

LAKEVIEW SOUTH-A CONDOMINIUM

C/O Acclaim Management

4360 W Oakland Park Blvd, Lauderdale Lakes, FL 33313 Phone: (954)640-6100 Fax: (954)640-0681

Email: info@acclaimcares.com

LEASE/PURCHASE APPLICATION

Today's Date: _____

Closing Date: _____

Address Applying for: _____

APPLICATION FEE IS \$100.00 per Applicant or \$125 Per Married Couple, PAYABLE TO: ACCLAIM MAMANGEMENT.

This is a NON-REFUNDABLE FEE

MONEY ORDERS OR CHECKS ONLY – NON-REFUNDABLE

RETURN ORIGINAL APPLICATION PACKAGE, COMPLETELY FILLED OUT, WITH PAGES IN THE FOLLOWING ORDER:

(PHOTO COPIES, SCANNED/E-MAILED COPIES OR FAXED COPIES ARE NOT ACCEPTED.)

APPLICATION CAN TAKE UP TO 30 DAYS TO PROCESS, MILITARY PERSONEL WILL BE PROCESSED IN 7 DAYS

____ MILITARY PERSONEL YES OR NO (NEED MILITARY ID FOR FASTER PROCESSING).

____ FRONT PAGE (PAGE 2) FILLED OUT COMPLETELY. NO BLANKS.

____ FOR PURCHASE ONLY - PURCHASE CRITERIA MUST BE SIGNED.

____ AUTHORIZATION BACKGROUND SHEET FILLED OUT AND SIGNED BY ALL APPLICANTS. .

____ BASIC RULES AND REGULATIONS.

____ PET FORM FILLED OUT AND SIGNED.

____ PROOF OF INCOME AND 2 MONTHS BANK STATEMENTS OR TAX RETURN

____ OWNER CAR INFORMATION SHEET COMPLTETY FILLED OUT AND ATTACH COPY OF CAR REGRASTRATION

____ COPY OF PICTURE ID.

____ LEASE OR PURCHASE CONTRACT MUST BE INCLUDED

____ INTERNATIONALS- PLEASE PROVIDE CREDIT AND BACKGROUND HISTORY. IF International Background Check is required, cost of background check will vary from country to country, as well as time to process it.

For Office Use Only:

INTERVIEW REQUIRED: _____ DATE SCHEDULED: _____

RECEIVED APPLICATION FEES FROM ALL APPLICANTS: _____

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YOU MAY NOT MOVE INTO THE UNIT UNTIL APPROVED BY THE BOARD OF DIRECTORS.

IMPORTANT

If your application is incomplete, it will be returned to you by mail along with any fee you may have submitted, as well as a list of missing items.

You may then complete the application and re-submit it together with the required fee(s).

Please provide the name and address which you would like us to use if the application is incomplete and must be returned to you.

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Alt. #: _____

E-Mail: _____

PURCHASE OF: _____

If you do not fill out the information above, we will use the best address available on the application that was submitted.

All fees must be in the form of money orders or checks.

Please Note: The application process takes up to 30 days. The 30-day time period **does not** start until the application is **complete**. Incomplete paperwork will result in the delay of the application process.

****DELIVER TO: 4360 W Oakland Park Blvd. Lauderdale Lakes, FL 33313****

Acclaim Management does business in accordance with the Fair Housing Act and does not discriminate based on race, creed, color, sex, religion, national origin, age, disability, marital status, familial status, sexual orientation, or any other protected basis.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ **Date:** _____

LAKEVIEW SOUTH-A CONDOMINIUM

PURCHASE CRITERIA

APPLICATION PROCESS: Please allow thirty (30) business days for your application to be approved. Applicants must be 18 years of age or older to apply for residency. A valid driver's license or a government issued photo ID is required. Military personal will be processed in 7 days. Will need military ID for faster processing. Interview will be required for all Buyers on application. **Money orders or checks only. NON-REFUNDABLE.**

EMPLOYMENT HISTORY: You must provide complete employment information. New hires may be required to provide a new hire letter on company letterhead stating new hire date, job title and income. Self-employed persons will be required to provide recent personal tax return or a letter from the company accountant stating annual income. Corporate tax returns are not acceptable.

PETS: A maximum of 2 pets that do not exceed 25lbs each.

