

**SOMMERSET CONDOMINIUMS ASSOCIATION
OF BROWARD CONDOMINIUM ASSOCIATION, INC.**

1060 Crystal Lake Drive
Deerfield Beach FL 33064-1959

PURCHASE APPLICATION

**To expedite, please email your COMPLETE application along with
required supporting documents to:**

msangelo@lionpropertymanagement.net

cc: sommersetcondo@gmail.com

**Or, you can also Mail to:
Lion Property Management
In care of Mrs. Simona Angelo
PO Box 8463, Coral Springs FL 33075
Tel: (954)227-9556
Fax: (954)753-1417**

Estimated Processing Time: 15 Days

SOMMERSET CONDOMINIUMS ASSOCIATION

APPLICATION CHECK LIST

All items must be submitted or your application will not be processed. Please check ALL that apply. This form must be submitted with all other supporting paperwork.

General submission requirements

- ☐ Fully executed application;
- ☐ Fully executed sales contract;
- ☐ Application fee payable to “**Somerset Condominiums Association**,”
- ☐ Screening Processing Fee payable to “**Lion Property Management**.”

☐ **Buyer's Information and supporting documents**

Full Name or Entity Name:
Address:
Email:
Telephone:

☐ **Realtor's Information (Buyer) – If applicable**

Company name:
Address:
Email:
Telephone:

☐ **Seller's Information**

Company name:
Address:
Email:
Telephone:

☐ **Title Company Information**

Company name:
Address:
Email:
Telephone:

☐ **Certificate of approval delivery option (Mark “X” by delivery option)**

Title Company – Fax/email to:
Buyer / Realtor – Fax/email to:
Seller / Realtor – Fax/email to:

SOMMERSET CONDOMINIUMS ASSOCIATION

PURCHASE APPLICATION

INSTRUCTIONS

The Association requires all prospective buyers to submit a completed and executed application and attend an orientation with the Board of Directors or designated Management Company prior to closing/occupancy. An orientation meeting will be set to discuss the rules and regulations of the community and answer any questions the prospective buyer may have regarding the Association and its facilities. The Association has the right to deny any purchase application in observance of any of the provisions of the Master Covenants, Declaration, the Articles of Incorporation, the By-Laws, applicable Rules and Regulations or any applicable provisions of any agreement.

- Print legibly and completely all information. If any question is not answered, the application may be returned, not processed and rejected without refund.
- A completed application must be received, process and approved prior to the sales closing and/or occupancy of a buyer. Only applicants are authorized to sign all forms.
- Occupancy prior to Board of Directors' approval is prohibited.
- The application process may take up to 30 for a decision. Additional fees may be applied to expedited service request. Consult with the property management for availability.
- Owner/Seller must provide copies of all condominium documents and rules and regulations to buyer/agent. The Condominium documents are recorded in Broward County. There is an additional fee to acquire copies of the Condominium documents.
- Sign the Condominium Association Consent Form. This document must be notarized!

* Applicants are required to pay a \$100.00 application fee per single applicant or a legally married couple. The Association's application fee must be paid to "**SOMMERSET CONDOMINIUM ASSOCIATION**" in form or money order, cashier check or personal check.

Additional fees may apply, including but not limited to property management fees, background check fees or international screening fees. Do not send cash.

** Security Deposit payment should be made to "**SOMMERSET CONDOMINIUM ASSOCIATION**."

**BE ADVISED A CRIMINAL BACKGROUND AND CREDIT
CHECK WILL BE REQUIRED TO ALL APPLICANTS**

SOMMERSET CONDOMINIUMS ASSOCIATION

PLEASE PRINT OR TYPE

UNIT NUMBER:	TODAY'S DATE:
EXPECTED CLOSING DATE:	

CONTACT INFORMATION

Name of CURRENT OWNER :
Telephone Number:
Email:
Current Mailing Address:

Name of PROSPECTIVE BUYER :
Telephone Number:
Email:
Current Mailing Address:
Current's Employer Information (Name, address, telephone and email):

Name of REALTOR :
Telephone Number:
Email:
Current Mailing Address:

SOMMERSET CONDOMINIUMS ASSOCIATION

Sommerset Unit Number:

In making the foregoing application, I/We represent to the Board of Directors that the purpose for the purchase of an apartment (unit) at **SOMMERSET CONDOMINIUMS ASSOCIATION** is as follows;

