

SANTA CATALINA TOWNHOMES HOMEOWNERS ASSOCIATION INC.
C/O VIP PROPERTY MANAGEMENT SPECIALISTS, INC.
2531 ARAGON BLVD, SUNRISE, FLORIDA 33322
LEASE/PURCHASE APPLICATION

THIS APPLICATION MUST BE SUBMITTED TO VIP PROPERTY MANAGEMENT SPECIALISTS, INC. FOR PROCESSING. FAXED COPIES WILL NOT BE ACCEPTED. DOUBLED SIDED APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED. THE FOLLOWING REQUIREMENTS MUST BE MET TO LEASE/PURCHASE A HOME WITHIN THE SANTA CATALINA TOWNHOMES HOMEOWNERS' ASSOCIATION.

PLEASE READ CAREFULLY!

1. A non-refundable application fee of \$100.00 per person (regardless of marital status) is required in the form of a Cashier's Check or Money Order payable to "Santa Catalina Townhomes". Each individual adult must go to: <http://www.applycheck.com/vip> and complete the online application screening check and pay the \$50.00 fee by credit card. The password is (apply849). Reports will be sent directly to VIP. Do not go to website as this will result in delays and additional fees.
2. A refundable \$500 Security Deposit check payable to "Santa Catalina Townhomes" must be submitted with this application (LEASE ONLY). Buyers will be required to pay \$396.00 as a Capital Contribution Fee at closing.
3. A completed Application for Residency which must be signed and initialed by the tenant(s) and owner(s). Omissions on the application could result in the rejection of the entire package. Incomplete applications will not be processed, and will be returned until all required information has been properly submitted.
4. A copy of the Lease/Purchase Contract must be attached. Please include clear, colored and legible copies of each applicant's driver's license. Additionally, a current insurance card and valid vehicle registration for each vehicle is required and a social security card. International applicants must provide a copy of Passport and a translated, notarized police report.
5. Please provide last 3 months of bank statements and last 2 paystubs. If self-employed, include a copy of your latest Tax Return.
6. Completed and signed Drug Addendum
7. Two pets per household are allowed. Picture ID is required and must be registered with the Association. Submit last report from veterinarian.
8. EVICTIONS AND FELONIES ARE AUTOMATIC DENIALS.
9. NO APPLICATION WILL BE CONSIDERED IF THE HOMEOWNER IS FINANCIALLY DELINQUENT TO THE ASSOCIATION (Rentals).
10. No room(s) may be leased and no transient tenants may be accommodated. No units may be leased for a period of less than six (6) consecutive months. Tenants may not sublease a unit.
11. The Association review period may take up to 21 DAYS to complete processing from the date of receipt of application.
12. Each unit is limited to two (2) vehicles regardless of how many occupants.
13. Should both vehicles be in someone else's name with only 1-adult occupying the unit, only 1- vehicle will be approved.

PROSPECTIVE OCCUPANT

PROSPECTIVE OCCUPANT

SANTA CATALINA TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
APPLICATION FOR OCCUPANCY

____ SALE OR ____ LEASE

Property Address: _____

Building #: _____ Unit #: _____

Property Owner: _____

Phone Number: _____ Email: _____

Applicant: _____

Phone Number: _____ Email: _____

Co-Applicant: _____

Phone Number: _____ Email: _____

What is the relationship of Applicant and Co-Applicant: _____

How many vehicles will be parked on the property: _____

I am currently active in the military: ____ Yes ____ No

I understand that the Application fee is non-refundable: _____ (Initial)

If using a Realtor please provide an email and or phone number.

Email: _____ Phone: _____

If this is a Section 8 rental, please provide the supervisor's information:

Name: _____ Phone Number: _____

Email: _____

Place in the drop box outside the office of:

VIP Property Management Specialists, Inc.

