

# Apple Creek Unit One Condominium Association, Inc.

## Application for Purchase



### PLEASE READ CAREFULLY BEFORE PROCEEDING

- **NO RENTALS ARE ALLOWED.** The Association may evict any tenant and charge the cost of such eviction, including reasonable attorneys' fees, to the owner of the unit rented.
- **CORPORATE APPLICANTS** – if the purchase is being made by a corporation, the approval of ownership of the corporation will be conditioned upon requiring that **ALL** persons occupying the apartment be approved by the Association. Applications must be made in the name of at least 1 of the corporation's owners and cannot be in the name of the corporation. **ALL** persons occupying the apartment **MUST** also approved by the Association.
- **PETS - ONLY 1 PET ALLOWED** – Must be under 40 pounds at full maturity.
- **VEHICLES - A maximum of 2 vehicles/ unit.** Guest spots are for **GUESTS ONLY**, and are not permitted to be used by residents for an additional parking space

\*\*\*BUYER MUST provide management a copy of the closing statement & deed within 10 days after closing.

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Applicant Name: \_\_\_\_\_

Property Address for which you are applying: \_\_\_\_\_

Unit# \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Best Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name & Contact info of Realtor Handling Sale: \_\_\_\_\_

How many bedrooms does the unit you are applying for have? \_\_\_\_\_

### Name & Mailing address for notice of acceptance or rejection of the application:

Name \_\_\_\_\_ Address \_\_\_\_\_

City and State \_\_\_\_\_ Zip \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_

# Apple Creek Unit One Condominium Association, Inc.

## **APPLICATION FOR PURCHASE - PLEASE READ CAREFULLY BEFORE PROCEEDING**

This application is used for applicants attempting to purchase a unit in this community. Once completed, please drop application & fee off at: 6635 W. Commercial Blvd #200 Tamarac, FL 33319. **An application is complete ONLY after:**

1. All application fees have been paid
2. The application has been completely & properly filled out & fully executed by all required parties
3. All requested supporting documents have been received.

**\*\*\*Incomplete applications will NOT BE PROCESSED** – The completed application must be submitted to the Association office at least 45 days prior to the expected closing date.

## **CHECKLIST**

**For US Citizen/Resident Applicants ONLY:** The following documents **MUST** be submitted with app:

- Copy of Driver's License or other government issued ID for each Applicant: Current, clear, & legible.
- Copy of the full purchase agreement & addenda: Current, clear, legible & fully executed by all parties.
- Copy of Vehicle Registration for all vehicles that will be parking on property - Current, clear, & legible. **The name on the registration MUST be the same as the applicant(s). If not the same, a document must be provided from the registered owner(s) of vehicle(s) giving the applicant(s) authorization to drive/use said vehicle(s).**
- Letter from current landlord of applicant (if currently renting)
- Letter stating length of employment for applicant
- All applicants must make themselves available for a personal interview prior to final Board of Directors' approval. Occupancy prior to such approval is prohibited.
- Application Fee: (\$100.00)/occupant 18 years old or older or per legally married couple: Application Fee should be made **payable to Angel Property Management and it is Non-Refundable. Only Cash, Money Order, or Cashier's Check will be accepted.**
- Copy of Marriage Certificate: clear & legible (if applicable)

**For International Applicants ONLY: PLEASE NOTE Due to the extensive process, International Applications will take longer to complete.** The following documents **MUST** be submitted with this application:

- National ID/Passport for each Applicant: Current, clear, & legible.
- Copy of full purchase agreement & addenda: Current, clear, legible, & fully executed by all parties.
- Copy of Vehicle Registration for all vehicles that will be parking on property - Current, clear, & legible. **The name on the registration MUST be the same as the applicant(s). If not the same, a document must be provided from the registered owner(s) of vehicle(s) giving the applicant(s) authorization to drive/use said vehicle(s).**
- Letter from current landlord of applicant (if currently renting)
- Letter stating length of employment for applicant
- All applicants must make themselves available for a personal interview prior to final Board of Directors' approval. Occupancy prior to such approval is prohibited.
- Application Fee: (\$200.00) per individual applicant 18 years old or older (regardless of their marital status). Application Fee should be **payable to Angel Property Management and it is Non-Refundable. Only Cash, Money Order, or Cashier's Check will be accepted.** - (Minimum cost for each international application is \$200 and some countries may cost more.)
- Copy of Marriage Certificate: clear & legible (if applicable)

**\*\*\*Status updates will not be given over the phone.** If you'd like a status update: Send your request to: [info@angelpm.com](mailto:info@angelpm.com) and include your name, the address & unit #, & the name of the community at which you are applying for.

