



Leasing Checklist

Unit# _____ Tenant(s) Name: _____

Property Manager or Unit Owner MUST complete checklist below

1. _____ **Property Management Agreement (if applicable)**
Copy of Lease Agreement or Renewal Agreement (include Crime Free Lease Addendum)
2. _____ **Free Lease Addendum)**
3. _____ **Crime Free Addendum (signed by tenants and landlord)**
4. _____ **MetroWest Affidavit (if applicable)**
5. _____ **Tenant Information Sheet**
6. _____ **Tenant Vehicle Registration Form**
7. _____ **Key Addendum**
8. _____ **Control Access Gates**
9. _____ **Package Release Form**
10. _____ **Garbage and Dumping Rules**
11. _____ **Pool Wristband Policy**
12. _____ **Pet Registration Form**
 - a. _____ **Provide photograph of Pet (Pit Bulls, Rottweilers ... Aggressive breeds are prohibited)**
13. _____ **Signed Rules and Regulations**
14. _____ **Signed Towing Notice**
15. _____ **Copy of all tenants' ID's**
16. _____ **Copy of Vehicle Registration & Vehicle Insurance Card**
Copy of Professional Screening (For New Tenants and Annual Renewals, required for all adults 18 years and up)
17. _____

**ALL PAPERS MUST BE SUBMITTED AND APPROVED PRIOR TO MOVE-IN
THRU THE ASSOCIATION OFFICE**

Please be advised that in order to properly register your tenant, all information listed above must be submitted together to the management office as requested by the MetroWest Master Association. PLEASE ALLOW 7 WORKING DAYS FOR PROCESSING

WE WILL NOT ACCEPT INCOMPLETE PAPERWORK

Thank you
Azur Management
407-297-4005

Date: _____ **PM/Owner Initials:** _____

EXHIBIT

Lease Subject to Master Declaration and Association Rights. It is agreed and understood between the parties that the subject leased premises are located within the MetroWest community and are included within, and subject to, Amended and Restated Master Declaration of Protective Covenants and Restrictions for MetroWest, all Rules and Regulations governing MetroWest promulgated from time to time by MetroWest Master Association, Inc. ("MWMA") and all other restrictions, limitations and usages contained within any and all related documents of MWMA ("Governing Documents").

Therefore, the parties acknowledge and agree that the terms hereof are specifically subject to all provisions, limitations, restrictions and rights set forth within the Governing Documents, including, without limitation, all rights of MWMA stated therein (to include but not limited to proper applicable licensing/permits, noise ordinances, loitering, parking limitations (violation may result including towing at owner's expense when parking on private property without specific written consent of that property/parcel owner), criminal mischief or activity (including lewd and lascivious behavior), as well as CPTED lighting requirements). It is agreed and acknowledged that MWMA is a direct and intended third party beneficiary under this lease and therefore has the unconditional right to enforce all Rules, Regulations and other provisions of the Governing Documents directly against either party hereto, including, without limitation, the right to bring direct legal action against Tenant or any Occupant of the Property, in the event of any violation by Tenant of any of the provisions of the Rules, Regulations or other Governing Documents for MetroWest.