2531 Aragon Blvd., Sunrise, FL 33322

(954) 748-6182

heatheratvipmgt@gmail.com

We are located in the Aragon Condo Clubhouse
Crossroads are University Drive and NW 26th Street

APPLICATION FOR OCCUPANCY

Today's Date: _____ Desired Date of Occupancy _____ Unit #: _____

Applicant Full Name: _____ Maiden Name: _____

Date of Birth: _____ Social Security #: _____ Driver's license: _____

Phone Number: _____ Email: _____

Single: ___ Married: ___ Widowed: ___ Divorced: ___ Separated: ___ (How long ___)

Have you ever been convicted of a crime: Yes: ___ No: ___ If Yes-Date: _____

Where convicted: _____ Charges: _____

Have you ever been evicted: Yes: ___ No: ___ If Yes-Date: _____

Co-Applicant should only be your married spouse, if not an additional application is needed.

Co-Applicant Full Name: _____

Date of Birth: _____ Social Security #: _____ Driver's license: _____

Phone Number: _____ Email: _____

Single: ___ Married: ___ Widowed: ___ Divorced: ___ Separated: ___ (How long ___)

Have you ever been convicted of a crime: Yes: ___ No: ___ If Yes-Date: _____

Where convicted: _____ Charges: _____

Have you ever been evicted: Yes: ___ No: ___ If Yes-Date: _____

What is the relationship of Applicant and Co-Applicant? _____

Number of Adult Occupants (18) who will occupy unit: _____ please list their information below:

Full Name: _____ Age: _____

Full Name: _____ Age: _____

Number of children who will occupy unit: _____ please list their information below:

Full Name: _____ Age: _____ Gender: _____

Full Name: _____ Age: _____ Gender: _____

Full Name: _____ Age: _____ Gender: _____

Full Name: _____ Age: _____ Gender: _____

Pet: Yes ___ No ___

Note: Complete all questions and fill in all blanks. If any questions are not answered or left blank, this application will be returned and/ or not processed. Print or type all information clearly. All information in this application will be verified.

PART 1-RESIDENCE HISTORY-3 Years

(Full Addresses must be provided, unit, city, state, zip code, landlord contact information)

A. Present Address: _____ Name of Development _____
Dates of Residency From: _____ To: _____ Lease/Own (Please circle one)
Landlord's name and contact information: _____
Phone Number: _____ Email: _____

*** An original notarized letter from your most recent landlord is required to be submitted with this application indicating any violations, residency or payment issues. Failure to include this letter may delay the processing of this application.***

B. Previous Address: _____ Name of Development _____
Dates of Residency From: _____ To: _____ Lease/Own (Please circle one)
Landlord's name and contact information: _____
Phone Number: _____ Email: _____

C. Previous Address: _____ Name of Development _____
Dates of Residency From: _____ To: _____ Lease/Own (Please circle one)
Landlord's name and contact information: _____
Phone Number: _____ Email: _____

PART II-EMPLOYMENT HISTORY-2 YEARS

A. Present Employer: _____ Supervisor: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone number: _____ Position: _____ How long: _____ Salary \$: _____ per _____

B. Previous Employer: _____ Supervisor: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone number: _____ Position: _____ How long: _____ Salary \$: _____ per _____

C. Spouse's Present Employer: _____ Supervisor: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone number: _____ Position: _____ How long: _____ Salary \$: _____ per _____

D. Spouse's Previous Employer: _____ Supervisor: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone number: _____ Position: _____ How long: _____ Salary \$: _____ per _____

PART III-BANK REFERENCES

A. Bank Name: _____ Account Number (last four digits): _____

Address: _____ Phone: _____ How Long: _____

B. Bank Name: _____ Account Number (last four digits): _____

Address: _____ Phone: _____ How Long: _____

PART IV-CHARACTER REFERENCES (NO FAMILY MEMBERS)

1. Name: _____ Phone number: _____

Address: _____ City: _____ State: _____ Zip: _____

2. Name: _____ Phone number: _____

Address: _____ City: _____ State: _____ Zip: _____

3. Name: _____ Phone number: _____

Address: _____ City: _____ State: _____ Zip: _____

PART V- ADDITIONAL INFORMATION

In Case of Emergency, Notify: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____ Relationship: _____