# Apple Creek Unit One Condominium Association, Inc.

## **DISCLOSURE AND ACKNOWLEDGEMENT:**

I/We here acknowledge that & agree to allow a consumer report and/or investigative consumer report including information concerning applicant(s) character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with applicant(s) application for new and/or continued residence. A consumer report and/or an investigative consumer report may be obtained at any time during the application process or during applicant(s) residence. Upon timely written request from Angel Property Management & Real Estate (Management), and within 10 business days of the request, the name, address, and phone number of the reporting agency and the nature and scope of the investigative consumer report(s) will be disclosed to applicant(s). Under no circumstances is occupancy allowed without written authorization and approval from the association. It will take up to 30 days (from the date that the COMPLETED application is received by Management/Association) to process applications. For international applicants, additional fees & additional time will be needed to process your application. An application is considered complete ONLY after all application fees have been paid, the application is completely & properly filled out & fully executed by all required parties, and all necessary supporting documents have been received. Only after the completed application is submitted, will the processing of the application commence. Incomplete applications will delay approval time as they will not be processed. During the processing of the application there will be NO verbal communication between Management/Association and buyer(s), seller(s), tenant(s), landlord(s), or their respective real estate agent(s). It is the responsibility of the applicant(s) to submit their application complete and in a timely manner in order to accommodate expected occupancy and/or closing dates. Applicant(s) hereby authorizes and requests, without any reservation, any present or former employer, school, landlord, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about applicant(s) to furnish Angel Property Management & Real Estate with any and all background information in their possession regarding applicant(s), in order that applicant(s) residence qualifications may be evaluated. Applicant(s) also agree(s) that a fax or photocopy of this authorization with applicant(s) signature(s) or electronic signature(s) will be accepted with the same authority as the original(s). Applicant(s) also agree(s) that this information may be viewed by any Angel Property Management & Real Estate employee or any current Board of Director with Apple Creek Unit One Condominium Association, Inc. Applicant(s) represent(s) that information set forth on this application is true & complete. Material misrepresentations on the Application will constitute fraud and will result in an automatic denial of your application and/or approval. If misrepresentations/fraud is discovered after approval has been given, any approval will be considered null and void and applicant(s) will be in violation of the Associations Rules & Regulations, Documents, Covenants, By-Laws, etc. and legal action may be pursued. Applicant(s) also acknowledges that the application fee will not be applied to any deposit amount of any kind. In the event this applicant(s) is approved or disapproved, this sum will be retained by Management to cover the cost of processing this application as furnished by applicant(s). All application fees are NON-REFUNDABLE. SPECIAL NOTES FOR INTERNATIONAL APPLICANTS Additional fees and time will be required. PLEASE NOTE: Due to the extensive process, International Applications will take longer to complete (may take up to 90 days). Minimum application fee per individual 18 years old or older is \$200 for international applicants (certain countries may cost more). No discount will be given for international applicants (regardless of marital status).

I/WE HEREBY AGREE TO THE ABOVE DISCLOSURES AND GIVE AUTHORIZATION TO RELEASE CRIMINAL HISTORY INFORMATION REPORT(S), DRUG OFFENSE REPORT(S), VIOLENCE REPORT(S), CREDIT BUREAU REPORT(S), AND/OR MOTOR VEHICLE REPORT(S), I/WE ACKNOWLEDGE I/WE MAY BE SUBJECT TO A "CONSUMER REPORT" and/or AN "INVESTIGATIVE CONSUMER REPORT" (which may include information about my/our character, general reputation, personal characteristics, and/or mode of living, and which can involve personal interviews with sources such as neighbors, friends, and associates.) For and in consideration of me/us being considered for approval, I/We hereby authorize Apple Creek Unit One Condominium Association, Inc. and Angel Property Management & Real Estate, LLC to make inquiries to MAF Background Screening/Sarma ("MAFBS") or any other background/screening company, a consumer reporting agency, concerning my/our suitability and qualification: including but not limited to: (i) any public record of any convictions for crimes of violence or dishonesty; (ii) any incidents of employment dishonesty, retail theft, or other employment related acts of dishonesty, violence or drug related offenses or drug test results reported to MAF Background Screening/Sarma ("MAFBS") or any other background/screening company by any merchant or employer where such acts occurred; or (iii) any credit bureau reports. I/We further authorize any governmental