Tenant
signature: _____
Date: _____

Owner's
signature: _____
Date: _____

Tenant
signature: _____
Date: _____

Tenant
signature: _____
Date: _____

Tenant
signature: _____
Date: _____

Tenant
signature: _____
Date: _____

MetroWest

METROWEST CRIME FREE LEASE ADDENDUM

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

1. Resident, any members of the resident's household or any other occupants or guests of such property shall not engage in criminal activity, including drug-related criminal activity, on or near the said 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 or the Controlled Substance Act [21 U.S.C. 802] and/or Chapter 893 of the Florida Statutes).
2. Resident, any member of the resident's household or any other occupants or guests of such property shall not engage in any act intended to facilitate criminal activity, including, but not limited to drug-related criminal activity, on or near the said premises.
3. Resident or members of the household or any other occupants or guests of such property shall not permit the dwelling unit to be used for, or to facilitate criminal activity, including but not limited to drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the resident's household or any other occupants or guests of such property shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident's household, or any other occupants or guests of such property shall not engage in and/or facilitate any illegal or unlawful activity, including but not limited to:
 - Theft, as defined and prohibited in Florida Statutes 812.014.
 - Burglary, as defined and prohibited in Florida Statutes 810.011.
 - Violation of Injunction for Domestic Violence as described and prohibited in Florida Statutes 741.31.
 - Stalking, as defined and prohibited in Florida Statutes 784.048.
 - Criminal gang related activity as defined in Florida Statutes 874.03 and prohibited in Florida Statutes 874.05.
 - Battery, as defined and prohibited in Florida Statutes 784
 - Aggravated Assault as prohibited in Florida Statutes 784.01.
 - Unlawful discharge of a firearm in public as prohibited in Florida Statutes 790.15.
 - Public Nuisance as prohibited in Florida Statutes 823.10.
 - Lewd and Lascivious behavior as prohibited in Florida Statutes 800.
 - Trespass after Warning as prohibited in Florida Statutes 810.09.
 - Sexual Crimes as prohibited in Florida Statutes 794.

- Criminal Mischief as prohibited in Florida Statutes 806.13.
- Any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of any persons.
- Any violations of any of the Rules and Regulations or other Governing Documents of MetroWest.

THE OCCURRENCE OF ANY OF THE ABOVE ACTS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE TENANCY. THE MWMA SHALL HAVE THE RIGHT TO TAKE DIRECT ACTION AGAINST THE SUBJECT OWNER, THE TENANT, OR BOTH TO ENFORCE ALL PROVISIONS OF THIS RULE, TO EVICT OR DISPOSSESS THE TENANT FOR VIOLATIONS OF THIS ADDENDUM, AS WELL AS ANY AND ALL OTHER RULES AND REGULATIONS OR GOVERNING DOCUMENTS FOR METROWEST. BY ENTERING INTO A LEASE, OR BY TAKING POSSESSION OF ANY PROPERTY IN METROWEST, ANY TENANT OR OTHER OCCUPANT OF ANY SUCH PROPERTY HEREBY ACCEPTS AND AGREES TO BE BOUND BY ALL OF THE TERMS OR PROVISIONS OF THESE RULES, THE CRIME FREE ADDENDUM AND THE GOVERNING DOCUMENTS FOR METROWEST.

6. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
7. Should any provision of the addendum be invalidated or determined to be invalid in a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident Signature _____ Date: _____

Resident Signature _____ Date: _____

Owner's Signature _____ Date: _____

Property: _____

MetroWest

AFFIDAVIT OF CONTINUOUS RESIDENCY

- **NOT NEEDED IF COMMUNITY IS CRIME FREE CERTIFIED**
- **USE ONLY FOR INTERNATIONAL RESIDENTS**
- **USE ONLY IF INTERNATIONAL RESIDENT DID NOT TRAVEL OUTSIDE OF THE UNITED STATES DURING EXISTING TERM OF LEASE**
- **ONCE SIGNED, NATIONAL BACKGROUND CHECK IS NEEDED UPON RENEWAL**

The undersigned individual ("Tenant") is a resident at _____ (the "Leased Premises") under a lease (the "Lease") dated _____, and desires to renew the Lease. As a condition to renewal of the Lease, Tenant does hereby certify, swear and affirm, to the Landlord as well as to the MetroWest Master Association, that he or she has continuously resided at the Leased Premises, as his or her primary residence, for the entire term of the Lease *and has not travelled outside of the United States during the existing term of lease.*

I hereby certify, swear and affirm that the foregoing is true and correct.

Tenant (Printed)

Tenant Signature

Tenant (Printed)

Tenant Signature

Community Authorized Staff Member

Date: _____



AZUR
AT METROWEST

RESIDENT INFORMATION SHEET

Unit Number/Address: _____

Name: _____

Cellphone #: _____

Alternate Phone #: _____

Email Address: _____

Garage Letter & Building (if applicable) _____

Name(s) of full-time occupants living with you (minors under 18 years of age):

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

Emergency Contact – Phone number: _____

Emergency Contact – Name: _____

Resident Signature: _____

Date: _____

Print Name: _____



AZUR
AT METROWEST

Owner/ Tenant - Vehicle Registration Form
(Print in INK ONLY)

Resident Name (Last, First)

Unit #

License Plate #

State Registered

Driver's License #

Tag Expiration Date

Vehicle Make

Vehicle Insurance Company

Vehicle Model

Insurance Policy #

Vehicle Color

Insurance Expiration Date

Vehicle Year

Phone Number

Email Address

Resident Signature

Date

One form per vehicle



Key Addendum

These items might be needed to move into your home.