Nearest Relative: _____ Phone: _____ Relationship: _____

Address: _____ City: _____ State: _____ Zip: _____

VEHICLE INFORMATION

Number of Vehicles: _____

Make: _____ Model: _____ Year: _____ Color: _____ License plate: _____

Make: _____ Model: _____ Year: _____ Color: _____ License plate: _____

Applicant represents that all of the above statements are true and complete and hereby authorizes verification of the above information and references. Applicant acknowledges that false information hereon may constitute grounds for rejections of this application, termination of right of occupancy and may be constituted as a criminal offense under laws of the state.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

SANTA CATALINA TOWNHOMES HOMEOWNERS ASSOCIATION INC.
LEASE ADDENDUM FOR DRUG-FREE HOUSING

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Tenant agree as follows:

1. Tenant, any members of the Tenant's household, or guest or other person under the tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near project premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in Section 102 of the Controlled Substance Act (21 U.S.C. 802)).
2. Tenant, any member of the tenant's household, or a guest or other person under the tenants control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near project premises.
3. Tenant or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Tenant or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near project premises or otherwise.
5. Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near project premises.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material non-compliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by preponderance of the evidence.
7. In the case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This Lease Addendum is incorporated into the lease executed or renewed this day between the Owner and Tenant.

Printed Name: _____
Tenant

Printed Name: _____
Tenant

Signature: _____

Signature: _____

Printed Name: _____
Owner/Landlord/Mgmt

Signature: _____

CC: NAME OF LOCAL POLICE AGENCY:

DISCLOSURE REGARDING BACKGROUND INVESTIGATION

VIP Property Management ("the Company") may obtain information about you from a consumer reporting agency for tenant screening purposes. Thus, you may be the subject of a "consumer report" and/or an "investigative consumer report" which may include information about your character, general reputation, personal characteristics, and/or mode of living, and which can involve personal interviews with sources such as your neighbors, friends or associates. These reports may contain information regarding your criminal history, credit history, motor vehicle records ("driving records"), and verification of your education or employment history or other background checks. You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any investigative consumer report. Please be advised that the nature and scope of the most common form of investigative consumer report obtained with regard to applicants for residency is an investigation into your employment history conducted by Applycheck, LLC 3479 NE 163 Street Suite 518 North Miami Beach FL 33160 (786) 542-6834; or another outside organization. Information regarding Applycheck, LLC's privacy practices (including information about whether any consumer personal information will be sent outside the U.S. or its territories) may be found at www.applycheck.com. The scope of this notice and authorization is all-encompassing, however, allowing VIP Property Management (the Company) obtain from any outside organization all manner of consumer reports and investigative consumer reports now and throughout the course of your residency to the extent permitted by law. You should carefully consider whether to exercise your right to request disclosure of the nature and scope of any investigative consumer report. Before any adverse action is taken, based in whole or in part on the information contained in the consumer report, you will be provided a copy of the report, the name, address and telephone number of the reporting agency, and a summary of your rights under the Fair Credit Reporting Act.

ACKNOWLEDGMENT AND AUTHORIZATION

I acknowledge receipt of the DISCLOSURE REGARDING BACKGROUND INVESTIGATION and A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT and certify that I have read and understand both of those documents. I hereby authorize the obtaining of "consumer reports" and/or "investigative consumer reports" by the Company at any time after receipt of this authorization and throughout my residency, if applicable. To this end, I hereby authorize, without reservation, any law enforcement agency, administrator, state or federal agency, institution, school or university (public or private), information service bureau, employer, insurance company, or other party to furnish any and all background information requested by Applycheck, LLC 3479 NE 163 Street Suite 518 North Miami Beach FL 33160 (786) 542-6834 or another outside organization acting on behalf of VIP Property Management (the Company) and/or VIP Property Management itself. I agree that a facsimile ("fax"), electronic or photographic copy of this Authorization shall be as valid as the original.

New York and Maine applicants or tenants only: You have the right to inspect and receive a copy of any investigative consumer report requested by the Company by contacting the consumer reporting agency identified above directly.

State of Washington applicants or tenants only: You have the right to receive a complete and accurate disclosure of the nature and scope of any investigative consumer report as well as a written summary of rights of your rights and remedies under Washington law.

