



5665 CORAL RIDGE DRIVE,
CORAL SPRINGS, FL 33076

PH: 954.346.0677
FAX: 954.340.8844

CORAL SUN TOWHOMES CONDOMINIUM

***SALE APPLICATION**

\$100.00 CASHIERS CHECK OR MONEY ORDER ONLY
PAYABLE TO: INTEGRITY PROPERTY MANAGEMENT

\$100.00 CASHIERS CHECK OR MONEY ORDER ONLY
PAYABLE TO: OMEGA RISK MANAGEMENT

ITEMS ON THE ATTACHED CHECKLIST MUST BE
SUBMITTED WITH YOUR APPLICATION.

DOCUMENTS REQUIRED CHECKLIST

The Screening Service Company will verify the information that the applicant provides on the application. To facilitate the processing of the application, the following information is required:

- Correct Name, Address (including zip code) and birth date
- Copy of social security and driver's license or passport (if applicable) COLOR COPY
- Daytime phone number for both current and previous landlord
- Daytime phone number for both current and previous employer
- Proof of employment (Letter from employer, pay stub, copy of recent W-2)
- If self-employed, retired or disabled, proof of income is required (Copy of recent 1099 or 1040, letter from Social Security Administration and/or bank statement)
- Personal Reference letters from at least 3 references (Not including family members)
- Copy of recent bank statement with correct name and address of applicant
- Daytime phone number where applicant can be reached
- If married, a copy of marriage certificate

ALL COPIES PROVIDED MUST BE LEGIBLE

If any of this information is not provided when application is submitted, the application will not be processed

CORAL SUN TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

The Board of Directors of Coral Sun Townhomes Condominium Association, Inc. (hereinafter referred to as the "Association"), held a meeting on October 6th, 2016 at 7:30 pm wherein the following rules were adopted:

Whereas, the Association is desirous of establishing standard criteria for such tenants in order to ensure such tenants will be able to meet their financial obligations to the Unit Owners and the Association; and

Whereas, the Association wishes to establish income based screening guidelines on a prospective basis.

Now therefore it is resolved as follows:

1. A Credit Check shall be run on all the prospective tenants of the Association and all such tenants shall have a **credit score of no less than 635**.
2. A criminal background check shall be run on all prospective tenants of the Association and no such prospective tenant shall be convicted of a felony for:
 - Violent Crimes
 - Weapon Possessions
 - Sexual Offense
 - Drug Possession with the intent to distribute or
 - Drug possession within the past seven years

*The Association may consider other factors and mitigating circumstances it deems pertinent in the sole discretion of the Board of Directors.

3. All prospective tenants of the Association shall have good rental history, if applicable.
4. All tenants of the Association shall demonstrate monthly income should be 3x the rent amount.

It is imperative that you provide copies of fully Executed closing statement and warranty deed.

These documents are needed to input your information into our computer system for processing payments.

Application for OMEGA RISK MANAGEMENT, Inc. c/o Integrity Property Management (954)346-0677
Unmarried Co-Applicants Fill Out A Separate Application. Do not leave any blank spaces. Please use black ink

Name _____ SS# _____ - - - - - DOB _____ / _____ / _____
Last First MI Jr. Sr., Prior

Spouse _____ SS# _____ - - - - - DOB _____ / _____ / _____
Last First MI Maiden

Drivers License # _____ ST _____ Spouse's Drivers License # _____ ST _____

Other _____
Name Relationship Age SS# Name Relationship Age SS#

Occupants _____
Name Relationship Age SS# Name Relationship Age SS#

Pets: Number _____ Type _____ Breed _____ Weight _____ Age _____

Cell Phone (_____) _____ Why Moving? _____

Present Address _____
Street Apt. # City State Zip Code
 Present Landlord/
 Mortgage Holder _____ Phone (_____) _____

Length of Residence: _____ / _____ To _____ / _____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo. Yr. Mo. Yr.