VEHICLES/TOWING: All vehicles on the property must have current license tags and be in operable condition. All vehicles must be in their designated parking garages. Guest parking shall be on the first come-first served basis. Any vehicles not on their designated area will be towed on the owners' expense.

CREDIT: Credit History should be favorable. Must have a 600 FICO score. Poor credit after bankruptcy is not acceptable.

CRIMINAL HISTORY: Persons convicted of a felony or misdemeanors will be Evaluated by the Board of Directors and could be grounds for rejection.

PURCHASE/MORTGAGE HISTORY: All purchase and mortgage history must be favorable. Evictions, poor references, and foreclosures are not acceptable.

SOCIAL SECURITY NUMBERS: Persons who do not have social security numbers must provide a Visa, Visa Waiver or Resident Alien Card, also must provide an international background check.

RENTALS: UNITS CANNOT BE RENTED FOR THE FIRST 24 MONTHS (IF ALLOWED BY ASSOCIATION CONDO DOCS)
IF LANDLORD DEFAULTS ON ASSOCIATION DUES, THE TENANT OF THE UNIT IS REQUIRED TO PAY RENT DIRECTLY TO THE ASSOCIATION UNTIL ACCOUNT IS CURRENT

Any applicant who falsifies information on his or her application will not be accepted for residency or may be subject to immediate lease or termination. LAKEVIEW SOUTH-A CONDOMINIUM, ASSOCIATION does business in accordance with the Equal Housing Opportunities Law and does not discriminate against any person because of race, color, religion, gender, handicap, familial status or national origin.

Applicant acknowledges reading and understanding the above criteria and is aware that their application will be submitted for a background check.

Signature _____ Print Name _____ Date _____

Signature _____ Print Name _____ Date _____

Proposed New Address: _____
Unit: _____ City: _____ State: _____ Zip: _____

Applicant

Full Name: _____ Date of Birth: _____ Social Security#: _____
Current Address: _____ City/State: _____ Zip: _____
Phone #: _____ E-Mail Address: _____
Dates at Residence: _____ to _____
Reason for leaving: _____
Occupation: _____
Nature of Business: _____
Employer: _____
Address of employer: _____
Position Held: _____ Period of employment: _____ to _____
Prior employer and position if less than 3 years: _____
Income estimate for this year: _____ Actual income last year: _____
Educational Background: _____
Driver License #: _____

Co-Applicant

Full Name: _____ Date of Birth: _____ Social Security#: _____
Current Address: _____ City/State: _____ Zip: _____
Phone #: _____ E-Mail Address: _____
Dates at Residence: _____ to _____
Reason for leaving: _____
Occupation: _____
Nature of Business: _____
Employer: _____
Address of employer: _____
Position Held: _____ Period of employment: _____ to _____
Prior employer and position if less than 3 years: _____
Income estimate for this year: _____ Actual income last year: _____
Educational Background: _____
Driver License #: _____

Additional Information

Names of persons who will reside in Apartment: Circle if person will be residing or renting the unit.

Name: _____ Relationship: _____ AGE: _____

Is this person: **Residing/Renting?**

Name: _____ Relationship: _____ AGE: _____

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Name: _____ Relationship: _____ AGE: _____

Is this person: **Residing/Renting?**

Name: _____ Relationship: _____ AGE: _____

Is this person: **Residing/Renting?**

Names of anyone in the building known to Applicant:

Pet Registration Form

LAKEVIEW SOUTH-A CONDOMINIUM tenant/owners agree to the pet policies as stated in the condominium documents.

Owner has read and agreed to follow the rules and regulations with regards to pets:

Only **two (2)** pets per unit will be allowed. Pets must be **25** pounds or less. Owner must provide a picture of the pet(s) that will be residing in the Unit. Pets shall not be allowed on or about the Common Elements except on a leash of no longer than six (6) feet or when being carried by the owner. No pets shall be left unattended in or on the balcony, patio or other similar area even if the area has been enclosed. No reptiles, wildlife, amphibians, poultry or livestock shall be raised, bred or kept on LAKEVIEW SOUTH-A CONDOMINIUM Property. No pets or other animals shall cause or be the source of annoyance, nuisance or disturbance to any other owner or occupant. Each pet owner shall be responsible for the removal and disposal of pet's feces or waste. The ability to have and keep a pet is a privilege, not a right, and the Board is empowered to order and enforce the removal of any animal or pet which becomes a source of annoyance to other residents of LAKEVIEW SOUTH-A CONDOMINIUM or in any way causes any damage to the property. When notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours of the given notice. Unit Owners may provide in a lease that tenants shall not be permitted to keep or have pets of any kind. Each Owner shall be responsible for the activities of its pet. The pet restrictions provided for herein apply to pets visiting a Unit and pets permanently housed in a Unit. Notwithstanding the foregoing, Seeing Eye dogs shall not be governed by the restrictions in this section.