California applicants or tenants only: By signing below, you also acknowledge receipt of the NOTICE REGARDING BACKGROUND INVESTIGATION PURSUANT TO CALIFORNIA LAW. Please check this box if you would like to receive a copy of an investigative consumer report or consumer credit report at no charge if one is obtained by the Company whenever you have a right to receive such a copy under California law. ☐

Signature: _____

Date: _____

Print Name: _____

LEASE ADDENDUM

Association Name: SANTA CATALINA TOWNHOMES HOMEOWNERS ASSOCIATION

Unit Address: _____

In the event Lessor (Owner) is delinquent in the payment of any monthly assessment due to the HOA Association, and if such delinquency continues for a period in excess of ten (10) days, Lessee (Tenant), receiving written notice of such delinquency from the HOA Association or VIP Property Management Specialists, Inc shall pay the full amount of such delinquency as set forth in said notice to the HOA Association or VIP Property Management Specialists, Inc for the benefit of the HOA Association. Lessee may deduct from the rental payment due Lessor the amount paid to cure the delinquency. It is understood and agreed that the Lessee shall continue to pay the monthly maintenance payment to the HOA Association or VIP Property Management Specialists, Inc until such time as Lessee is notified in writing by the HOA Association or VIP Property Management Specialists, Inc, that Lessor's delinquency and default has been cured.

The Lessor and the Lessee specifically acknowledge and agree that the HOA Association is hereby empowered to act as an agent for the Lessee with full power and authority to take such action as may be required to compel compliance of the HOA, its supportive Exhibits in the Florida HOA Act, and the Rules and Regulations of the HOA Association. The approval of the proposed lease Agreement by the HOA Association is expressly conditioned upon the observance of provisions contained in this Addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease Agreement; The Lessor acknowledges that he/she remains responsible for the acts of Lessee and Lessee's family and guest. Lessor agrees that he/she remains responsible for any cost incurred by the HOA Association including attorney's fees and costs pre-litigation, at trial and for any appeals in remedying violations of this Addendum and/or violations of the ASSOCIATION documents.

I (We) have been informed of the current HOA Rules and Regulations and I (We) agree to be bound by the terms thereof, as a condition for the approval of this application.

I (We) hereby make application for occupancy of the described HOA unit and understand that a credit check and verification of the information given will be obtained prior to acceptance of this application.

I (We) further certify that the information submitted with this application is true and correct.

Date: _____

Date: _____

Owner: _____

Tenant: _____

Owner: _____

Tenant: _____

SANTA CATALINA TOWNHOMES HOMEOWNERS ASSOCIATION INC

LEASE/SALE ACKNOWLEDGEMENT PAGE

IF YOU ANSWER YES TO ANY OF THE FOLLOWING QUESTIONS, PLEASE EXPLAIN THE CIRCUMSTANCES REGARDING THE SITUATION ON A SEPARATE PIECE OF PAPER AND ATTACH TO THE APPLICATION

Have you ever had an eviction filed against you?

Applicant: YES _____ NO _____ Spouse: YES _____ NO _____

Have you ever left owing money to any owner or Landlord?

Applicant: YES _____ NO _____ Spouse: YES _____ NO _____

Have you applied for residency anywhere in the past 2 years, but did not move in?

Applicant: YES _____ NO _____ Spouse: YES _____ NO _____

Have you ever had adjudication withheld or been convicted of a crime?

Applicant: YES _____ NO _____ Spouse: YES _____ NO _____

Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, determination of occupancy approval, and/or forfeiture of fees or deposits. I/we certify under penalty that I/we agree to and understand all items on these pages and in the application for occupancy.

(Applicant's Name Printed)

(Spouse's Name Printed)

(Applicant's Signature)

(Spouse's Signature)

(Date Signed)

(Date Signed)

OWNER(S)/TENANT(S) INITIALS _____

Property Address: _____

OWNER OF UNIT AT SANTA CATALINA INFORMATION FORM

Owner(s): _____

Unit Owner(s) Mailing Address (If not a resident): Where coupons/information is to be mailed:

Unit Owner Home Telephone Number: _____

Unit Owner Business Telephone Number: _____

Unit Owner Cell Phone Number: _____

E-Mail Address: _____

EMERGENCY INFORMATION
OWNER/INVESTOR CONTACT

In Case of Emergency Notify: _____

Telephone Number: _____

RENTER & LEASE INFORMATION (IF APPLICABLE)