The pricing is as follows: **(ONLY money order)**

Mailbox Keys - \$5.00

House Key - \$5.00

Amenity Key - \$25.00

Gate Remote - \$35.00

- Please note, keys and remotes will not be given to tenants unless the application packet is completed.
- Gate remotes are needed for gate access, no codes are provided.

A copy of the unit key must be provided to the management office for emergency purposes, mandatory annual inspections and to ensure compliance with the Association Rules, if the lock has been changed or the key currently on file does not match.

Resident Signature: _____ **Date:** _____

Print Name: _____ **Unit#:** _____

Resident Signature: _____ **Date:** _____

Print Name: _____ **Unit#:** _____



Package Release Form

I (We), _____ authorize Do not authorize
the Azur at MetroWest Condominium Association, Inc. and its employees to accept
packages for unit # _____. I (We) agree to hold harmless the Azur at MetroWest
Condominium Association and its employees as well as GrandManors and its employees
for any missing or damaged packages.

Resident Signature: _____ Date: _____

Print Name: _____

Resident Signature: _____ Date: _____

Print Name: _____



Control Access Gates

Gate remotes are provided to you by the Owner or the Owner's Property Management Company.

Inform your guest(s) to scroll for your last name, first initial in the call box and press the "call" button or dial your assigned 3 digits directory number. Once you pick up the call at the number provided to the office, you will press 9 to allow your guests access to the gate on the right side or 5 for the gate on the left side. Please press the number several times until the call drops; this will indicate that the gate is opening.

The Association and/or Management Company is not responsible for damages caused by the gates to vehicles entering/existing the property.

Furthermore, by signing below you are accepting responsibility for any and all damages caused to the gate system by you or your guests.

Resident Signature: _____ **Date:** _____

Print Name: _____ **Unit#:** _____

Resident Signature: _____ **Date:** _____

Print Name: _____ **Unit#:** _____



Garbage and Dumping Rules

Please help us keep our grounds clean and tidy by placing trash and cigarette butts in the proper receptacle. The trash compactor is located near building 18 behind the maintenance shop.

A recycling container is provided by the Association. Access to the recycling container is from the street (facing the Winn Dixie Plaza) in the same location as the Bulk area.

Furniture and big items must NOT be thrown inside the trash compactor. Place them on the driveway (facing the Winn Dixie Plaza) behind the dumpster.

Your help and consideration will be appreciated and enjoyed by everyone.

There are several cameras in the area constantly monitored. Violation will be issued to those residents that do not comply with the Rules and Regulations.

Please sign below as acknowledgement that you understand.

Resident Signature: _____ **Date:** _____

Print Name: _____

Resident Signature: _____ **Date:** _____

Print Name: _____



Azur at MetroWest Pool and Wristband Policy

Dear Residents of Azur at MetroWest: In order to reduce any association liability, it is essential we try to prevent unauthorized people from using the Azur pool. As a result, the Board of Directors has approved a Pool Wristband Policy.

On May 30, 2016, Azur began enforcing the Pool Wrist Band Policy. All property owners will be issued 2 wristbands to assist in the identification of unauthorized pool users. Each tenant with a valid lease will be issued a wristband to assist in the identification of unauthorized pool users. Pool wristbands are to be worn or carried by anyone 16 years and over when using the pool. All minors are to be accompanied by someone 16 years or over wearing or carrying a pool wristband. Anyone without a wristband will be asked to leave the pool area.

Wristbands will be issued to tenants upon receiving a copy of a complete lease agreement. Tenants without current leases will not receive wristbands.

Each unit is allowed 2 guests at a time. Owner/tenants must accompany guest.