# Apple Creek Unit One Condominium Association, Inc.

agency where such conviction information is on file, or any Companies ("Prior Companies") where such incident or credit transaction occurred, and MAF Background Screening/Sarma ("MAFBS") or any other background/screening company to disseminate such report(s) to Apple Creek Unit One Condominium Association, Inc. Gardens III Condominium, Inc. and Angel Property Management & Real Estate, LLC. During any period(s) while I/we may be applying to/reside at/or for membership to Apple Creek Unit One Condominium Association, Inc., I/we hereby authorize Apple Creek Unit One Condominium Association, Inc. and Angel Property Management & Real Estate, LLC to make further like inquiries to MAF Background Screening/Sarma ("MAFBS") or any other background/screening company as Apple Creek Unit One Condominium Association, Inc. and Angel Property Management & Real Estate, LLC may from time to time, deem necessary for Residency and/or membership purposes. I/We also hereby authorize MAF Background Screening/Sarma ("MAFBS") or any other background/screening company, and such government's agency(s), any such credit bureau(s), and any such Prior Company(ies) to issue such report(s) in response to Apple Creek Unit One Condominium Association, Inc.'s and Angel Property Management & Real Estate, LLC's inquiry(ies). I/We waive any further notice with respect to Apple Creek Unit One Condominium Association, Inc. and Angel Property Management & Real Estate, LLC's inquiry(ies) or with respect to such governmental agencies, such Prior Company's(ies)', such credit bureau's or MAF Background Screening/Sarma ("MAFBS") or any other background/screening company dissemination of any such report(s). I/We hereby generally release and fully discharge MAF Background Screening/Sarma ("MAFBS") or any other background/screening company, every such government's agency, every such credit bureau, and every such Prior Company(ies) from and against any and all liability with respect to, or arising from, the release or dissemination of any such information for such purposes. I/We understand and agree that my/our approval/denial may be determined, in whole or in part, based on the report(s) so issued to Apple Creek Unit One Condominium Association, Inc. and Angel Property Management & Real Estate, LLC by MAF Background Screening/Sarma ("MAFBS") or any other background/screening company. I/we have been informed and I/we understand that I/we may obtain a copy of such report(s) and that I/we may dispute the accuracy or completeness of the information reported to Apple Creek Unit One Condominium Association, Inc. and Angel Property Management & Real Estate, LLC by writing or calling MAFBS at the following address or telephone numbers (134 S Tampa St. Tampa, FL 33602. 800-226- 4483. CERTIFICATION: Apple Creek Unit One Condominium Association, Inc. and Angel Property Management & Real Estate, LLC certify to MAF Background Screening/Sarma ("MAFBS") or any other background/screening company that it is requesting a consumer report(s) on the applicant(s) named above and Apple Creek Unit One Condominium Association, Inc. and Angel Property Management & Real Estate, LLC will use that report(s) for PERMISSIBLE purposes. In Addition, I/we acknowledge that I/we have READ AND AGREE TO EVERYTHING IN THE FOREGOING AND I/WE AUTHORIZE Apple Creek Unit One Condominium Association, Inc. and Angel Property Management & Real Estate, LLC to process, review, present, all information obtained in and from this application, including but not limited to: full historical credit, criminal, eviction, employment, residential, drug information, etc. I/We also agree that any information obtained in and from this application and or anything listed in the foregoing may be viewed by any current/future Angel Property Management & Real Estate, LLC employee, or any current/future Board of Director with Apple Creek Unit One Condominium Association, Inc.