Previous Address _____
Street Apt. # City State Zip Code
 Previous Landlord/
 Mortgage Holder _____ Phone (_____) _____

Length of Residence: _____ / _____ To _____ / _____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo. Yr. Mo. Yr.

Present Employer _____ City & St. _____ Phone (_____) _____

Position _____ Dates Employed _____ / _____ To _____ / _____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

Previous Employer _____ City & St. _____ Phone (_____) _____

Position _____ Dates Employed _____ / _____ To _____ / _____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

Spouse Present Employer _____ City & St. _____ Phone (_____) _____

Position _____ Dates Employed _____ / _____ To _____ / _____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

In Case of Emergency Notify _____ (_____) _____
Name Relationship Address Phone Number

Have you ever had an eviction filed or left owing money to an owner or landlord? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___
 Have you applied for residency 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 crime? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___

If you have answered yes to any of the above questions please explain the circumstances regarding the situation on back of this sheet.

AUTHORIZATION OF RELEASE OF INFORMATION Applicant(s) represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes an investigative consumer report including, but not limited to, residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State.

NON-REFUNDABLE APPLICATION FEE - Applicant(s) agree to pay \$ _____ for a non-refundable application processing fee.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____



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

AUTHORIZATION FORM

You are hereby authorized to release information to Omega Risk Management, Inc. any and all information they request with regards to verification of my/our bank accounts(s), credit history, residential history and employment verification to be used for my/our Application for Occupancy. I/We hereby waive and privileges I/We may have with respect to the said information in reference to its release to Omega Risk Management for reporting purposes.

Applicants Signature

Applicants Name Printed

Date Signed

Applicants Signature

Applicants Name Printed

Date Signed

CORAL SUN TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

PET DISCLOSURE & ACKNOWLEDGMENT

I/We, _____, the undersigned, hereby attest and swear that the pet rules and restrictions for the Coral Sun Townhomes community have been provided to me/us, and that I/we have completely read and understand the same, and will strictly abide by the same, and those rules as may be passed and amended from time to time.

I/We understand and acknowledge that the pet rules and restrictions include, but are not limited to the following:

Unit Owners shall not keep pets or other animals in their Units or within the Common Elements unless prior written approval of the Board of Directors of the Association is obtained. Written approval will not be withheld for small pets, however, no more than two small pets may be kept in any Unit. Small animals are defined as animals weighing thirty (30) pounds or under. In the event written approval is obtained by the Unit Owner, the Unit Owner will be required to be sure that the animal is always kept under a leash when the pet is outside the Unit. In no event shall the animal be allowed to enter the recreational areas and/or to cause a nuisance or disturbance of any kind or nature. The Board of Directors of the Association can withdraw the written approval at any time in its sole discretion should the small animal become a nuisance or the Owner does not abide by the rules and regulations established by the Board of Directors of the Association pertaining to pets.

I/We understand and acknowledge that if I/we, bring a pet/animal into a unit or condominium property without prior written approval, or if I/we violate any pet rules, as maybe amended from time to time, I/we may be subject to FINES and other LEGAL ACTION, including liability for attorney's fee and costs, and the Association may remove the pet/animal from the property.

ACKNOWLEDGMENT: I/WE, the undersigned(s), acknowledge that I/we have read and understand the terms and provisions on this page. I/We have received a copy of the Governing Documents and Rules and Regulations for the Association and expressly agree to strictly abide by them.