Permanent Residence: _____

Seasonal Residence: _____

Rental/Investment _____

Other (Please Describe): _____

I hereby agree for myself and on behalf of all persons who may use the apartment which I see to buy that:

1. The acceptance for purchase of a unit at the **SOMMERSET CONDOMINIUMS ASSOCIATION** is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors.
2. I have received from the current owner a copy of all the condominium documents and the Rules and Regulations.
3. I will abide by all of the restrictions contained in the By-Laws and Rules & Regulations, and Restrictions which are or may in the future be imposed by the **SOMMERSET CONDOMINIUMS ASSOCIATION**.
4. I may not bring a pet nor may any guest or visitor bring a pet into **SOMMERSET CONDOMINIUMS ASSOCIATION** nor acquire one, without the **Board of Directors'** approval either temporarily or permanently after I occupy the apartment.
5. I understand that sub-leasing or occupancy of this apartment in my absence is not permitted.
6. I shall be present when guests, relatives or children who are not permanent residents occupy the unit, unless I have an approved lease agreement in place.

Initial

SOMMERSET CONDOMINIUMS ASSOCIATION

7. I/We understand that the submission of this application and the payment of the processing fee is not a guarantee of approval.
8. If this application is denied, no reason need be given and no refund of the processing fee will be made. Any misrepresentation or falsification of information on these forms will result in the automatic rejection of this application.
9. If this application is approved, I will provide a copy of the closing statement and recorded deed within ten (10) days after closing.
10. I/We understand that the Board of Directors of the **SOMMERSET CONDOMINIUMS ASSOCIATION** may cause to be instituted as such an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of directors or their agent 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 of the **SOMMERSET CONDOMINIUMS ASSOCIATION or Property Management Company** 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.

In making the foregoing application, I am / we are aware that the decision of the **SOMMERSET CONDOMINIUMS ASSOCIATION** will be final and that no reason will be given for any action taken by the board. I/We agree to be governed by the determination of the Board of Directors.

Applicant's Name	Signature	Date

SOMMERSET CONDOMINIUMS ASSOCIATION

APPLICANT'S INFORMATION AND SUPPORTING DOCUMENTS

Full Name or Entity Name:
Social Security Number:
Driver's License Number:
Date of Birth:
Current Home Address:
Email:
Telephone:
Employer's Name:
Employer's Address
Current Monthly Income:
Current Monthly Mortgage/Rent: \$

Consent to Verify Credit and Criminal Background

Identity Verification. A government issued photo identification will need to be presented by all applicants and co-signors (18 years of age or older) personally.

Consent to Verify Credit and Criminal Background. All applicants and cosigners must agree to the following by executing this Application and Consent form: I hereby consent to allow Lion Property Management, through its designated agent and its employees, to obtain and verify my credit information, and to obtain a criminal background search, and related information, for the purpose of determining whether or not to approve my application to purchase or lease an unit at Sommerset Condominiums Association.

Income Verification. Please submit verification of income, such as two most recent pay stubs, form W2's or 1099's, etc. If we are unable to verify your income or your wage history, your application may be denied.

By my signature below, I certify that I have read, understand and allow Lion Property Management, through its designated agents and its employees, to obtain and verify my credit, criminal background, and related information.

Applicant's Name	Signature	Date

***** ONE CONSENT FORM PER APPLICANT *****

Contact Lion Property Management for instructions: (954)227-9556

SOMMERSET CONDOMINIUMS ASSOCIATION

APPLICATION FOR OCCUPANCY

Please complete all questions and fill in all blanks. If application is incomplete, this may result in your application not being processed and will cause unnecessary delay. If the question does not apply, answer N/A. Print legible or type all information.

Sommerset Unit Number:

Owner's Name:	Contact Phone #
Date of Lease:	Expected Date of Occupancy:

APPLICANT(S) INFORMATION

Full Name	Date of Birth	Social Security Number
1		
Driver's License Number:		
2		
Driver's License Number:		

Present Residence Address	Period (from/to)
Previous Residence Address	Period (from/to)

Current Employer's Name	Occupation	Telephone
1		
Current Employer's Name	Occupation	Telephone
2		

Please list the following information about ALL persons who will reside at above-mentioned unit:

Full Name	Date of Birth	Occupation or Relationship

PLEASE ATTACH COPY OF LICENSE OR IDENTIFICATION CARD OF ALL OCCUPANTS IN THE HOUSEHOLD.

