

**SAN REMO HOMEOWNERS COMMUNITY ASSOCIATION, INC.
C/O VIP Property Management Specialists, Inc.
2531 Aragon Blvd.
Sunrise, Florida 33322
VIP_mgmt@bellsouth.net
954-748-6182 Office**

LEASE/PURCHASE APPLICATION

THIS APPLICATION MUST BE SUBMITTED TO VIP PROPERTY MANAGEMENT SPECIALISTS, INC. FOR PROCESSING. FAXED COPIES WILL NOT BE ACCEPTED. DOUBLE SIDED APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

THE FOLLOWING REQUIREMENTS MUST BE MET TO LEASE A HOME WITHIN THE SAN REMO HOMEOWNERS ASSOCIATION. PLEASE READ CAREFULLY!

1. A non-refundable 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 "San Remo Homeowners Association."

***Each individual must go to: <http://www.applycheck.com/vip>. Password is (apply 849). Complete the online application for a screening check & pay the \$50.00 by credit card. Reports will be sent directly to VIP.**

2. A refundable \$1,000.00 Security Deposit payable to "San Remo Community Homeowners Association, Inc." must be submitted with is application for rentals.

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 (limit 2) is required as well as a social security card. International applicants must provide a copy of Passport and a translated notarized police report.

5. Please attach last 3 months of bank statements and last 3 paystubs. If self-employed, include a copy of your latest Tax Return.

6. Completed and signed Drug Addendum.

7. Two pets per household weighing 35 pounds or less (each) are allowed. Picture ID is necessary with last report from veterinarian indicating dog's weight at maturity.

8. NO APPLICATION FOR LEASE WILL BE CONSIDERED IF THE HOMEOWNER IS FINANCIALLY DELINQUENT TO THE ASSOCIATION.

9. No room(s) may be leased and no transient tenants may be accommodated. No units may be leased for a period of less than twelve (12) consecutive months. Tenants may not sublease a unit.

10. Each unit is limited to two (2) vehicles regardless of how many occupants.

11. Should both vehicles be in someone else's name with only 1-adult occupying the unit, only 1- vehicle will be approved.

12. EVICTIONS AND FELONIES ARE AUTOMATIC DENIALS.

The Association review period may take up to 30 DAYS to complete processing from the date of receipt of application.

NOTE: Tenant(s) will not be allowed to move in until they receive the Certificate of Approval.

PROSPECTIVE OCCUPANT

PROSPECTIVE OCCUPANT

SAN REMO HOMEOWNERS COMMUNITY ASSOCIATION, INC.
APPLICATION FOR OCCUPANCY

____ SALE OR ____ LEASE

Property Address: _____

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
heatheratvipmgmt@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: _____

SAN REMO HOMEOWNERS COMMUNITY 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 519 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) to 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 519 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: _____

Co-Applicant Signature: _____ Date: _____

Co-Applicant Print Name: _____

Property Address: _____

OWNER OF UNIT AT SAN REMO 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: _____

RENTOR & LEASE INFORMATION (IF APPLICABLE)

Name of Lessee(s): _____

Lease Dates From: _____ 20__ To: _____ 20__

Home Telephone Number: _____

Work Telephone Number: _____

Cell Phone Number: _____

Vip Prop. Mgmt. Spec., Inc
2531 Arcadia Boulevard
Sunrise, FL 33327
vip_prop@bellsouth.net
954-740-6182 • Office

OWNER(S)/TENANT(S) INITIALS _____

Name of Investor/Realtor or Tenant: _____

Signature: _____

Questions to ask investor or tenants

Its resident's responsibility to get renters insurance for personal belongings

Board recommends residents install their own security system. WE HAVE PRIVATE SECURITY COMPANY

1. How long did you live at your last address?
2. How would you describe yourself as a neighbor?
3. If you saw any suspicious activities, would you be willing to call the police?
4. Do you plan to make San Remo your permanent home?
5. Do you have any relatives, children or friends that might be visiting on a weekly basis?
6. Do you have any pets? Dogs must be approved by association they can not just bring a dog in. paperwork has to be filled out and then submitted with a copy of a picture and record of dogs size and breed. Shots.
7. How many children or adults will be occupying the unit?
8. Do you run any business from your home?
9. Do you drive any commercial vehicle?
10. Do not disturb neighbor with loud noise, music or gathering that blocks parking areas.