**\*\*\*NO RENTALS ARE ALLOWED IN THE COMMUNITY AT ALL** - The Association may evict any tenant and charge the cost of such eviction, including reasonable attorneys' fees, to the owner of the unit rented.

In making the foregoing application, I am aware that the decision of the Apple Creek Unit One Condominium Association, Inc. Association will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

**READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**

\_\_\_\_\_  
Applicant's Name Printed

\_\_\_\_\_  
Applicant's Signature indicating acknowledgement

\_\_\_\_\_  
Date

**CERTIFICATION:** Angel Property Management and Real Estate, LLC hereby certifies to SARMA/MAF Background Screening that it is requesting a consumer report(s) on the applicant named above and that Angel Property Management and Real Estate, LLC, will use that report(s) for PERMISSABLE purposes.  
MAF BACKGROUND SCREENING 800.226.4483 - 134 S Tampa Street Tampa FL 33602

# Apple Creek Unit One Condominium Association, Inc.

## APPLICATION INFORMATION

### Current OWNER Information

Name: \_\_\_\_\_

Present Mailing Address: \_\_\_\_\_ City and State: \_\_\_\_\_

Zip code: \_\_\_\_\_ Email: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

### Applicant Information

Name: \_\_\_\_\_ Social Security #: \_\_\_\_\_ DOB: \_\_\_\_\_ Present

Residence Address: \_\_\_\_\_ How long: \_\_\_\_\_

City and State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Email: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_ Rent or Own: \_\_\_\_\_

### Landlord's Info (if applicable):

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Email: Address: \_\_\_\_\_

### Prior Residence Information (1)

Prior home address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip code: \_\_\_\_\_ How long: \_\_\_\_\_

Phone: \_\_\_\_\_ Rent or Own: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

### Landlord's Info (if applicable):

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Email: Address: \_\_\_\_\_

### Prior Residence Information (2)

Prior home address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip code: \_\_\_\_\_ How long: \_\_\_\_\_

Phone: \_\_\_\_\_ Rent or Own: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

### Landlord's Info (if applicable):

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Email Address: \_\_\_\_\_

# Apple Creek Unit One Condominium Association, Inc.

**Vehicle Information:**

Make of car: \_\_\_\_\_ Model Type: \_\_\_\_\_ Year: \_\_\_\_\_ License Plate#: \_\_\_\_\_ State: \_\_\_\_\_

Make of car: \_\_\_\_\_ Model Type: \_\_\_\_\_ Year: \_\_\_\_\_ License Plate#: \_\_\_\_\_ State: \_\_\_\_\_

**Occupancy:**

The Rules and Regulations of Apple Creek Unit 1, Inc. provide an obligation of unit owners that ALL units is Apple Creek Unit 1, Inc. be used for **single family residence only**. Please state the name and relationship of all persons (self-included) who will be occupying the unit. Please note: No more than 2 heartbeats per bedroom are allowed.

NAME	RELATIONSHIP TO APPLICANT	DATE OF BIRTH

By signing below, applicant understands, acknowledges, & agrees that **NO OTHER** occupants other than the ones that are listed above will be permitted to occupy the unit at any time.

**READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**\_\_\_\_\_  
Applicant's Name Printed\_\_\_\_\_  
Applicant's Signature indicating acknowledgement\_\_\_\_\_  
Date

# Apple Creek Unit One Condominium Association, Inc.

**PERSONAL REFERENCES:** *Provide 2 personal references that can attest to your character. **NO FAMILY MEMBERS***

**REFERENCE 1**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_

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**REFERENCE 2**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_

**EMERGENCY CONTACT:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_

**EMPLOYMENT HISTORY**

**CURRENT EMPLOYER – if retired, please state the company's name & address & date of retirement**

Company: \_\_\_\_\_ Title: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Years/months employed \_\_\_Y\_\_\_M Income/month \_\_\_\_\_ Email: \_\_\_\_\_

**PREVIOUS EMPLOYER – if with current company for less than 2 years**

Company: \_\_\_\_\_ Title: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Years/months employed \_\_\_Y\_\_\_M Income/month \_\_\_\_\_ Email: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

# Apple Creek Unit One Condominium Association, Inc.

## **BACKGROUND CERTIFICATION**

- I certify that I have no criminal charges pending against me, nor have I been convicted of any felony or any misdemeanor by any federal, state, provincial or local government of the United States or any other country, nor have I been involved in any civil or administrative proceeding in connection with an allegation of fraud or similar misconduct. The term 'conviction' as used in this clause, means a judgment or conviction of a criminal court of competent jurisdiction, whether entered upon a verdict or plea, including due to a plea of nolo contendere or the equivalent.
  