SOMMERSET CONDOMINIUMS ASSOCIATION

PARKING / VEHICLE REGISTRATION

Refer to Rules & Regulations

Sommerset Unit Number:	Decal Number:
Resident's Name:	
Vehicle Owner's Name:	

AUTOMOBILE INFORMATION

Year	Make	Model	Color	Tag

A copy of driver's license, vehicle registration and insurance card must be submitted with the application.

PARKING: Parking on condominium property shall be used only by residents, guests and invitees. **EACH UNIT HAS ONLY ONE DESIGNATED PARKING SPACE.** Residents shall use only the one parking space assigned to them and park well within the lines and up to the curb-stop. Guest parking must not be used by residents for a second car. All residents must register their vehicles and park only on assigned parking spaces. Parking in "NO PARKING" designated areas or double parking will result in violation, fine and towing at owner's expense and without further notice. Residents are responsible for the parking violations of their guests.

- a) Every vehicle must display a Resident's decal on the back driver side window. Any vehicle in violation of the Parking Rules or parked in an unauthorized space will be towed without warning at owner's expense.
- b) Residents are not permitted to use guest parking at any time. Violator's vehicles will be towed away without warning at owner's expense. Overnight guests must display a "Guest Pass" on the rear view mirror, identifying the unit number they are visiting. Guests may not leave vehicles on the property if they leave the area. Residents are responsible for the parking violations of their guests.
- c) Recreational Vehicles: recreational vehicles, campers, camper tops, trailers of any kind, boats of any kind and pick-up trucks with oversized tires may not be parked, at any time, on the condominium property.
- d) Disabled Vehicles/Expired Tags: Any inoperative, wrecked, or partially dismantled vehicle parked or stored is prohibit. **All vehicles must have a current valid automobile license tag at all times.**
- e) Vehicles must not block gates from opening to allow emergency egress from the rear of the property.

I/We understand, agree and will abide by the Rules & Regulations of Somerset Condominiums Association fully and completely.

Applicant's Name	Signature	Date

SOMMERSET CONDOMINIUMS ASSOCIATION

EMERGENCY CONTACT INFORMATION SHEET

Sommerset Unit Number:

Resident Name	Phone Number

In case of emergency, list contact person:

Full Name	Relationship	Phone Number(s)

KEYS / LOCKS: According to the Association documents, no Unit-Owner or Resident shall change the locks to his/her unit without notifying the Association and delivering to the Association a new set of keys to such unit. **ALL UNIT-OWNERS/RESIDENTS MUST PROVIDE THE ASSOCIATION WITH A COPY OF HIS/HER UNIT KEY**, authorize and permit **EMERGENCY ENTRY** in case of any emergency originated in, or threatening, any dwelling. Regarding of whether the owner is present at the time of emergency, the Association has the right of entry for the purpose of remedying or abating the cause of such emergency and such right of entry shall be immediate. Locksmith fee is the responsibility of the residents if no key has been left with Board of Directors and/or Property Manager.

I/We understand, agree and will abide by the Rules & Regulations of Sommerset Condominiums Association fully and completely.

Applicant's Name	Signature	Date

SOMMERSET CONDOMINIUMS ASSOCIATION OF BROWARD CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

(By-Laws, Schedule A)

Adopted by the Board of Directors on June 22, 2013

Unit-Owners shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Unit-Owners shall at all times obey said Rules and Regulations and shall see that they are obeyed by their families, guests, invitees, servants, tenants, persons for whom they are responsible and persons over whom they exercise control and supervision. Violation of these Rules and Regulations may subject the violator(s) to any and all remedies available to the Condominium Association including, but not limited to, fines pursuant to the Florida Condominium Act. Violations may further be enforced by an injunction or other legal means and the Association shall be entitled to recover in said actions any and all court costs together with attorneys' fees.