There is a parking decal system implemented for vehicles parked on the property. Board meetings every 3rd Monday of the month. Must keep copy of certificate. We have security on property

Investor OR Realtor:

Do you have any other properties in San Remo?

Do we have Documents: stockholder agreement and articles of incorporation

Safety of units alarm and door protectors. Must have a permit for alarm

Who would we speak to if we need to talk to you about the tenant? _____

Satellite dishes, dogs, parking spots decals. **MUST GET APPROVAL FROM BOARD**

Must keep copy of certificate Tenant

Insurance on property

Where does the coupon book and notices go to? _____

We have security on property

Cleaning of units' garbage must be disposed of off property. If you have a unit that is remodeling no garbage can be dumped on property.

San Remo Lease/Sale Application Acknowledgement Page

IF YOU ANSWER YES TO ANY OF THE FOLLOWING QUESTIONS, PLEASE EXPLAIN THE CIRCUMSTANCES REGARDING THE SITUATION IN A SEPARATE PIECE OF PAPER ATTACHED 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 of perjury that I / we agree to and understand all items on these pages and in this application for occupancy.

(Applicant's Signature)

(Applicant's Name Printed)

(Spouse's / Co-Applicant's Signature)

(Spouse's / Co-Applicant's Name Printed)

(Date Signed)

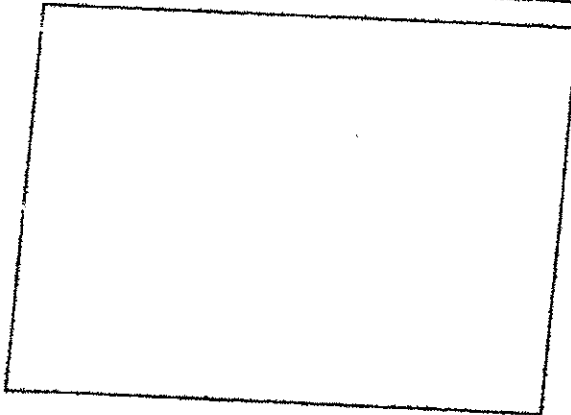
(Date Printed)

117 Prop. Mgmt. Group, Inc.
2551 Aragon Boulevard
Gainesville, FL 32602
vip @ propmgr.com
951-742-0192 - Office

OWNER(S)/TENANT INITIALS _____

SAN REMO HOMEOWNERS COMMUNITY 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. All pets must be registered with the Association. Cats and/or Dogs **maximum weight is 35 pounds**. 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.

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 **San Remo Community Homeowners Association, Inc.**, in this regard.

PLEASE CHECK APPLICABLE BOX

☐ I DO

☐ I DO NOT OWN A PET

Resident/Owner: _____

Date: _____

Resident/Owner: _____

Date: _____

VIP Pet, Mount. Spec., Inc
2631 Argon Boulevard
Sunrise, FL 33372
v.p.pet@bellsouth.net
352-756-8162 - Office

OWNER(S), TENANT(S) INITIALS _____

**SAN REMO COMMUNITY 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 **SAN REMO COMMUNITY 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 **SAN REMO COMMUNITY HOMEOWNERS**
ASSOCIATION.

I/WE ALSO UNDERSTAND AND ACKNOWLEDGE THAT THE RULES AND
REGULATIONS OF **SAN REMO COMMUNITY 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

VIP Prop. Mgmt. Spec., Inc.
2531 Aragon Boulevard
Boca Raton, FL 33422
vip_mgt@bellsouth.net
561-740-5152 - Office

OWNER(S)/TENANT(S) INITIALS _____

Rules of San Remo

DOGS

- No dogs over 35 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, shots.
- All dogs must be on a leash. You can't just move a dog into the property.