Name of Lessee(s): _____

Lease Dates From: _____ 20 TO: _____ 20

Home Telephone Number: _____

Work Telephone Number: _____

Cell Phone Number: _____

OWNER(S)/TENANT(S) INITIALS _____

SANTA CATALINA

Screening Application Check List For Residents

- ___1. Did we receive \$500.00 common area security deposit?
- ___2. Does Certificate have all names of individuals living in unit?
- ___3. No Social Card -- applicant must have a Translate Police Report.
- ___4. Check references of previous landlords (No cell phone number accepted).
- ___5. Does screening report have any criminal activity?
- ___6. Did you go over the rules of the community?
- ___7. Does the picture on driver's license match the person? Applicant must bring the original Driver's license.
- ___8. Does the driver's license address appear on the Background Report?
- ___9. Does Rental Lease coincide with the application? Dogs? Amount of residents in unit?
- ___10. Are all pages in the application attached?
- ___11. Did you remind tenant that they must keep a copy of the certificate?
- ___12. Did tenant fill out paperwork for parking decal?
- ___13. Does number of occupants coincide with city requirements? No more than 2 people per bedroom.
- ___14. Are you on section 8 (Section 8 clients are welcomed).

Recommendations _____ APPROVE _____ DISAPPROVE

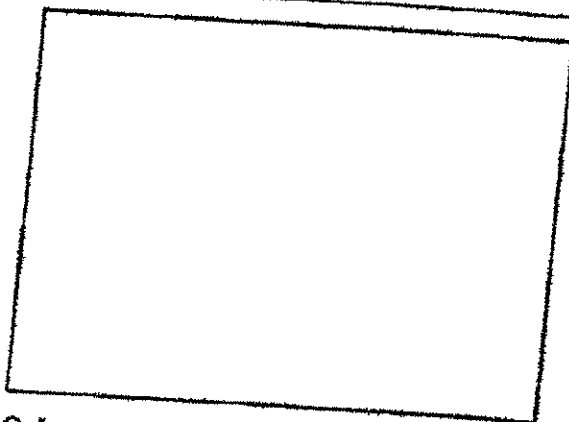
Interviewed By _____ Date: _____

Of Occupants _____

Names & Ages _____

SANTA CATALINA TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
PET REGISTRATION FORM

Resident Name: _____



Breed of Pet: _____

Approx. Weight of Pet: _____
(When Full Grown)

For Identification Purposes
(Attach Color Picture)

Pet's Name: _____

Pet's Age: _____

Only two (2) household pets allowed. Cats and/or Dogs maximum weight is 35 pounds. All pets must be registered with the Association. Cats and/or Dogs. Please remember all dogs are to be walked in the specified "Dog Walk" area, and all excrement must be picked up by the dog owner. All pets must be on a leash at all times while outside your unit and under control and care of a responsible adult.

****NO PITBULL OR AGGRESSIVE BREED ALLOWED IN SANTA CATALINA AT ANYTIME****

Attach a Veterinarian Certificate signed by the Veterinarian. The certification must include the name of owner, name of pet, age of animal, current weight (NOTE: if under one year of age, must also include anticipated weight when full grown), breed, and immunization records.

By my signature below, I verify I have read and understood the above and will abide by the Rules and Regulations of the Santa Catalina Townhomes Homeowners Association, Inc., in this regard.

PLEASE CHECK APPLICABLE BOX

☐ I DO

☐ I DO NOT OWN A PET

Resident/Owner: _____

Date: _____

Resident/Owner: _____

Date: _____

OWNER(S)/TENANT(S) INITIALS _____

Rules of Santa Catalina Townhomes (please keep the notarized copy of certificate with you as long as you reside at Santa Catalina.

DOGS:

- No PITBULLS or Aggressive breed dogs are allowed on the property at anytime.
- No dogs over 20 pounds are allowed on the property at anytime.
- Pick up after pets and dispose of droppings at pet stations.
- All dogs must be approved by the Association with a copy from vet that tells us size, breed and shots.
- All dogs must be on a leash. You can't just move a dog into the property.