- I cannot certify to the above statement. In lieu of certifying to the above statement, I understand that I must provide a detailed explanation including ALL of the circumstances which prevent me from certifying to the above statement with this application. If this box is checked, you MUST submit a detailed explanation.

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Applicant's Name Printed

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Applicant's Signature indicating acknowledgement

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Date

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## **EVICTION CERTIFICATION**

- I certify that I have never been evicted nor had any eviction paperwork filed against me.
  
- I cannot certify to the above statement. In lieu of certifying to the above statement, I understand that I must provide a detailed explanation including ALL of the circumstances which prevent me from certifying to the above statement with this application. If this box is checked, you MUST submit a detailed explanation.

---

Applicant's Name Printed

---

Applicant's Signature indicating acknowledgement

---

Date



# Apple Creek Unit One Condominium Association, Inc.

## PET POLICY:

I, \_\_\_\_\_ do hereby acknowledge and understand that I have been informed of the pet policy for Apple Creek Unit 1, Inc., and I assume full liability and responsibility for any fees levied by the association due to myself, another occupant or guest of my unit not complying with the rules and regulations of the pet policy as recorded in the Apple Creek Unit 1 Condominium Association, Inc. documentation.

- *No more than 1 Pet per household*
- *Pet cannot be more than 40 lbs. at maturity.*
- *Pets must be of the household variety, provided that the pet is not aggressive or vicious to cause possible injury. No aggressive breeds are allowed.*
- *When outside, pets must be on a leash at all times and in the presence of the owner. Any pet caught without a leash can be impounded and a fine will be imposed.*
- *Pets are to be walked along the swale on Sunrise Boulevard, or along the canals. OWNERS MUST PICKUP ALL SOLID WASTE IMMEDIATELY and dispose of it properly.*
- *Pets are not permitted in the children's playground area or pool area.*
- *Pets must be under control at all times. If a pet becomes a nuisance, a determination, solely by the Board of Directors will be made and written notice will be given advising that the pet must be removed within 10 days.*

**READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**

\_\_\_\_\_  
Applicant's Name Printed

\_\_\_\_\_  
Applicant's Signature indicating acknowledgement

\_\_\_\_\_  
Date

## INTENDED USE

### THIS PAGE IS FOR PURCHASE APPLICATIONS ONLY

If **purchasing** the unit, please indicate what your intention of use is by choosing one option below:

- reside as owner(s) in the unit on a full time basis
- reside as owner(s) in the unit on a part time basis
- reside as a resident/guest of the owner(s)

Important - Check here:

- I certify that the above is correct and agree that upon closing of said property, I will provide a copy of the executed closing statement and a copy of the recorded deed to Association/Management Company within ten days of closing date.**

\_\_\_\_\_  
Applicant's Name Printed

\_\_\_\_\_  
Applicant's Signature indicating acknowledgement

\_\_\_\_\_  
Date

# Apple Creek Unit One Condominium Association, Inc.

## RULES AND REGULATIONS

### **Following are the highlights of the Rules and Regulations of this Association:**

1. There is a \$100.00 fee for each application.
2. One pet no more than 40 lbs. is allowed per unit.
3. Residents must make their units available for access by inside pest control services.
4. Please allow up to 30 days for application processing.
5. Application will not be processed if all requested items are not included
6. Occupancy is not permitted until approved by the Board of Directors.
7. No Rentals or Leases allowed.

THE FOLLOWING RULES AND REGULATIONS WERE ADOPTED October 11th, 1973 & AMENDED June 4th, 1991, December 9, 1991, July 1, 2003, August 7, 2005 and August 23, 2006.