Pickup of Pool Wristbands – Wristbands can be picked up from the management office. Owners/tenants will be required to sign for receipt of wristbands. Please bring a photo ID.

Office Hours: M-F 8:00am – 4:30pm

REPLACEMENT WRISTBANDS – There will be a \$25.00 fee per bracelet to replace lost or misplaced wristbands. If your wristband is broken, it will be replaced at no charge, but you must bring the broken wristband to the office.

SWIMMING POOL RULES & REGULATIONS

1. **Safety:** Owners are responsible for their conduct, the conduct of their family, guest, renters and renter's guests. The Unit Owner shall be charged for any damage caused to the Pool Area by the Unit Owner, Occupant, Tenant or Guest.
2. **NO LIFEGUARD ON DUTY:** Everyone who uses the pool area does so at their own risk.
3. Everyone must shower and rinse off feet before entering the pool.
4. **NO food. NO alcohol. NO glass containers. NO breakable objects** are permitted in the pool area (within the fenced pool area). **NO littering.** Place all trash in the trash cans provided.
5. Boom boxes or other electrical devices cannot be plugged in electrical outlets in the pool area. No loud playing of electrical devices is allowed.
6. Appropriate swimming attire must be worn in the pool.

7. Children not yet “toilet trained” must wear either rubber pants or swimmers’ pull-ups and must be continually supervised by their parent or sitter. In the event of an accident, the Property Manager or Administrative Assistant must be notified immediately. No disposable diapers are allowed.
8. Life rings and other safety equipment are for emergency use only. No floatation devices or toys are allowed in the pool (surf boards, boogie boards, rafts, noodles, balls, etc.)
9. In compliance with state laws, no diving in the pool, no pushing, chicken fighting, shoulder play, body throwing, shoving, horseplay of any type or running anywhere in the pool area.
10. NO pets are permitted in the pool area.
11. The pool gate must be closed each time you enter or exit the pool area.
12. A person with colds, coughs, red or infected eyes, skin eruptions, open wounds or sores, or bandages are not permitted in the pool.
13. NO ball playing is permitted on the pool deck areas.
14. Offensive behavior, i.e. vulgar language or lewd behavior is not permitted in the pool area. Lewd behavior is defined as obscene and indecent; examples include but are not limited to nudity and inappropriate touching of another person. Public nudity is also subject to prosecution under ordinances of the City of Orlando.
15. NO soap, bubble bath or dye can be used in the pool.
16. Wristbands are for Owners or tenants with a valid lease agreement only. Providing a wristband to a non-resident will result in the immediate removal of pool privileges.
17. Anyone not adhering to the above rules will be asked to leave. Continued violation of the above-mentioned rules could result in fines and loss of pool privileges.
18. Pool hours are from Dusk to Dawn.
19. Swallowing pool water is prohibited.
20. Anyone using the Pool area does so at their own risk and cannot hold Management or the Condominium Association responsible for accidents or loss or damage to any personal property of any kind.
21. Smoking and/or use of illegal drugs is NOT allowed in the pool area. Use of illegal drugs will be reported to the Orlando Police Department.