- 1) **Unit Use:** Units shall only be used as residences and not for commercial or business purposes.
- 2) **Sale or Lease:** No unit owner may dispose of a unit or any interest therein by sale or by lease for any term without the prior specific approval of the Board of Directors and not purchaser or lessee or renter shall occupy the unit in advance of such approval.
- 3) **Lease Restriction:** Leases must be written for not less than six (6) month period and not more than twice a year. In order to maintain a financially secure residential community, new residents (owners and tenants) must meet the following criteria:
 - a) No Criminal Conviction of any kind in the last 10 years
 - b) Minimum credit score of 600
 - c) Verifiable source of income
 - d) **No sub-leasing**

All leases must be on approved and/or furnished by the Association and contain the provisions required by the Association to carry out the provisions of the Declaration of Condominiums and the Rules and Regulations.

i) The Board of Directors has the power and right to deny a new applicant or lease renew.

- 4) **Tenant Security Deposit:** A security deposit in the same amount of current Association's monthly fee is required from all tenants. The security deposit must be paid prior to Association's screening. Monies will be held in escrow until the unit is relinquished to the Unit-Owner, there has been no damage to the common areas and trash has not been left that requires removal and expense to the Association. An additional security deposit

shall be applied for Tenants with pets. Existing tenants are urged to contact the Board of Directors, in care of the current property management company, in order to make immediate payment of required security deposit.

- 5) **Purchase or Lease Application Fee:** Upon application for approval of purchase or lease of a unit, each applicant must pay a processing fee of \$100 payable to the property management company. Application fee is required per single applicant or a legally married couple. Anyone else over 18 years-old must pay same processing fee. Contact property management for application package and instructions. The application fee is subject to change without prior notice and an additional fee may be charged in case of international screening. No Resident should move in prior to Board of Directors' approval.
- 6) **Occupancy Limitation:** Single family residence is allowed per unit as follows:
 - a) One (1) bedroom unit: No more than two adults are allowed per unit.
 - b) Two (2) bedroom units: No more than 4 adults are allowed per unit.
- 7) **Visitors/Guests:** A "Visitor" is defined as a person who does not stay overnight. A "Guest" is defined as a person who stays overnight. It is the responsibility of each resident to inform their visitors and guests and tenants of the Association's Rules and Regulations. If a violation or damage will occur is the responsibility of the owner and must be pay fine or damages caused by visitors or guests.
- 8) **Family Visitation:** As defined in our documents "immediate family" includes parents, siblings, sons and daughters, any of who may be accompanied by their respective spouses and children.
- 9) **Guests:** Temporary guests are permitted to reside in any unit so long as such guests do not create or cause an unreasonable source of noise, annoyance or disturbance to the other Unit-Owners and permanent residents of the condominium. All temporary guests must comply with all Rules and Regulations and other obligations created by the Declaration of Condominium and its exhibits. The Board of Directors reserves the right to limit the number of temporary guests which may reside in a unit at any time. The Board of Directors reserves the right to expel any temporary guest who violates any foregoing requirement. Adult guests must be approved by the Board of Directors if staying over thirty (30) days. Contact the property manager for details.
- 10) **Keys / Locks:** According to the Association documents, no Unit-Owner shall change the locks to his unit without notifying the Association and delivering to the Association a new set of keys to such unit. **ALL UNIT-OWNERS MUST PROVIDE THE ASSOCIATION WITH A COPY OF HIS/HER UNIT KEY**, authorize and permit EMERGENCY ENTRY in case of any emergency originated in, or threatening, any dwelling. Regarding of whether the owner is present at the time of emergency, the Association has the right of entry for the purpose of remedying or abating the cause of such emergency and such right of entry shall be immediate. Locksmith fee is the responsibility of the residents if no key has been left with Board of Directors and/or Property Manager.
- 11) **Front/Back Door Entry:** Upon purchase or lease, residents must obtain a Medico key from previous owner/resident. If not keys may be purchased from Board of Directors and/or Property Manager upon producing a Lease or Deed. Keys are no refundable.
 - a) Residents who lose their key must purchase other key from Board of Directors and/or Property Manager. A violation may be issue to residents who permit other nonresidents to use their Medico Key.