APPLICANT NAME (S) : _____

APPLICANT SIGNATURE (S) : _____

DATE: _____

**CORAL SUN TOWNHOMES CONDOMINIUM ASSOCIATION,
INC.**

PET REGISTRATION FORM

This form must be signed even if you have no pet(s)

Resident: _____ Unit #: _____

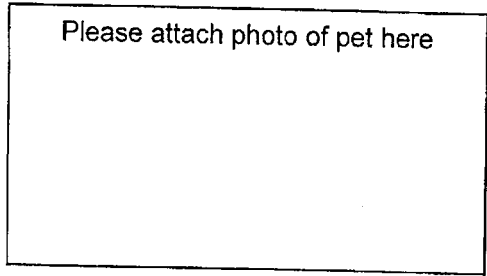
Do you have (a) pet(s)? (Circle one): yes no

Type of pet(s): _____

Pet's name: _____ Pet's age: _____

Pet's Weight: _____ Pet's License/Tag Number: _____

Breed (*Be specific – give complete description, color, etc.*): _____



- **Please provide current shot records (rabies).**
- **Maximum weight for pets 30 lbs.**

I am aware of Coral Sun Townhomes Condominium Association Rules, Regulations and Restrictions regarding pets on the property and agree to abide by them.

Resident Signature: _____ Date: _____



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Yes, in Florida, emotional support animals (ESAs) must be under the owner's control at all times. This includes when the owner is not present.

Explanation

- The owner is responsible for the care of their ESA.
- If the owner is not present, the ESA must be contained in a carrier, cage, or tank.
- ESAs cannot be left alone or with anyone else overnight.

Other rules for ESAs in Florida

- ESAs must be licensed and vaccinated.
- ESAs must not pose a threat to the health or safety of others.
- ESAs must not pose a threat to property.
- ESAs must have a prescription from a doctor or therapist.
- Landlords must accept ESAs if the tenant provides the appropriate documentation.
- Condo associations can create rules for ESAs, such as requiring the animal to be leashed.

CORAL SUN TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

PARKING DISCLOSURE & ACKNOWLEDGMENT

I/We, _____, the undersigned, hereby attest and swear that the parking and vehicle rules and restrictions for the Coral Sun Townhomes community have been provided to me/us, and that I/we have completely read and understand the same, and will strictly abide by the same, and those parking and vehicle rules as may be passed and amended from time to time.

I/We understand and acknowledge that the parking and vehicle rules and restrictions include, but are not limited to, detailed restrictions on vehicles which are prohibited in the community, including but not limited to commercial vehicles, and I/we attest and swear that I/we will not park, or permit any of my/our occupants, family members, guests, invitees, licensees, or others visiting my/our unit, to park any prohibited vehicle on condominium property in violation of the rules and restrictions, as passed and amended from time to time.

I/We understand and acknowledge that my/our vehicle, or a vehicle visiting my/our property, may be BOOTED or TOWED from the property, and I/we may be subject to FINES and other LEGAL ACTION, including liability for attorney's fee and costs, for violations of the parking and vehicle rules and restrictions, as passed and amended from time to time.

ACKNOWLEDGMENT: I/WE, the undersigned(s), acknowledge that I/we have read and understand the terms and provisions on this page. I/We have received a copy of the Governing Documents and Rules and Regulations for the Association and expressly agree to strictly abide by them.

APPLICANT NAME (S) : _____

APPLICANT SIGNATURE (S) : _____

DATE : _____

CORAL SUN TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

Vehicle Registration Form

CORAL SUN TOWNHOMES CONDOMINIUM ASSOCIATION, Inc. is not responsible for any damages or loss.

•UNIT ADDRESS:

_____ UNIT #:

NAME(S): _____ DATE: _____

more than 3 vehicles are authorize to be register per unit. _____ No

Vehicle #1

VIN: _____ License Tag _____

Make: _____ Model: _____

Color(s): _____ Year: _____

Vehicle #2

VIN: _____ License Tag _____

Make: _____ Model: _____

Color(s): _____ Year: _____

Vehicle #3

VIN: _____ License Tag _____

Make: _____ Model: _____

Color(s): _____ Year: _____

COPY OF VEHICLE REGISTRATIONS ARE REQUIRED. NO COMMERCIAL VEHICLES ARE PERMITTED.