Owner’s Signature: _____ **Date:** _____ **Unit #** _____

Tenant Signature: _____ **Date:** _____

Tenant Signature: _____ **Date:** _____

ASSOCIATION USE ONLY

Wristband issued: 1 2 3 4

Issued by: _____ Date: _____



Azur Condominium Association Pet Registration sheet

Unit Number: _____

No Pet

Owner/Tenant Name: _____

Pet Name: _____

Pet Breed: _____

Weight: _____ Male/Female: _____

Pet Description: _____

Please provide a copy of the pets shot records

Emergency Information

Emergency Contact: _____ Phone: _____

Notes: _____

Pet Restrictions

- § The maintenance, keeping, boarding and/or raising of animals, livestock or poultry of any kind, regardless of number, is prohibited within any Condominium unit or Common Elements, except that this shall not prohibit the keeping of small dogs, cats and/or caged birds as domestic pets, provided they are not maintained, kept or bred for commercial purposes and provided further that the keeping of small dogs, cats and/or caged birds will not constitute such type of noxious or offensive activity as covered in the Rules and Regulations and Declarations.
- § All pets, including but not limited to dogs and cats, shall be kept leashed and under the control of their owner whenever they are outside the unit, and shall not be allowed to run free or unleashed at any time, or to otherwise interfere with the rights, comfort or convenience of other residents.
- § Dogs may only be walked inside the gated property except in any area containing trees, shrubs, plants, flowers, and plant beds or close to another unit's area including its balcony/patio/deck.
- § All waste/excrements must be disposed of immediately. Proper disposal means no waste/excrements shall be left on property. Your Azur at Metrowest ASSC. Has purchased Dog Stations containing plastic gloves and waste cans to assist pet owners in the proper disposal of waste/excrements. Failure to do so will result in monetary fines. See fine schedule on page 16 for more details.
- § Pets must be vaccinated and kept in accordance with the County Health Department laws and regulations.
- § Owners are responsible for all damages caused by their pets to common areas and to the property of others.



18.6 Pets. There are no restrictions on the size of pets which are permitted to be contained in a Unit, but no more than 2 dogs, cats or birds (two being the maximum number of such animals in any combination, but specifically excluding in all events reptiles, pot bellied pigs and other livestock or wildlife) and/or a reasonable quantity of fish shall be permitted to be contained in a Unit, except that pets that are of a known vicious breed such as "Pit Bulls," "Bull Terriers," "Chows," "German Shepherds," "Rottweilers" or other like breeds are not permitted. Pets shall not be permitted upon the Common Elements except pursuant to rules and regulations adopted by the Board of Directors or as contained in this Declaration or in the By-Laws. The Unit Owner shall indemnify the Association and the Developer and hold them harmless from and against any loss or liability of any kind or character whatsoever arising from such Unit Owner's having any pet upon the Condominium Property. All Unit Owners are required to clean up all pet droppings deposited on the Common Elements.

Any complaints filed by residents of damage caused by a pet shall be submitted in writing to the Board, which shall determine the amount of the damage and notify the applicable Unit Owner who owns the pet in writing to make the necessary repair, replacement or removal (as the case may be). If such Unit Owner fails to properly act within 15 days from the date of such notice, or fails to otherwise reach an agreement in writing with the Board as to the payment for such damage or remedying any other violation within 15 days from the date of such notice, such Unit Owner shall be required to permanently remove the pet from the Condominium Property. Payment for damages pursuant to this subsection shall not be in lieu of any right of action which the person sustaining the damage shall be entitled to independently.

Any pet complaint filed with the Association, whether or not such complaint involves damage as described in the above paragraph, shall be verified by a designated member of the Board of Directors. Each verified pet complaint shall constitute an infraction for purposes of this subsection. The Board shall take action with regard to such infractions as follows:

(a) If the complaint is the first infraction, the Board shall notify the Unit Owner of the infraction in writing and formally request that no such infraction again occur.

(b) If the complaint is the second infraction, the Board shall notify the Unit Owner and warn such Unit Owner that the next infraction will cause a penalty fine to be assessed.

(c) If the complaint is the third infraction, the Board shall notify the Unit Owner of the continuing violation and refer the matter to a committee of 3 Unit Owners, none of whom shall be presently serving on the Board or be related to a director or the offending Unit Owner, for a determination as to a fine for the continuing infraction. Such committee shall, within 7 days following issuance of the notice of third infraction to the offending Unit Owner, determine whether a fine should be levied for such continuing infraction and provide a recommendation thereon to the Board. The amount of any fine shall not exceed the maximum amount allowed under the applicable provisions of Section 718.303, Florida Statutes. If a fine is recommended by such committee, the Board shall issue a written notice to the offending Unit Owner advising such Unit Owner of the levying of the fine. However, such fine shall not become due and owing until such Unit Owner has received such written notice and has been given the opportunity to request a hearing before the committee of Unit Owners described in this subsection (c) at a time and date which shall not be more than 30 days after the date of such notice. In the event the offending Unit Owner elects not to seek such a hearing, the recommendation of a fine made by the committee shall become binding upon the Association and the Unit Owner. If such a hearing is held, the decision of the committee as to whether to rescind, modify or ratify the proposed fine shall be binding upon the Association and the Unit Owner. All decisions made by such committee shall be made by majority vote.