Garbage Days are WEDNESDAY AND SATURDAY (WEDNESDAY IS BULK & RECYCLE) Bulk Put out the night before.

- No trash can be kept on the outside of the unit.
- All trash must be a garbage bag and tied shut so that waste does not come out.
- All trash must be put INSIDE the garbage cans. **DO NOT LEAVE TRASH ON THE OUTSIDE OF THE GARBAGE CANS.**

Parking

- No person shall park, store or keep on any portion of the Properties any commercial vehicles (including trailer, delivery truck, or vehicles with commercial lettering or emblems on them), nor may an person keep any other vehicle on the Santa Catalina property which is deemed to be a nuisance by the board.
- No more than 2 vehicles per dwelling are permitted at Santa Catalina.
- No repairs or restorations of any vehicles at Santa Catalina.
- Residents must park only in designated parking spots & guest parking.
- Moving trucks can only be the standard size move in times 9AM – 5PM on weekdays & weekends.
- Must register vehicle to obtain decal or vehicle will be towed at OWNERS EXPENSE.

Common Areas: Pool, Streets, etc. TENANTS MUST CALL LANDLORD: Pool Key FOB

- No planting of trees or flowers in the common area
- Speed limit while driving in the complex is 15 miles per hour. Be aware of speed while driving in the complex.
- No changes or improvements or the appearance can be done to the outside of the unit without prior approval from Association example: SATELITE DISHES, Extension of pavers, water filtration systems MUST FILL OUT A FORM FROM VIP PROPERTY MANAGEMENT SPECIALISTS INC AND GET APPROVAL.
- On front patio no furniture that is not patio furniture is allowed.
- Back patio can be used for patio furniture, potted plants and barbeques.
- Do not store bicycles on back patio. Bicycles and hurricane shutters need to be stored inside.
- No storage of items in the common area. Barbeques must be kept on back patio so that Lawn Company can spray and cut grass.

- Children can not be in the street at any time. Children must be supervised by an adult at all times.
- No pool parties or large gathering in common areas.
- Please follow all rules that are posted at the pool.
- Do not disturb neighbor with loud noise or music.
- Board recommends that you have a security system installed. MUST GET A PERMIT FOR ALARM.
- Renters/Owners responsibility to get renters insurance for personal belongings.

3 Violation Notes – automatically approval cancellation for next year Lease.

Sign that you have agreed and received the rules:

Failure to adhere to the rules of the Association can lead to eviction.

VIP Property Management Specialists, Inc.
2531 Aragon Blvd., Sunrise, FL 33322
Office (954) 748-6182 Fax (954) 748-6546

SCREENING/TRANSFER WORKSHEET FOR SANTA CATALINA TOWNHOMES HOMEOWNERS ASSOC., INC.

Today's Date:

Day #:

Email address:

Name of Association: Santa Catalina Townhomes Homeowners Assoc., Inc.

Property Address:

SALE: Sellers Name:
 Buyers Name:

Or

Lease: Owners Name:
 Tenants Name:

(Must submit lease renewal 30 days prior to lease expiration date for lease renewal approval: ____)

Number of adults to reside in unit: ____ and Children ____

Amount due to the association is: ____

I understand and agree to adhere. Initial: ____

I understand that additional occupants must be screened and approved: ____

No commercial vehicles, boats or trailers: ____

No more than two (2) vehicles: ____

No vehicle repairs: ____

Must register vehicle to obtain decal or vehicle will be towed at owners expense: ____

Pet requirements: Leash at all times, must clean up after pets, no pets over 20lbs, No Pit bulls or aggressive dogs are allowed. Pets must be approved by association: ____

Patio furniture, plants and BBQ are allowed on back patio only: ____

No toys or bicycles can be stored on front or back patio: ____

No pool parties/large gatherings in common areas of association: ____

3 Violation notes will result in an automatically cancelation for next year lease renewal and/or fines:

I/we understand and agree that should the homeowner become delinquent in the maintenance payments during the rental period, I/we will remit our rental fees to the association until the account is current: ____

Applicant agrees to abide by the established Rules and Regulations of the association, Bylaws, Declarations, Deed Restrictions, Covenants and amendments thereto.