### **GENERAL**

1. No nuisances shall be allowed upon the condominium property nor any use or practice which is the source of annoyance to residents which interferes with peaceful possession and property use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse, or garbage shall be allowed to accumulate, nor any fire hazard allowed to exist.
2. No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction of shall be observed.
3. No signs shall be displayed from an apartment or on common property except such signs as shall have advance written approval by the Association.
4. In addition to all other remedies, the Association may levy reasonable fines against a unit owner or occupant to comply with the Associations' bylaws or rules. No fine may exceed \$100. A fine may be levied after giving the notice and opportunity for a hearing to the Unit Owner.

### **SALES**

1. All prospective purchasers must apply for occupancy, meet with a screening committee, and have approval prior to moving into unit.

### **APPLICATION FOR OCCUPANCY**

1. A unit owner is responsible for giving notice to the Association of the intent to or sell the unit
2. An application must be fully executed and returned to the Association, along with a copy of the sales contract, and payment for the screening fee to the Management Company.
3. Prospective owners are not permitted to occupy the premises until after they receive notification of approval by the screening committee.
4. Violators may face eviction or legal action.

### **OCCUPANCY REGULATIONS**

- One-bedroom unit: No more than three (3) occupants
  - Two-bedroom unit: No more than four (4) occupants
  - Three-bedroom unit: No more than six (6) occupants
-

# Apple Creek Unit One Condominium Association, Inc.

1. Residents shall be permitted to have visitor occupants for up to four (4) weeks during a six (6) month period provided that at no time shall any one (1) bedroom unit be occupied by more than three (3) individuals, or any two (2) bedroom unit be more than four (4) individuals, or any three (3) bedroom unit be more than six (6) individuals. The six (6) month period shall commence on the date of approving this declaration. Any guests remaining longer than four (4) weeks must be interviewed and screened by the screening committee, as they would be considered permanent residents. Please contact management to get more details.
2. All residents must provide the Association with their phone numbers and emergency contact information.

## **VEHICLES**

1. Only two (2) per unit permitted
2. All vehicles must be in operable condition and maintain a current license plate and tag.
3. Flat tires must be repaired within 48 hours.
4. Commercially marked vehicles or oversized tires are strictly prohibited in Apple Creek.
5. All vehicle repairs are prohibited.
6. No boats, trailers, motorcycles, motorbikes, go-carts, or recreational vehicles are permitted or permitted to be stored any place on the common elements
7. All vehicles must be parked in the DESIGNATED resident's parking spaces. Vehicles are not to park in the street or on the grass.
8. The Association has the right to authorize the towing of any vehicle in violation of the VEHICLES section of these rules and regulations with the cost borne by the owner of violator. After TWO violation stickers, the vehicle will be towed without further notice.
9. Parking of vehicles in any location, or in any other units' assigned parking spaces, will be subject to towing at the offending vehicle owner's expense.
10. Parking spaces shall be used solely and exclusively for the purpose of Parking vehicles.
11. Owners may not lease or assign their parking facilities.
12. No backing-in allowed, vehicles must be parked so that the license plate is visible from the complex street/drive.

## **BICYCLES, SKATEBOARDS, AND SCOOTERS**

1. Bicycles, skateboards, or scooters must not block stairs, walkways, etc., so as to create a potential hazard.
2. Bicycles, skateboards, or scooters must be stored on patios or inside resident's unit. They must not be chain-locked to trees, poles, railings, fences, etc.
3. Bicycles, skateboards, or scooters are not to be ridden on any of the grassed areas of landscaped areas of the common grounds, or within the pool area.

## **PETS**

1. Apple Creek Unit 1 owners are limited to one pet no more than 40 lbs.
  2. Pets must be of the household variety, provided that the pet is not aggressive or vicious to cause possible injury. No aggressive breeds are allowed.
  3. When outside, pets must be on a leash at all times and in the presence of the owner. Any pet caught without a leash can be impounded and a fine will be imposed.
  4. Pets are to be walked along the swale on Sunrise Boulevard, or along the canals. OWNERS MUST PICKUP ALL SOLID WASTE and dispose of it properly.
  5. Pets are not permitted in the children's playground area.
-

# Apple Creek Unit One Condominium Association, Inc.

6. Pets must be under control at all times. If a pet becomes a nuisance, a determination, solely by the Board of Directors, will be made & written notice will be given advising that the pet must be removed within 10 days.