(d) If the complaint is the fourth infraction, the Board shall notify the Unit Owner and demand that the pet be removed from the Condominium Property within 30 days from notice. Prior to



taking the action contemplated in this subsection (d), such Unit Owner shall have the same opportunity for notice and a hearing as provided in subsection (c) above.

Infractions for purposes of this Section shall accumulate only on the basis of separate 12 month periods with each new period commencing on the annual anniversary date of this Declaration ("Infraction Period"). In other words, the number of infractions in any Infraction Period shall not be carried forward into the next Infraction Period for purposes of the enforcement of this Section 18.6.

For purposes of this Section 18.6 only, the term "Unit Owner" shall be deemed to include a tenant or lessee of a Unit Owner.

Resident Signature: _____ **Date:** _____

Resident Signature: _____ **Date:** _____

Unit Owner's Signature: _____ **Date:** _____



A. GENERAL RULES

1. Passenger automobiles, sport/utility vehicles, mini-trucks, vans, golf carts and motorcycles (used for personal transportation and not commercially) that do not exceed the size of one parking space may be parked in the areas provided for that purpose. Commercial vehicles, trucks, campers, motor homes, trailers, boats and boat trailers are prohibited. Bicycles shall be parked only in the bike storage areas, if any, or as may otherwise be designated by the Board. Vehicle maintenance, except car washing in the designated area, if any, is not permitted on the Condominium Property. All vehicles must be currently licensed and no inoperable or unsightly vehicles may be kept on the Condominium Property. Notwithstanding the foregoing, the Developer shall be exempt from this regulation for vehicles which are engaged in any activity relating to construction, maintenance or marketing of Units, as are commercial vehicles used by vendors of the Association while engaged in work at the Condominium.

2. No exterior radio, television or data reception antenna or any exterior wiring for any purpose may be installed without the written consent of the Board.

3. To maintain harmony of the exterior appearance of the Building, no one shall make any changes to, place anything upon, affix anything to or exhibit anything from any part of the Condominium Property or Association property visible from the exterior of the Building or from the Common Elements without the prior written consent of the Board. All curtains, shades, drapes and blinds shall be white or off-white in color or lined with material of these colors. Balcony floor covering material and colors must be approved by the Board.

4. All Common Elements inside and outside of the Buildings will be used for their designated purposes only, and nothing belonging to Unit Owners, their family, tenants or guests shall be kept therein or thereon without the approval of the Board, and such areas shall at all times be kept free of obstruction. Owners are financially responsible to the Association for damage to the Common Elements caused by themselves, their tenants, guests and family members.

5. Disposition of garbage and trash shall be only by use of receptacles approved by the Association or by use of garbage disposal units, if any.

6. All persons occupying Units other than the Unit Owners shall be registered with the Association or its designee at or before the time of their occupancy of the Unit. This includes renters and house guests. Units may not be rented for periods of less than seven (7) consecutive months, and no more than two (2) leases in any twelve (12) month period shall be permitted. A copy of these Rules and Regulations must be given to the tenants and guests by the Unit Owner, or the Unit Owner's agent. No Unit may be permanently occupied by more persons than the number of bedrooms times two, nor may more persons, including guests, occupy a Unit overnight than the number of bedrooms times two, plus two. This regulation may not be amended in a way that would be detrimental to the sales of Units by the Developer so long as the Developer holds Units for sale in the ordinary course of business.

Resident Signature: _____ **Date:** _____

Resident Signature: _____ **Date:** _____

Owner's Signature: _____ **Date:** _____



General Rules and regulations continued:

7. The Association shall retain a pass key to the Units, and the Unit Owners shall provide the Association with a new or extra key whenever locks are changed or added for the use of the Association pursuant to its statutory right of access to the Units. Duplication of Unit Owners' keys to Common Element facilities is restricted in the interest of security. Such keys shall be duplicated only with the assistance of the Association or its designee. Changing of locks must be done through the Association. Each Unit Owner shall be responsible for the costs associated with its changed locks and additional keys.