Date: Prospective owner/tenant signature: _____

Date: Prospective owner/tenant signature: _____

SANTA CATALINA TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

Full Address of Unit Lease (Must Be Completed)

I/WE HAVE READ THE ATTACHED RULES AND REGULATIONS AND ACKNOWLEDGE THAT I/WE UNDERSTAND THE RULES AND REGULATIONS OF THE SANTA CATALINA TOWNHOMES HOMEOWNERS ASSOCIATION, INC., AND I/WE AGREE TO ABIDE BY THE RULES AND REGULATIONS WITH THE UNDERSTANDING THAT IT IS FOR THE HEALTH, SAFETY, AND WELFARE OF ALL RESIDENTS OF SANTA CATALINA TOWNHOMES HOMEOWNERS ASSOCIATION.

I/WE ALSO UNDERSTAND AND ACKNOWLEDGE THAT THE RULES AND REGULATIONS OF SANTA CATALINA TOWNHOMES HOMEOWNERS ASSOCIATION, INC., EXTENDS TO ALL MEMBERS OF MY/OUR FAMILY, GUESTS, AND INVITEES, OF WHOM I/WE ACCEPT RESPONSIBILITY FOR. A COPY OF THE DECLARATION OF COVENANTS CAN BE PURCHASED AT THE MANAGEMENT COMPANY AT A COST OF \$100.00

APPLICANT SIGNATURE

DATE

APPLICANT SIGNATURE

DATE

OWNER(S)/TENANT(S) INITIALS _____

**SECTION 13
USE RESTRICTIONS**

13.26 Leases. Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be leased on any basis. No transient tenants may be accommodated in a Home. All leases or occupancy agreements shall be in writing and a copy of all leases of Homes shall be provided to Association if so requested by Association. No Home may be subject to more than two (2) leases in any twelve (12) month period, regardless of the lease term. No time-share or other similar arrangement is permitted. The Owner must make available to the lessee or occupants copies of the Association Documents. No lease term shall be for less than six (6) months. Notwithstanding the foregoing, this Section shall not apply to a situation where an Owner or resident of a Home receives in home care by a professional care giver residing within the Home.

13.28 Minor's Use of Facilities. Adults shall be responsible for all actions of their minor children at all times in and about Santa Catalina. Neither Developer nor Association shall be responsible for any use of the facilities by anyone, including minors. Children under the age of twelve (12) shall be accompanied by an adult at all times.

13.29 Nuisances. No nuisance or any use or practice that is the source of unreasonable annoyance to others or which interferes with the peaceful possession and proper use of Santa Catalina is permitted. No firearms shall be discharged within Santa Catalina. Nothing shall be done or kept within the Common Areas, or any other portion of Santa Catalina, including a Home or Lot which will increase the rate of insurance to be paid by Association.

13.4.1 Parking. Owners' automobiles shall be parked in the garage or driveway, if provided, and shall not block the sidewalk. No vehicles of any nature shall be parked on any portion of Santa Catalina or a Lot except on the surfaced parking area thereof. All lawn maintenance vehicles shall park on the driveway of the Home and not in the roadway or swale. No vehicles used in business for the purpose of transporting goods, equipment and the like, or any trucks or vans which are larger than three-quarter (3/4) ton shall be parked in Santa Catalina except during the period of a delivery. Recreational vehicles, personal street vans, personal trucks of three-quarter (3/4) ton capacity or smaller, and personal vehicles that can be appropriately parked within standard size parking stalls may be parked in Santa Catalina.

13.4.2 Repairs and Maintenance of Vehicles. No vehicle which cannot operate on its own power shall remain in Santa Catalina for more than twelve hours, except in the garage of Home. No repair or maintenance, except emergency repair, of vehicles shall be made within Santa Catalina, except in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view.