- b) Upon sale of a unit, all Medico Keys must be turned over or sold to the new owner. Same rule applies to tenants.
- 12) **Entrance Halls, Hallways and Stairways:** No object of any kind should be placed in any hall, hallway, stairway, or building entrance. All Resident's personal property must be stored inside their respective Units. All unit doors must be closed at any times. Main entry doors must remain closed at all times to comply with fire code.
- 13) **Elevator:** Elevator shall not be abused or overloaded. Padding shall be installed while moving furniture or other objects which may damage the interior. Unit-Owners shall be responsible to the Board of Directors for any damage done by themselves, their guests, lessees or delivery persons serving them.
- 14) **Laundry Facilities:** The laundry equipment is available on first come first serve basis. No tints or dyes shall be used in the machines. Each user is responsible for leaving equipment in clean condition, including cleaning spills and removing lint from dryer filter. All heavy articles such as rugs, blankets, etc. must be sent to a commercial cleaner. Any malfunctioning of a machine should be immediately reported to property management. Be considerate – all laundry should be promptly removed from washer and dryer or the next user has the right to remove. Please do not leave trash inside laundry room.
- 15) **Cleanliness:** Unit-Owners/residents shall maintain the interior and exterior of their individual unit in a clean and orderly manner. Clotheslines, including clothing and laundry, may not be affixed to the common areas of the condominium property. No linens, cloths, towels, clothing, bathing suits or swim wear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken, dusted or hung from any of the windows, doors, or other portions of the Condominium or Association Property.
- 16) **Garbage, Trash and Refuse:** All garbage, trash and rubbish must be placed in closed plastic bags or wrapped before being deposited inside the dumpster. The requirements from time to time of waste company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. No large objects or furniture are to be placed inside or in the surrounding areas of the garbage dumpsters. Boxes are to be broken down flat and placed inside the dumpster. Christmas trees are not to be placed inside the dumpster or surrounding area. Trees must be taken to designated areas in the City of Deerfield Beach for mulching. Recycle Bins are located in the dumpster area and are available for plastic, glass and paper. Containers should be closed all times.
- 17) **Conduct:** No Unit-Owner or Resident shall engage in loud, boisterous or other disorderly, profane, indecent or unlawful conduct or permit any disturbing noises by himself or his family, servants, employees, pets, agents, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit-Owners or Residents. No Unit-Owner or Resident shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit-Owner or Resident shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

- 18) **Vehicle Repairs:** Vehicle repairs are not permitted on condominium property except for quick battery charging or flat tire repair. Inoperable vehicles are not allowed on the Condominium Property.
- 19) **Signs:** No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed on any part of the outside or inside of any unit so as to be visible from the outside of the unit, or on any portion or part of the common elements, except signs used or approved by the Board of Directors and/or authorized Property Manager
- 20) **Alterations and/or Structural Modifications:** No Unit-Owner shall make any alteration or addition to the common elements, exterior of unit, or any structural modification to individual unit, without prior written consent of the Board of Directors.
- 21) **Damage to Common Elements:** The cost of repairing damage to common elements, including but not limited to the condominium buildings and landscaped areas, caused by a Unit-Owner, families or guests, will be the sole responsibility of the Unit-Owner.
- 22) **Hurricane Preparations:** A Unit-Owner or Resident who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.
- a) Unit-Owners/Residents failing to make hurricane preparations and/or make improper preparations will be held responsible for any damage done to the property of other units and/or common elements resulting from such failures.
- 23) **Right of Access To Units:** The association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit or units.
- 24) **Window Treatments:** Window treatments will consist of drapery, blinds, decorative panels, interior shutters or other tasteful material. Treatments visible from the exterior of the unit must be in a good condition.
- a) Restrictions: Sheets, newspapers, aluminum foil, reflective or tinted substance placed on any glass, or other temporary window treatments are not permitted unless approved in advance by the Board of Directors. No screening should be replaced other than screening of the same material and color as originally exists.
- b) Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.
- 25) **Antenna, Aerials and Satellite Dishes:** No radio or television antennas, aerials, satellite dishes or any wiring for any purpose may be installed on the exterior of the building, roof, doors or fascia without written consent of the Association. Any device affixed to the buildings or roofs will be removed without notice at the owner's expense.