The association agrees to permit owner to keep the pet described below:

Type of pet: _____ Breed: _____
Name: _____ Age: _____ Weight: _____

Color/Description: _____

Type of pet: _____ Breed: _____
Name: _____ Age: _____ Weight: _____

Color/Description: _____

Owner has provided evidence in the form of a receipt or other written verification from the veterinarian of the following documents:

_____ Rabies Vaccination
_____ All Vaccinations
_____ Tag Number

Print Name

Signature

Date

Car Information Sheet

Date: _____

Unit address: _____

City: _____ State: _____ Zip: _____

Applicant #1: _____

Phone #: _____ Alt #: _____

Email: _____

Make and model of Car: _____

Year: _____ Color: _____ Tag #: _____

Applicant #2: _____

Phone #: _____ Alt #: _____

Email: _____

Make and model of Car: _____

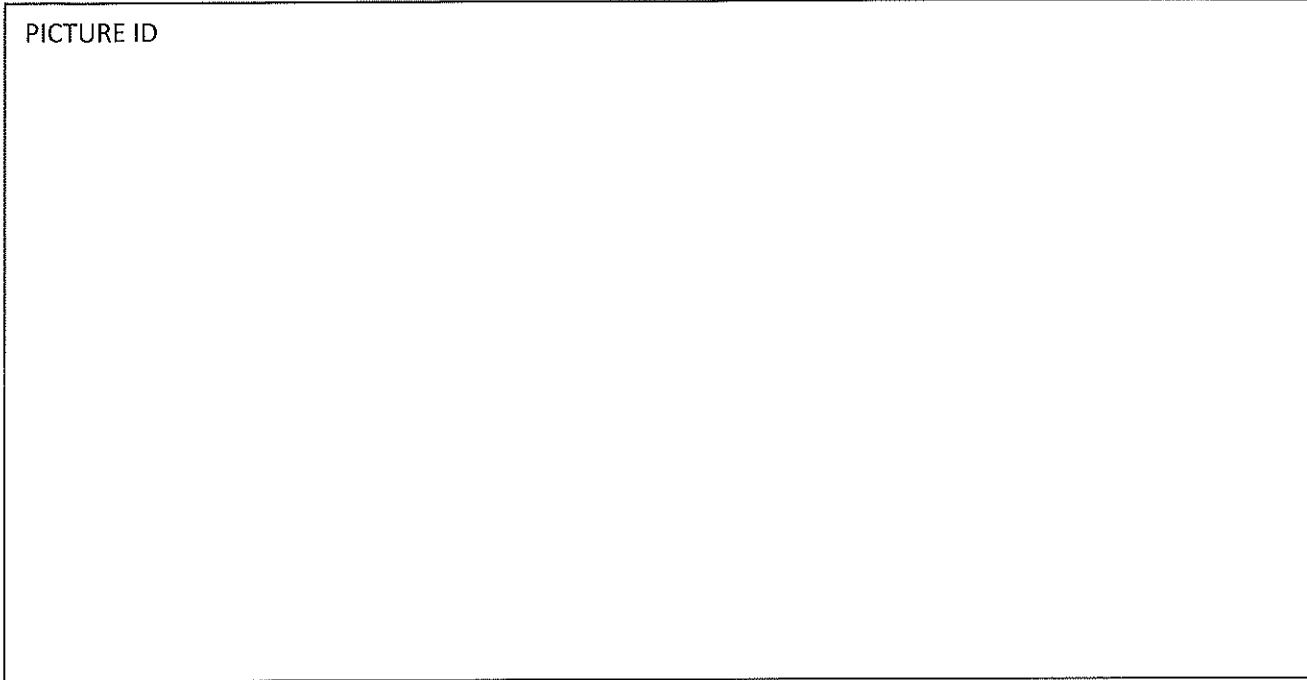
Year: _____ Color: _____ Tag #: _____

**** OWNERS AND TENANTS MUST OBTAIN CAR DECALS****

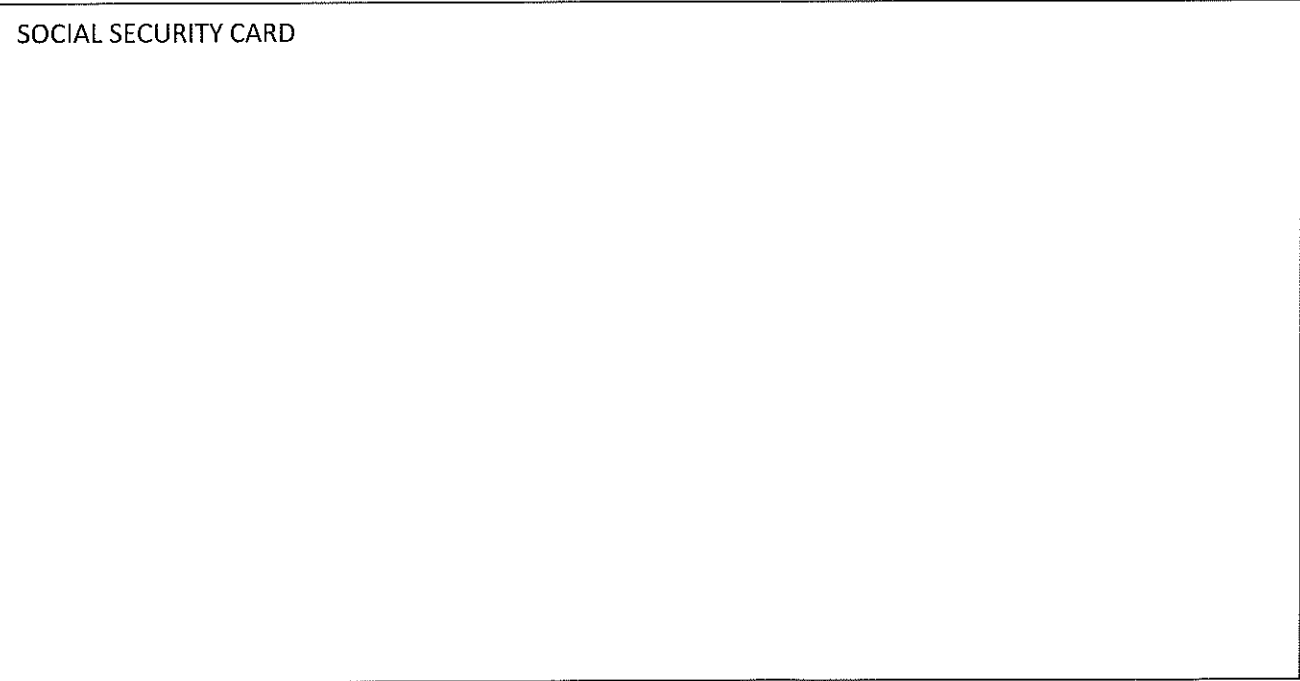
PICTURE ID AND SOCIAL SECURITY CARD

HERE

PICTURE ID



SOCIAL SECURITY CARD



COPY OF LEASE/ PURCHASE CONTRACT
FOLLOW THIS PAGE

Lakeview South A Condominium

Park Space Reassignment

Please be advised that the parking spaces have been reassigned. The following are the new numbers to each unit. Some units have the same parking space, but others do not. Please also note that each unit is assigned only one parking space indicated by a numbered white car stop. Each unit owner should have a parking decal on their car identifying themselves as a resident of the Lakeview South Condos. If you don't have a parking decal, your vehicle may be towed at your expense. If the occupancies of a unit have more than one vehicle, they should park the other vehicle(s) in the yellow guest parking spaces and use your decal or guest parking decal. If you have any questions, please call Acclaim Property Management (954) 640-6100 for more information.

101=29	102=33	103=10	104=28	105=2	106=8	107=3
201=34	202=42	203=41	204=14	205=12	206=6	207=7
301=43	302=22	303=16	304=9	305=11	306=17	307=4
401=44	402=26	403=30	404=15	405=1	406=13	407=5

Lakeview South A Condominium Association

Frequently Asked Questions and Answers

Q: What are my voting rights in the condominium association?