8. Children shall be under the direct control of a responsible adult. Children shall not be permitted to run, play tag or act boisterously on the Condominium Property. Skateboarding, "Big Wheels", Scooters or loud or obnoxious toys are prohibited. Children may be removed from the Common Elements for misbehavior by or on the instructions of the Board.

9. Loud and disturbing noises are prohibited in the Units. All radios, televisions, tape machines, compact disc players, stereos, singing and playing of musical instruments, etc. shall be regulated to sound levels that will not disturb others. No vocal or instrumental practice is permitted in any Unit after 10:00 p.m. or before 9:00 a.m.

10. Use of barbecue grills shall only be allowed in areas (if any) designated as safe and appropriate by the Board. Grills shall not be used on balconies or inside any Units.

11. Illegal and immoral practices are prohibited.

12. Lawns, shrubbery or other exterior plantings shall not be altered, moved or added to without permission of the Association.

13. Laundry, bathing apparel, beach and porch accessories shall not be maintained outside of the Units or Limited Common Element balconies and terraces, and such apparel and accessories shall not be exposed to view.

14. No nuisance of any type or kind shall be maintained upon the Condominium Property.

15. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance on the Buildings or contents thereof or upon any portion of the Condominium Property, without the prior written consent of the Board. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on the Buildings, or contents thereof, or which would be in violation of any law or building code.

16. Persons moving furniture and other property into and out of Units must notify the Association or its designee in advance. All such moving must be Mondays through Friday between the hours of 8:00 A.M. and 5:00 P.M. and Saturday between the hours of 8:00 A.M. and 3:00 P.M. Moving vans and trucks used for this purpose shall only remain on the Condominium Property when actually in use. The Developer is specifically excluded from this rule for so long as it owns a Unit in the Condominium.

17. Repair, construction, decorating or re-modeling work shall only be carried on Mondays through Fridays between the hours of 8:00 A.M. and 5:00 P.M. and Saturday between the hours of 8:00 A.M. and 12:00 P.M., and the rules for decorators and subcontractors set forth herein must be complied with.

18. These Rules and Regulations shall apply equally to Unit Owners, their families, guests, staff, invitees and lessees.

Resident Signature: _____

Date: _____

Resident Signature: _____

Date: _____

Owner's Signature: _____

Date: _____



General Rules and regulations continued:

19. The Board may impose a fine for each violation of these Rules and Regulations or any of the Condominium documents, the amount of such fine to be set by the Board in accordance with the provisions of Chapter 718, Florida Statutes.

20. Hurricane shutters shall be permitted only in accordance with rules and regulations promulgated by the Association.

21. These Rules and Regulations do not purport to constitute all of the restrictions affecting the Condominium Property. Reference should be made to the Condominium documents.

Resident Signature: _____ **Date:** _____

Resident Signature: _____ **Date:** _____

Owner's Signature: _____ **Date:** _____

TOWING COMPANY - JL Towing



Phone: 407-802-8600

Email: JLtowing407@gmail.com

Please make sure to call before you arrive to retrieve your vehicle.

Direction to JL Towing - 605 Ferguson Drive, Orlando Fl 32805

Possible offenses for towing

No Warning / Immediate Towing:

- Vehicle being improperly or illegally parked
 - In a fire zone
 - Parking in a handicap spot without a proper decal
 - Blocking another person's garage
 - Significantly over a line and/or taking up multiple spaces
 - Parked on the grass
- Expired registration decal
(Vehicle registration expires on the vehicle's owner Birthdate)
- Disabled or wrecked vehicle
- Unregistered vehicle with the association
- No license plate
- Vehicle leaking oil on the ground
- Commercial vehicles
(Parked outside the assigned temporary commercial parking area)

One-time Courtesy Warning:

- Flat tires
- Vehicles performing repair work on property

Other categories may apply as per Rules & Regulations

If your vehicle has been towed, contact JL Towing

Resident Signature: _____ **Date:** _____

Resident Signature: _____ **Date:** _____

Owner's Signature: _____ **Date:** _____