- 26) **Cable Wiring**: According to Broward Sheriff's Office – Department of Fire Rescue and Emergency Services – Fire Marshal's Bureau, no low-voltage wiring is allowed on the exterior of the building walls. Any wiring affixed to the exterior or interior walls of the building will be removed without notice at the unit-owner's expense.
- 27) **Plumbing and Electrical**: Water closets and other plumbing shall not be used for any purposes other than those for which they were constructed. Electrical outlets and electrical wiring shall not be overburdened. Total costs of all maintenance and repairs shall be of the exclusive responsibility of Unit-Owners.
- 28) **Roofs**: No person should be permitted on the roof of any building for any purpose, except authorized contractors. No person should remove the look affixed to the roof door.
- 29) **Flammable Materials**: No flammable, combustible or explosive fluid, chemical or substance shall be kept within any Unit or any portion of the condominium property, including without limitation, in any unit, storage area, garage or common element area, except such as are normally required for normal household use.
- 30) **Air Conditioners**: No window or wall air-conditioning units may be installed by Unit-Owners or Residents. No individual air-conditioning system may be installed by Unit-Owners or Residents without Board of Directors written authorization and verification of contractor's license, insurance and city permits.
- 31) **Children**: Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. Children are not permitted to play unsupervised in or on the common elements including but not limited to hallways, parking lots, driveways, streets and grass.
- 32) **Pets**: No pets will be permitted on the premises except domestic pets meeting the following conditions. Only one (1) pet per unit is allowed. Resident is responsible for cleaning and disposing pet's excrement appropriately or will be charged for cleaning services.
- a) **Pets – Control**: Pets of any type or size are subject to the following:
 - i) May not be kept/maintained for commercial purposes;
 - ii) May not be a nuisance/annoyance during any hour, day or night;
 - iii) Must be leashed when outside the unit, and attended at all times;
 - iv) Must be kept subject to all subsequent Rules and Regulations;
 - v) Must be approved by the Association;
 - vi) Must not be in violation of any city or county animal laws or ordinance.
 - b) **Pets - Size Restriction**: Pets must be 20 pounds or under at maturity.
 - c) **Pets- Breed Restriction**: Dogs of the Pit Bull breed or mix are absolutely forbidden to reside permanently or temporarily on the Condominium Property.
 - d) **Pets - New Pet Approval**: Unit-Owners and tenants must provide the Association with current vaccination documentation for new pets or pets not previously approved.

The Board of Directors has the right to require any pet permanently removed from the condominium which causes an unreasonable source of annoyance to any Unit-Owner, or if these Rules and Regulations are violated with respect to the pet.

- 33) **Guns**: No guns are permitted in the building, except as might be permitted in the event of an emergency pursuant to the applicable laws of the State of Florida. Guns for this purpose will include, but not be limited to rifles, shotguns, pistols, dart guns, BB guns and sling shots.
- 34) **Plantings**: No plantings of whatever nature shall be made by any Unit-Owner/resident by an individual unit, on the common elements or any public area without prior written approval of the Board of Directors.
- 35) **Personal Property**: The personal property of a Unit-Owner shall be stored within his unit only. In no event will such property be stored or left within or upon other portions of the common elements or public areas.
- 36) **Nuisances**: No Unit-Owner/tenant will make or permit any disturbing noises any place upon the condominium property by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit-Owners/tenants. No phonograph, television, radio, sound amplifier or other sound equipment may be played or operated in such a manner that same disturbs or annoys other Residents of the condominium.
- 37) **Service People**: Service people, whether for purposes of maintenance, repair, replacement or improvement, shall not begin work in the units before 8:00 am or after 9:00 pm, except in cases of emergencies.
- 38) **Personal Property Insurance**: This insurance is optional but it is highly recommended. Unit-Owners/Tenants are urged to carry an HO-6 insurance policy that conforms to F.S. 627.714 for their own personal property protection.
- 39) **Parking**: Parking on condominium property shall be used only by residents, guests and invitees. **Each unit has only one designated parking space.** Residents shall use only the one parking space assigned to them and park well within the lines and up to the curb-stop. Guest parking must not be used by residents for a second car. All residents must register their vehicles and park only on assigned parking spaces. Parking in “NO PARKING” designated areas or double parking will result in violation, fine and towing at owner’s expense and without further notice. Unit-Owners are responsible for the parking violations of their guests.
 - a) Every vehicle must display a Resident’s decal on the back driver side window. Any vehicle in violation of the Parking Rules or parked in an unauthorized space will be towed without warning at owner's expense.
 - b) Residents are not permitted to use guest parking at any time. Violator's vehicles will be towed away without warning at owner’s expense. Overnight guests must display a “Guest Pass” on the rear view mirror, identifying the unit number they are visiting. Guests may not leave vehicles on the property if they leave the area. Residents are responsible for the parking violations of their guests.
 - c) Recreational Vehicles: recreational vehicles, campers, camper tops, trailers of any kind, boats of any kind and pick-up trucks with oversized tires may not be parked, at any time, on the condominium property.
 - d) Disabled Vehicles/Expired Tags: Any inoperative, wrecked, or partially dismantled vehicle parked or stored is prohibit. **All vehicles must have a current valid automobile license tag at all times.**
 - e) Vehicles must not block gates from opening to allow emergency egress from the rear of the property.

