Terrace, Hollywood, FL 33020
Telephone (954) 378-1099 Fax (954) 378-1101**



CONDOMINIUM ASSOCIATION, INC.

9. Applicable permits must be obtained from the City of Hollywood and attached to application.
10. Failure to follow these guidelines will find the unit owner in violation of the Rules and Regulations and subject to applicable fines.

This amendment will remain a part of the basic document.

Emerald Oaks Condominium Association
Board of Directors

EMERALD OAKS

CONDOMINIUM ASSOCIATION, INC.

Amendment # 3
April 28, 2016

Emerald Oaks Condominium Association
Rules, Regulations and Supplemental Information
Dated October 2006

Part I

32. Emerald Oaks Rental and Sales Rules

C) If leasing or selling a unit, the unit owner must submit a written notice to the Association and obtain approval in advance of executing any contract, lease, or other document. A transfer fee of \$100.00 must accompany a request to lease or sell a unit. When a unit is leased or rented, a \$1,500.00 security deposit shall be paid by the owner to the Association to cover any damages that may be done to common area property. If any such damage exceeds the amount of the deposit, the unit owner will be liable for any further cost of repair or replacement. The security deposit will be returned upon the expiration of the lease if no damage exists.

F) The Association will initiate a non-reporting fine of \$100.00 per day up to \$1,000.00 for any unapproved/authorized tenant. If not paid within 30 days, the Association will collect rent from the tenant until the fine is satisfied.

This amendment will remain a part of the basic document.

Emerald Oaks Condominium Association
Board of Directors

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Introduction

This Booklet has been prepared in order to advise owners/residents of our condominium of our Rules and Regulation and procedures. Part I identifies the Rules and Regulations that apply to each individual at Emerald Oaks. Part II identifies procedural items on how we go about doing our business. The prevailing documents are the Condominium Documents as amended that pertain to each building, which every owner should have in his/her possession. This issuance supersedes all other on the same subject. While there are specific "do's and don'ts," the Rules and Regulations reflect good common sense behavior of each resident and consideration of neighbors.

Part I

Emerald Oaks Rules & Regulations

Unit Owner Responsibilities

1. Every unit owner shall conform to and abide by the Condominium Documents and the By-laws and rules and regulations in regard to the use of his unit and common elements. The Association may amend these in writing from time to time.
2. **Restrictions on use.** The following is a summary of certain restrictions on the use, which may be made of units in the Condominium. These rules and regulations are directly from the condominium documents and from regulations adopted by The Board of Directors as voted on at Board Meetings.
3. **Unit Restrictions.** Each unit is restricted to residential use only. Unit owners, their families, guests, leaseholders or renters may use units.
4. **Alterations to Units.** No unit owner may make any alteration, decoration, repair, replacement, or change, paint, place screens, jalousies, shutters, or other enclosures on patios or any other parts of the unit, common elements, limited common elements, or condominium building without the prior written approval of the Board of Director of the Association. All such actions must be compatible with existing structures and colors. Anything outside the walls of the individual units is a part of common or limited common elements. No unit owner may make any additions or removals of any portion of the unit, common elements, limited common elements, or landscaping or cause any work to be done that may affect the safety, soundness or aesthetic quality of the unit, common elements, or limited common elements, or impair any easement. Before any such modifications are commenced, a request must be presented to and approved by the Board of Directors of the Associations. (Forms are available from the management company.)
5. No unit, including the garage footage, shall be used except for RESIDENTIAL purposes. No business, profession or trade of any type shall be conducted on any portion of the condominium property. Nothing herein shall be construed to prohibit ownership of any unit by a corporation, domestic or foreign, providing the RESIDENTIAL nature of the condominium is not disturbed. NO yard sales, NO estate sales, NO advertising sales of any type are allowed.
6. No unit owner shall permit or suffer anything to be done or kept in his unit which will increase the insurance rates on his unit or other units in same or adjacent buildings or common elements, or which will obstruct or interfere with the rights of other unit owners or disturb them by unreasonable noise or otherwise permit any nuisance, immoral or illegal act in his unit or upon the common ground.
7. Every unit owner shall allow the Association or agents and employees of the Association, or any management company managing the condominium property under contract with the Association, to enter any unit for the purpose of maintenance, inspection, repair, or replacement of the improvements within the unit, or the common elements, or to determine whether any violation of the Declaration, or the Rules and Regulations is being committed.
8. No unit owner shall make or permit any repair to any plumbing or electrical wiring within a unit except by a licensed plumber or electrician. All of service personnel must be licensed and insured.

9. No unit owner may install any window-mounted or through-the-wall air-conditioning unit nor place any paper, foil, or reflective covering on a window of a unit. Any screen door must be of a uniform type approved by the Board of Directors of the Association.

10. Each unit owner shall promptly perform any maintenance or repair work that, if ignored, would affect any common elements, any portion of property belonging to other owners or the condominium as a whole. Each unit owner is responsible for all damages and liabilities that any failure to maintain or repair may engender. Each unit owner shall allow the management company, the Board of Directors of the Association, or the agents of employees to enter his or her unit for the purpose of maintenance, inspection, repair, or replacement of the improvements within the unit or the common elements, or to determine whether any violation of the Association rules or bylaws exists. Per paragraph 22.012 of our Condo "Declaration", every Unit Owner shall maintain, repair, and replace the following, but not limited to, windows and frames, front doors and frames and paint, side garage door and frame, exterior lights, sliding glass doors and frames, screens, plumbing that serves one unit or interior plumbing, front entrance glass panels and frames, garage doors and frames and mechanism, air conditioning system and the exterior lines to the unit, area enclosed by the privacy wall, electrical wiring, walls within the perimeter of the unit, heating system, and all electrical appliances.

11. No unit owner may convert a garage into a living space. There are two units of which the garages are already authorized to be used as living spaces: one was used as a sales model, and its garage space was initially constructed as living space; the other was approved by the Board of Directors a number of years ago. No other conversions have been approved by the Board or by the City of Hollywood, nor are there expectations that any conversions will be approved in the future. The Board of Directors may, at its discretion, require that any garages spaces, with the two exceptions noted, be converted back into garages. At the time an application to sell or rent a unit is received, an inspection of the garage will be made to determine compliance with its intended purpose.

12. **Restrictions on Use and Occupancy:** No unit owners shall permit use of his/her unit for transient hotel, business, or any commercial purposes whatsoever.

No immoral, improper, offensive or unlawful use shall be made of condominium property or any part thereof, and each unit owner shall, at his own expense, comply with **all city, state, and federal** laws, statutes, ordinances, regulations, orders, or requirements affecting his unit.

13. No unit (including its garage) may be used for any purposes except residential purposes. No business profession or trade may be conducted on any portion of the property. No signs of any type (including for sale signs) may be displayed on any portion of the property or in the window of a unit or vehicles. Title to a unit may be held in the name or names of individuals, partnerships, or corporations, foreign or domestic, but the usage of a unit must be residential.

14. Unit owners shall not take or cause to be taken within their unit any action which would jeopardize the soundness or safety of any part of the condominium property, impair easement, or affect the common elements without Board approval.

15. Within his/her unit, each owner shall promptly perform any maintenance and repair work that, if ignored, would affect any common elements, any portion of the property belonging to the other owners, or to the condominium as whole. Each unit owner shall be responsible for all damages and liabilities that any failure to maintain or repair may engender.

16. No garments, rugs, mops, or other items of any type shall be hung from any portion of any unit or building, or tree, shrubbery or other landscaping. No lines shall be erected on or over any portion of the condominium grounds.