A: One vote per unit. **(Tenants are not allowed to vote; all guests or roommates must be screened if they stay for longer than 30 days.)**

Q: Who is responsible for the windows and doors of my unit?

A: The unit owner is responsible for the upkeep of the doors and windows.

Q: Who pays for water and garbage pickup?

A: The association does through your monthly maintenance fee.

Q: What do I do with my garbage?

A: Put it in garbage bags, tie the bag and take it down to the dumpster.

Q: How many parking spaces do I get?

A: One (You must have a parking decal on your car)

Q: Where do my guests park?

A: In Lakeview South Condo guest spots (overnight guests must have decal on rearview mirror)

Q: Am I allowed to use the pool and clubhouse?

A: Yes (you will need to purchase a pool key. There is a deposit to use the clubhouse.)

Q: Where do I pick up my mail?

A: From the mail box assigned to the unit located at the north wall of the clubhouse.

Q: Am I allowed a pet?

A: Yes, one pet up to 20 lbs at maturity.

Q: How often and where are HOA meetings held?

A: We will provide notice 48 hours in advance whenever there is going to be a meeting.

Q: How do I pay my maintenance fee?

A: The unit owner will get a statement in the mail each month with a tear off coupon to mail in payments. You can also put your payment in an envelope and put it in the community drop box at the clubhouse.

Q: Is smoking allowed?

A: No smoking is allowed in or around the building.

Signature

Date

Signature

Date

Swimming Pool Rules and Lake Regulations

- The Pool Rules and Regulations have been drafted to provide for the health, comfort and general welfare of the residents of Lakeshore Condominium Association.
 - The pool area may be closed at any time due to weather, equipment failure, or other circumstances.
 - The Lakeshore council reserves the right to deny anyone the use of the pool area at any time. **“Unauthorized users of the pool or Unlawful entry into the pool area”**
 - Pool hours are 9:00AM to Dusk.
1. The Pools and Pool Area are for the exclusive use of all unit owners and their guests. Unit owners are responsible for the conduct of their guests. Children must be supervised by an adult and must obey all posted rules.
 2. All persons using the pool or pool area do so at their own risk. The Association assumes no responsibility for any accidents or injury in connection with such use or for any loss or damage to personal property. **THERE IS NO LIFEGUARD ON DUTY.** Additionally, persons using the pool area agree not to hold the Association liable for any actions of whatever nature occurring within the pool area.
 3. No Pets Allowed.
 4. All entry to pool area must be accessed by pool key. Violators will be prosecuted.
 5. Children under the age of 18 shall not be permitted the use of the pool and pool area unless supervised by an adult.
 6. All bathers must shower each time prior to entering the pool.
 7. Only proper attire is permitted in the pool. For health laws: Persons with cut-offs, jeans, baggy pants, T-shirts, and children in diapers (or swimmy diapers) that are not toilet-trained are not allowed in the pool. Those requiring lifejackets and other flotation devices will be permitted.
 8. No diving, jumping, pushing, running, horse playing, sporting equipment, toys, ball throwing or bouncing of any kind in the pool area.
 9. No profane language, screaming, loud noises or loud music allowed.
 - 10.No climbing on the fence or gate.
 - 11.No alcoholic beverages or drugs are allowed.

- 12.No glass or ceramic containers are allowed. Only plastic or paper containers are permitted. Persons using the pool must clean up the space they have occupied before leaving the poolside; removing all personal belongings, towels, wrappers, cups, papers, and refuse etc. Please dispose of all containers properly. Neither the Lakeshore Association nor the Management Company is responsible for any items left in the pool area.
- 13.No furniture or equipment can be removed from the pool area.
- 14.For the safety and protection of others using the pool, persons with skin abrasions, colds, inflamed eyes, contagious conditions or infections, or wearing bandages are not to use the pool

Lake Regulations

1. No Pets Allowed.
2. No Swimming.
3. No Littering.

Operational Guidelines to Gate Entrance-Access & Exit Gate

The residential Entrance and Exit Gates are operated by an electronic access control system. Please use caution when exiting as some vehicles will try to enter through the exit gate. If this happens, such actions will be under surveillance video to determine the violators.