## **DUMPSTERS**

1. Trash must be placed in plastic bags and tied. Garbage is to go in the disposal and should not be set beside it.
2. Trash must be placed in the dumpster, not on the ground. Children not tall enough will not be allowed to dispose of trash.
3. Boxes and containers must be flattened.
4. Keep dumpsters lid and gates closed at all times.
5. Do not dispose of mattresses, furniture, or any large items in the dumpsters. It is the resident's responsibility to transport these items away from Apple Creek at their own expense. Christmas trees are to be taken to the Recreation Center parking lot for the City to pick up during times that will be made public to the owners annually.
6. The City does NOT provide for bulk pick-up in the Condominiums.

## **NOISE**

1. No nuisance or source of annoyance to other residents will be tolerated. Disturbances, which interfere with the rights, comforts, or convenience of others, including any noises above conversational loudness, will be prohibited between the hours of 11:00PM and 8:00 AM.
2. All occupants shall exercise extreme care of the use of musical instruments, radios, televisions and amplifiers that may tend to disturb other occupants.
3. Governing Documents and State Statute 718 provides the use which a resident makes of the unit should not be an unreasonable source of annoyance to other unit residents nor should it interfere with the peaceful and proper use of the property by any other resident.

## **SIGNS**

1. NO "FOR SALE" or "FOR RENT" signs, or any variation of such, shall be permitted on the displayed either inside or outside of any apartment or vehicles unless written permission is granted by the Board of Directors.

## **ALTERATIONS**

1. Unit owners and residents must be specifically cautioned that their right to make any additions, changes, or alterations to the building's exterior appearance, including balconies appurtenant to apartments, is subject to the Provisions of the Declaration of Condominium.
  - a. Any such alterations or improvements may only be permitted upon specified plans and specifications approved by the Board of Directors.
  - b. No awnings, window guards, light reflective materials, ventilators, fans or air conditioning devices that are visible from the outside shall be used in or about the unit, except as approved by the Board of Directors. Said approval may be withheld on purely aesthetic grounds by the sole discretion of Board of Directors.

## **DOORS, GLASS & SCREEN REPLACEMENT**

1. All glass and screening replacement is the responsibility of the unit owners and must be of original color and quality.
  2. Door replacement and maintenance is the responsibility of the unit owners and must be of original color and quality. An allowance will be paid by the Association toward the replacement of the door jamb and casement if replaced at
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# Apple Creek Unit One Condominium Association, Inc.

the same time as the door with the following requirements:

- a. Written request to the Board and inspection of the damaged frame.
- b. Notification and inspection when the work is completed.
- c. A copy of the repair statement must be submitted before a check can be issued.

## **DAMAGES**

1. Owners shall be liable for all damages incurred by their families or guests to any of the community elements including the Recreation Center and any damage to buildings, sidewalks, grass or sprinkler system during moving.

## **USE RESTRICTIONS**

1. All doors leading from the apartments to limited common elements or common elements shall be closed at all times except when in actual use for ingress and egress to and from the limited common elements.
2. No article shall be placed or stored in any of the corridors, halls, stairways or sidewalk in any building which would obstruct in any manner the ingress or egress of residents.
3. All common areas shall be kept free for their intended use by unit owners in common and in no event shall be used as storage areas by individual unit owners, either on temporary or permanent bases.
4. No clothing, bedding or other similar items shall be dried or aired in any outdoor area or within the unit or any limited common element if same can be seen from the common areas.
5. All water hoses must have on/off nozzle attachments and not be left running. Water leaks inside of units are the owner's responsibility; please report any outside leaks immediately to Management.
6. Please report any lights out to Management.
7. Please report broken sprinklers to Management.
8. All complaints regarding violations of the rules must be in writing.
9. Maintenance fees are due and payable on the first of each month in advance. Payments not received by the first of each month may be subject to a late fee as called in the Declaration of Condominium.
10. No children under the age of 18 are allowed at pool unless accompanied by someone of the age of 18 or older.

**READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**

\_\_\_\_\_  
Applicant's Name Printed

\_\_\_\_\_  
Applicant's Signature indicating acknowledgement

\_\_\_\_\_  
Date