This instrument was prepared by:
KAYE BENDER REMBAUM, P.L.
Andrew B. Black, Esq.
1200 Park Central Boulevard South
Pompano Beach, Florida 33064

Kaye Bender Rembaum, P.L.
WILL CALL #109

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF
OF
CORAL SUN TOWNHOMES, A CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of Coral Sun Townhomes, A Condominium, as described in Official Records Book 16204 at Page 77 of Broward County, Florida was duly adopted by written consent in accordance with the provisions of Section 617.0701(4)(a), Florida Statutes, and the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 29 day of JUNE, 2012, at CORAL SPRINGS, Broward County, Florida.

By: [Signature]
Print: JAMES L. BERKMAN
Attest: [Signature]
Print: NICK ROSA!

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 29 day of JUNE, 2012 by JAMES L. BERKMAN as President and NICK ROSA as Secretary of Coral Sun Townhomes Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.



NOTARY PUBLIC:
sign [Signature]
print MELINDA R. GALY
State of Florida at Large

My Commission Expires:

AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
OF
CORAL SUN TOWNHOMES, A CONDOMINIUM

(additions indicated by underlining, deletions by "----",
and unaffected language by ". . .")

25. USE RESTRICTIONS:

(b) All authorized vehicles automobiles shall be parked only in the parking spaces or driveways so designated for that purpose by the Board of Directors of the Association. All vehicles must be stored/placed within the parking space or driveway parameters, provided that no vehicle may extend past the front, sides, or the end of any driveway or parking space. Owner agrees to notify all guests of the regulations regarding parking, and to require guests to abide by such parking regulations. ~~No boats, trailers, campers, golf carts, motorcycles, or vehicles larger than a passenger automobile or standard size van will be permitted within the development of which the Unit is a part. No parking of trucks of any nature or similar commercial vehicles shall be permitted except temporarily for delivery, pick-up, or repairs and except temporarily during periods of construction. Any such vehicle or any of the properties mentioned in the preceding sentences may be removed by the Association at the expense of the Unit Owner, occupant or Guest owning the same, for storage or public or private sale, at the election of the Association; and the Unit Owner, Occupant or Guest owning the same shall have no right of recourse against the Association therefor. No repairing of automobiles, trailers, boats, campers, golf carts, or any other property of Owner will be permitted outside the confines of the Owner's Unit. Vehicle Restrictions. Specifically prohibited vehicles are as follows:~~

(1) Restricted Vehicles. The following vehicles are strictly prohibited from parking in the parking spaces, driveways, or the Common Elements:

(a) Commercial vehicles of any kind. For the purpose of this restriction, a commercial vehicle shall mean

any vehicle containing visible outside lettering on any such vehicle designating a business of any kind, and visible tools of trade, including, without limitation, paint cans, ladder racks, tool boxes, etc. The prohibition of parking shall not apply to the temporary parking of commercial vehicles for pick-up, delivery and other commercial services rendered to and on behalf of the residents of Coral Sun Townhomes. Nor shall it apply to a builder or its agent during construction of improvements on the property between the hours of 7:00 a.m. and 7:00 p.m.

(b) Except as provided in Section (2) herein, trucks of any kind.

(c) Recreational vehicles, motor homes or campers of any kind. For the purpose of this restriction, a recreational vehicle or motor home shall be a vehicular portable structure which is built on a chassis, and is commonly used as a temporary dwelling for travel, recreation or vacation.

(d) Boats, jet-skis, or canoes of any kind.

(e) Except as provided in Section (3) herein, motorcycles, motor scooters, motorbikes, all-terrain vehicles, mopeds, golf carts, go peds of any kind.

(f) Trailers of any kind.

(g) Vehicles of any kind which are under repair, abandoned, unlicensed or inoperable.

(h) Vehicles which are not routinely used for family or personal use and are subject to sale.

(2) Trucks. Certain non-commercial pick-up trucks will be permitted within Coral Sun Townhomes provided they are registered with the Board, in advance, in writing, as well as being required to meet the following criteria:

(a) The overall truck length and width must fit within the parking space or driveway parameters.