The entrance gate will be programmed to remain closed. To conveniently provide access for service providers, Plantation City workers, maintenance companies, prospective condo buyers and realtors, there is a vendor's code for their use.

Please Be Aware: The electronic barrier arm will be operational during the enter process to prevent the drivers from exiting through the entrance gate.

**All entrance and exit activities through the gate is under video surveillance
24 hours a day.**

Damage Fines: With the 24-hour surveillance, drivers of vehicles will be held responsible for damage to the gates and electronic arm.

Fines for Damaging the Gate:

1st Offence: \$250

2nd Offence: \$300

3rd Offence: \$350

Residential: Gate Entry Procedures when the Entrance Gate is closed

When closed, you may gain access through the entrance gate by:

1. A programmed remote transmitter
 - a. Owners/Residents can be provided with a remote transmitter for the vehicle gate entry. If you need an additional transmitter, the cost of the transmitter is \$30
 - b. Only two (2) transmitters per unit are allowed. If you need a remote, please pay with a certified check or money order made out to Lakeshore Terrace Condominium Association and send to Renaissance Management 1773 N State Road 7 Suite 200
Lauderhill FL 33313
954-693-9989
2. Placing an Access Card in close proximity to the card reader near the gate directory. Only two (2) cards are allowed per unit. Make your requests to Renaissance Management - 1773 N State Road 7 Suite 200
Lauderhill FL 33313
954-693-9989

3. Directory Information:

The entrance gate has been equipped with a Telephone Entry System that will provide communication for your guest(s) from the gated entrance to your condo through your home or cell phone number which has been programmed into the gate system, for your visitors to notify you when they arrive at the gated entry.

Guests: Gate Entry Procedures when the Entrance Gate is closed

1. Your name has been programmed through Renaissance Management into the telephone entry system. When a guest comes to visit you, they will look up your name in the electronic directory. When your name is displayed in the directory, the guest can press the CALL button to establish communication with your home or cell phone number.
2. Once you have answered the phone call and you have identified your guest, you have the choice to either grant or deny access to your guest.

Granting and Denying access:

1. To grant access to your guest, press 6 on your telephone.
The telephone entry system will respond with a confirmation tone indicating that the gate is opening and will automatically disconnect itself.
2. To deny access to your guest, or someone you don't know, press the # key and hang up.

Please Note:

If you are on the telephone when a guest tries to contact you from the front gate, they will hear a busy signal and will have to wait for you to end your call before they can contact you. To eliminate this problem, you can order call waiting from your local telephone company.

Entrance & Exit Gates Operational Safety Guidelines:

1. Keep clear of the gates at all times. The automatic gate is not for pedestrian use. Serious injury or death may result from entrapment in any moving parts of the gate or gate opening system. Lakeshore Terrace Condominium Association and Management are **not responsible** if the gate hits your vehicle because you rushed through the gates.
2. Do not allow children near the gates. Serious injury or death may result if children are allowed to play near the gates.
3. Do not operate the gates unless you can see them and pedestrians or any obstructions are clear of the path of the gate.
4. A qualified technician should perform gate operating system repair and service. If you discover or suspect a problem with the gates, please report it immediately to Renaissance Management at 954-693-9989

Please keep this information so that you know how to work the gate entry system.

Vehicles will be subject to immediate towing with no further notifications at the owner's expense under the following conditions:

- Parking on the grass
- Parking in aisles
- Parking on end-caps or double parking
- Expired license plates (after one month from expiration date, vehicle will be towed.)
- No license plate on the vehicle
- Parking in handicap space without a handicap decal
- Parking in loading zones, fire lane, or no parking areas
- Blocking garbage dumpsters
- Improperly disabled and unidentifiable vehicles
- No commercial vehicles: work trucks, vans or pick-up trucks with a company logo unless they are performing work on the property.
- No backing of vehicles into parking spaces.
- Any vehicle parked in a guest parking space without a Guest Pass hanging or an association decal.
- All guest parking spaces are transient parking spaces. Vehicles **must be moved every 48 hours**
- No Parking at the clubhouse unless there is an event.

Any vehicle that is in violation of the above will be towed without notice and the owner will be responsible for all towing fees.

I HAVE READ THE PARKING RULES AND REGULATIONS

Signature

Condominium

Unit Number