Garbage IS MONDAY, WEDNESDAY AND FRIDAY. (FRIDAY IS BULK) Bulk Put out the night before

- No trash can be kept on the outside of the unit.
- All trash must be in a garbage bag and tied shut so that waste does not come out.
- All trash must be put INSIDE the dumpster. DO NOT LEAVE TRASH ON THE OUTSIDE OF THE DUMPSTER.
- Children should not take trash out to dumpster unless they can reach over the dumpster

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 any person keep any other vehicle on the San Remo which is deemed to be a nuisance by the board. (dec")
- No more than 2 vehicles per dwelling are permitted at San Remo (dec")
- No repairs or restorations of any vehicles on San Remo. (dec")
- Residents must park only park in designated parking spots. Visitors parking...
- Moving trucks can only be the standard size move in times 9:00 am to 5:00pm 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 Keys,

- 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: SATELLITE DISHES, SCREENED PATIOS, Extension of pavers, Water filtration systems, (dec") MUST FILL OUT A FORM FROM SELECT PROPERTIES 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.

Signature that you have agreed and received the rules:

Failure to adhere to the rules of the association can lead to eviction

Name of investor/realtor or tenant: _____

Signature: _____

ARTICLE 10 USE RESTRICTIONS

10.1. Nuisances. Nothing shall be done or maintained on any Dwelling or anywhere on the Properties which may be or become an annoyance or nuisance to the occupants of other Dwellings. Any activity on a Dwelling which interferes with television, cable, or radio reception on another Dwelling shall be deemed a nuisance and a prohibited activity. In the event of a dispute or question as to what may be or has become a nuisance, such dispute or question shall be submitted to the Board of Directors, which shall render a decision in writing; which decision shall be dispositive of such dispute or question.

10.2. Parking and Prohibited Vehicles. No person shall park any vehicle so as to obstruct or otherwise impede ingress or egress to any Dwelling. Parking in the Properties shall be restricted to private automobiles and passenger-type vans, jeeps, pick-up trucks, sport utility vehicles, motorcycles, motor scooters, and small trailers (all of which are collectively referred to herein as "vehicles"). No person shall park, store, or keep any boat, watercraft, jet ski, or boat trailer so as to be visible from the Access Areas. No person shall park, store, or keep on any portion of the Properties any commercial vehicle (including dump truck, motor home, trailer, cement mixer truck, oil or gas truck, panel truck, delivery truck, or vehicles with commercial lettering or emblems on them). Nor may any person keep any other vehicle on the Properties which is deemed to be a nuisance by the Board. No more than two (2) vehicles per Dwelling are permitted to be kept in a driveway. No trailer, camper, motor home, or recreational vehicle shall be used as a residence, either temporarily or permanently, or parked on the Properties. The Board shall have the authority to prohibit any vehicle, including any motorcycle or motor scooter, which it determines constitutes a nuisance due to its noise level, particularly where such vehicle is operated in the early morning or late evening hours. No vehicle is permitted within the Properties which leaks oil, brake fluid, transmission fluid, or other fluids. No owner, occupant, or other person shall conduct repairs or restorations on any motor vehicle, or other vehicle, or race the engine of any vehicle, upon any portion of the Properties or any Dwellings. For so long as the Declarant conducts any sales or leasing activities on the Properties, its use of Parking Spaces shall not be impeded or restricted. The prohibitions on parking contained in this section shall not apply to temporary parking of (A) commercial vehicles, such as for construction use or providing pick up and delivery and other commercial services; (B) any vehicles of the Declarant, or its affiliates or Designees, used for construction, maintenance, repairs, or marketing purposes; or (C) service vehicles operated in connection with the Association, or its Management Company. Subject to Applicable Law, any vehicle, boat, motorcycle, or trailer parked in violation of these or other restrictions contained herein or in the Rules and Regulations may be towed by the Association at the sole expense of the owner of such vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion, or otherwise, nor shall it be guilty of any criminal act.