13.4.3 Prohibited Vehicles. No commercial vehicle, limousines, recreational vehicle, boat, trailer including, but not limited to, boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept within Santa Catalina except in the garage of a Home. The term commercial vehicle shall not be deemed to include law enforcement vehicles or recreational or utility vehicles (i.e., Broncos, Blazers, Explorers, Navigators, etc.) or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the Owner on a daily basis for normal transportation. Notwithstanding any other provision in this Declaration to the contrary, the foregoing provisions shall not apply to construction vehicles in connection with the construction, improvement, installation, or repair by Developer or Builder of Homes, Common Areas, or any other Santa Catalina facility. No vehicles displaying commercial advertising shall be parked within the public view. No vehicles bearing a "for sale" sign shall be parked within the public view anywhere in Santa Catalina. For any Owner who drives an automobile issued by the County or other governmental entity (i.e., police cars), such automobile shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Home. No vehicle shall be used as a domicile or residence either temporarily or permanently.

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13.3. Animal Restrictions. No animals of any kind shall be raised, bred or kept within Santa Catalina for commercial purposes. Otherwise, Owners may keep domestic pets as permitted by Broward County ordinances and otherwise in accordance with the Rules and Regulations established by the Board from time to time. No pit bull dogs shall be allowed within Santa Catalina at any time. Notwithstanding the foregoing, pets may be kept or harbored in a Home only so long as such pets or animals do not constitute a nuisance. A determination by the Board that an animal or pet kept or harbored in a Home is a nuisance shall be conclusive and binding on all parties. All pets shall be walked on a leash. No pet shall be permitted outside a Home unless such pet is on a leash or within an enclosed portion of the yard of a Home, as approved by the ACC. No pet or animal shall be "tied out" on the exterior of the Home or in the Common Areas, or left unattended in a yard or on a balcony, porch, or patio. No dog runs or enclosures shall be permitted on any Home. When notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours of the giving of the notice. All pets shall defecate only in the "pet walking" areas within Santa Catalina designated for such purpose, if any, or on the Owners Homes. The person walking the pet or the Owner shall clean up all matter created by the pet. Each owner shall be responsible for the activities of its pet. Notwithstanding anything to the contrary, Seeing Eye dogs shall not be governed by the restrictions contained in this section.

13.19 Garbage Cans. Trash collection and disposal procedures established by Association shall be observed. It is possible Association may provide for garbage pick-up, the cost of which shall be Operating Costs. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be maintained on any Home so as to be visible from outside the Home or Lot. Each Owner shall be responsible for properly depositing his or her garbage and trash in garbage cans and trash containers sufficient for pick-up by the appropriate collection agencies in accordance with the requirements of any such agency. All such trash receptacles shall be maintained in a sanitary condition and shall be shielded from the view of adjacent properties and streets. Garbage cans and trash containers shall not be placed outside the Home for pick-up earlier than 6:00 p.m. on the day preceding the pick-up, and must be returned to the Home so that they are not visible from outside the Home on the day of pickup.

13.34 Satellite Dishes and Antennas. No exterior visible antennas, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the ACC as required by this Declaration. The ACC may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. Each Owner agrees that the location of such items must be first approved by the ACC in order to address the safety and welfare of the residents of Santa Catalina. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("FCC") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the Board and shall be governed by the then current rules of the FCC.

13.38 Signs and Flags. No sign (including brokerage or for sale/lease signs), flag, banner, sculpture, fountain, outdoor play equipment, solar equipment, artificial vegetation, sports equipment, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of Santa Catalina that is visible from the outside without the prior written approval thereof being first had and obtained from the ACC as required by this Declaration; provided, however, signs required by governmental agencies and approved by the ACC may be displayed (e.g., permit boards). Owners of Homes must obtain "For Sale" and "For Rent" signs from Association. No sign may be placed in the window of a Home. Developer and Builders are exempt from this Section. No in-ground flag poles (except as Developer may use) shall be permitted within Santa Catalina, unless written approval of the ACC is obtained. Notwithstanding the foregoing, flags which are no larger than 24" x 36", attached to a Home and displayed for the purpose of a holiday, and United States of America flags shall be permitted without ACC approval. Notwithstanding the foregoing, no ACC approval is necessary for the installation of an American Flag, up to two feet (2') by four feet (4') in size, posted on a three foot (3') pole and attached at a forty-five (45) degree angle from the Home.

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