- 40) **Wheel Vehicles**: Mopeds, motor scooters, motor-driven bicycles, go-carts and any other motorized vehicle are not permitted in or on the common elements including but not limited to the parking lots, driveways, streets and grass.
- 41) **Motorcycles**: Motorcycles must be parked only on designated parking spaces and not on the common areas. Motorcycles are subject to the following requirements:
- a) Motorcycles must be equipped with appropriate noise muffling equipment. The Board of Directors shall be authorized to bar from the condominium property any motorcycle or other motor vehicle that causes an abuse of normal noise levels.
 - b) Any damage done to the common elements, including but not limited to parking lots, driveways, streets, grass, and pavement, as a result of kick-stands or other improper use of motorcycles will be the sole responsibility of the owner of the motorcycle causing such damage and/or the Unit-Owner/tenant to whom the motorcycle owner was a guest or invitee.
- 42) **Bicycles**: All bicycles must be parked and secured on the outdoor rack. No bikes are allowed on hallways.
- 43) **Deliveries**: The Association shall never be held responsible for the theft, conversion, disappearance, loss or damage of any item received from or for a Unit-Owner/tenant.
- 44) **Solicitations**: Unless authorized by the Board of Directors, solicitations are not permitted.
- 45) **Meetings**: From time to time the Board of Directors will call unit-owners for meetings, including but not limited to Annual Meetings, Budget, Special Assessment or Emergency meetings. Unit-Owners are urged to participate in any Board of Directors' meeting.
- 46) **Exterminator**: The exterminator is required to visit every unit on a monthly basis. The services may not be refused unless a medical issue exists; approval from the Board of Directors is required. For details on this, contact the property manager.
- 47) **Inspections**: Every unit is required to be inspected at least once per year. The purpose is to identify items that are in need or will shortly be in need of repair (e.g. toilet tank balls, pipes, drains, water heater and inside A/C unit) to prevent damage to any person or property in the building.
- 48) **Complaints**: All complaints regarding actions of Unit-Owners, residents, contractors, or guests must be made in writing to the Board of Directors, in care of the current property management company.

To Condo Units Owners/Residents

“What work needs a permit from the Building Department?”

We all want to have a better place to live, and would love to improve our units.

It is important to remember that, Florida Building Code does not allow an owner of a Condo to do work on his unit. Also a Florida Licensed Contractor must be hired, and a permit must be obtained prior to allowing any contractor to start work. Failure to hire a license contractor is a felony in the state of Florida “Florida Statue 489.127(1) (f)”.

Permits are required for almost any work in your unit. Exceptions are interior painting and replacing floor covering, which may have some requirements implemented by your association to comply with State regulation about noise transmittal.

Here are some common examples of work that is typically performed by Condo owners that require permit and a licensed contractor:

Replacing water heaters, replacing air-conditioning units, renovation for kitchens or bathrooms, replacing bathtub, replacing bathtubs or showers, replacing windows or doors, install hurricane shutters, replacing any balcony enclosures with screen/ acrylic windows, or enclosing balconies with windows to add a new room (which is an addition), adding light fixtures or electric fan connection and mold remediation works.

The City’s website, www.Deerfield-Beach.com has a wealth of information about permit requirements. We encourage you to visit the website and go to Departments/Building Services/Building Services FAQ’s.

After obtaining permit from the Building department and prior to commencing work, the permit card must be displayed on the front of your unit (visible from the outside), during the progress of work until the permit is closed (Final inspection signed on the permit card in your possession). Original permit documents must be available at the time of inspections.

Once your contractor have applied for a permit you can view information about the permit fees, payments, application, inspection results, permit status [still open/ expired (AP), or Closed (CL)] prior to final payment to your contractor. This can be done by visiting www.Deerfield-Beach.com and go to Departments/ Building Services/ Building permit status and payments.

Building Official