10.3. Visibility at Intersections. No obstruction to visibility at street intersections or Common Area intersections shall be permitted; provided that the Association shall not be liable in any manner to any person or entity, including Owners and other Community Beneficiaries, for any damages, injuries, or deaths arising from any violation of this Section.

10.4. Exterior Antennas. No exterior antennas, satellite dishes, or similar equipment shall be permitted on any Dwelling or improvement thereon, except that Declarant and its Affiliates shall have the right to install and maintain Community systems. Notwithstanding the foregoing, upon obtaining the prior written consent of the Association, satellite dishes and other devices permitted under Section 207 of the Telecommunications Act of 1906, as amended from the Declaration of Covenants from time to time, may be installed within the Dwellings or within any limited common elements of a condominium or any Limited Common Areas, as applicable, appurtenant thereto, provided however, that in no event shall any such device be installed in or on any other portion of the Common Areas or the Association Property. To the extent permissible under Applicable Law, the Association may enact Rules and Regulations, requiring that any such devices which may be permitted under Applicable Law are comparable in size, weight, and appearance, are installed and maintained in a manner designed to protect the safety of the Properties and its occupants, and satisfy any standards established by the Association for architectural appearance purposes.

OWNER(S)/TENANT(S) INITIALS _____

10.5. Signs. No sign, poster, display, billboard, or other advertising device of any kind including, without limitation, "FOR SALE", "FOR RENT", or construction signs shall be displayed to the public view on any portion of the Common Areas or Limited Common Areas, without the prior written consent of the Association, except (i) signs, regardless of size, used by the Declarant, its successors or assigns, or a party developing or marketing any portion of the Property, including signs used for construction or repairs, advertising, marketing, sales, or leasing activities; (ii) signs installed as part of the initial construction of the Dwellings and replacements of such signs (similar or otherwise); (iii) bulletin boards, entrance, directional, informational, and similar signs used by the Association; (iv) signs, of reasonable size, provided by a contractor for security services within ten (10) feet of any entrance to the home; and (v) as may be required by legal proceedings, it being understood that the Association may not grant permission for signs unless their erection is reasonably necessary to avert serious hardship to the applicable Owner. Furthermore, the size and design of all signs, house numbering, outside lamp posts, and other such materials shall be approved by the Association and shall display continuity and conformity throughout the entire Community. If permission is granted, the Association reserves the right to restrict size, color, content, and location of signs. No sign shall be nailed or attached to a tree.

10.6. Animal Restrictions.

10.6.1. No animals, livestock, reptiles, or poultry of any kind shall be raised, bred, or kept on or in any Common Areas. No dog, cat, or other pet may run loose (unleashed) on the Common Areas and all pets must be on a leash not more than six (6) feet long or carried when outside of the Dwellings. The Association may from time to time limit the areas designated for walking pets.

10.6.2 Owners shall be limited to the keeping of not more than two (2) pets, each weighing no more than 35 pounds, within their Unit and shall be subject to the Rules and Regulations of the Association as may be adopted from time to time regulating the keeping of pets within Units.

10.7 Trash. No Dwelling shall be used or maintained as a dumping ground for rubbish, trash, or other waste. All trash, garbage, grass, shrub or tree clippings, and other waste shall be kept in sanitary containers and, except during pick up, all containers shall be kept within enclosures within each Dwelling. No containers shall be placed along the roadway prior to 7:00 P.M. of the day prior to each scheduled pick up. No odor shall be permitted to arise there so as to rend the Property or any portion thereof unsanitary, unsightly, offensive, or detrimental to any Dwelling in the vicinity thereof or to its occupants. No lumber, grass, shrub or tree clippings or plant waste, metals, bulk material, scrap, refuse, or trash shall be kept, except within an enclosed structure appropriately screened from view erected for that purpose, if any, and otherwise in accordance with the approval of the Association.

OWNER(S)/TENANT(S) INITIALS _____