(b) Irrespective of whether the truck fits within the parking space or driveway parameters as required herein, under no circumstances shall the overall truck height exceed eighty (80") inches, nor shall the overall truck length exceed eighteen (18') feet.

(c) Suspension components and tires may not be altered to be higher than the original manufactures specifications. It will be the owners' responsibility to provide to the Association, upon request, original manufacturers' specifications. If the owner cannot provide these specifications, the Board of Directors, at their sole option, may declare the truck to be prohibited.

(d) The truck must have four wheels and four wheels only. No dual wheels are permitted.

(e) The truck may not have a flat bed, utility body, or stake body, nor shall it have a wooden or a hand-made body.

(f) Tonneau covers are allowed, provided they are of commercial manufacture and properly fitted. No items of any kind shall be left exposed in any permitted truck. No tarpaulin of any kind shall be used to cover the body or contents of a truck while parked in Coral Sun Townhomes.

(g) Permanently mounted storage chests are allowed, provided they are of commercial manufacture and do not exceed bed width.

(h) Toppers are allowed provided they are of commercial manufacture, do not exceed the maximum height and width limits provided herein and do not place the truck in the recreation vehicle, camper or motor home category.

(2) Exception. Any non-commercial pick-up truck that is within Coral Sun Townhomes for seven (7) cumulative days or less in any thirty (30) day period will not have to be registered with the Board. All other restrictions set forth in

Section 2 herein will apply to all non-commercial pick-up trucks that are present within Coral Sun Townhomes for any duration of time.

(3) Motorcycles. Certain motorcycles will be permitted within Coral Sun Townhomes provided they are registered with the Board, in advance, in writing, and meet the following criteria:

(a) The motorcycle may not be stored/parked in any parking spaces, driveways, or any portion of the Common Elements. Any authorized motorcycle must be stored/parked inside of the garage of a unit, not visible to outside view.

(b) All motorcycles must have a Federal Environmental Protection Agency (EPA) label affixed to it, certifying that the exhaust system complies with all federal standards. The exhaust system may not be altered from the original manufactures specifications. It will be the owners/occupants' responsibility to provide to the Association, upon request, original manufacturers' specifications. If the owner/occupant cannot provide these specifications, the Board of Directors, at their sole option, may declare the motorcycle to be prohibited. Further, the Board reserves the right, in its sole discretion, to determine that any motorcycle is causing an unreasonable level of noise in the Community, irrespective of whether it has a proper EPA label. Upon such determination, the motorcycle will be deemed prohibited and will not be permitted to be stored/parked within Coral Sun Townhomes.

(c) The motorcycle must be roadworthy and in compliance with all applicable, local, state, and federal safety standards for operation on any roadways and streets. No dirt-bikes shall be operated on the common elements or limited common elements of the Association.

(d) Exception. Any motorcycle that is within Coral Sun Townhomes for seven (7) cumulative days or less in any thirty (30) day period will not have to be registered with the Board. All other restrictions set forth in Section 3 herein will apply to all motorcycles that are present within Coral Sun Townhomes for any duration of time.

(4) Vehicle Standards. All vehicles, including all automobiles and authorized pick-up trucks, parking within Coral Sun Townhomes will maintain bodies free of major rust, be properly painted, clean, and kept in a lawful state of repair and be operational and have affixed the appropriate license plate and current registration tag.

(5) The Board of Directors shall have the sole discretion to make the determination as to whether a vehicle violates the aforementioned standards. Any vehicles parked in violation of the foregoing parking/vehicle restrictions may result in the towing of the violating vehicle, as well as subjecting the owner/occupant owning or operating the vehicle to any and all enforcement remedies provided in the governing documents or the Florida Statutes, including, without limitation, a monetary fine levied on the basis of each day of a continuing violation, with the fine amount equaling \$100 per violation, or the highest amount permitted by law, as it may be amended from time to time.