

SUMMER LAKE



COPY OF LEASE MUST BE ATTACHED

AND

**ENCLOSE A MONEY ORDER OR CASHIER'S CHECK
IN THE AMOUNT OF \$100.00 PER PERSON**

A SECURITY DEPOSIT OF \$500.00 REFUNDABLE

PAYABLE TO: SUMMER LAKE CONDO ASSOC.

(Please note: Processing will not start until both are received)

Please mail check & Application to:

SUMMER LAKE CONDOMINIUM, Inc.

ATTN: BELINDA DOMINIQUE

3481 NW 44th STR,

LAUDERDALE LAKES, FL 33309

PHONE (954) 733-8424

E-MAIL: SUMMERLAKECONDO@GMAIL.COM

SUMMER LAKE CONDOMINIUM ASSOCIATION, INC
RENTAL APPLICATION CHECK LIST

BUILDING _____

UNIT _____

NAME _____

Rental

- 1. Completed Application Form**
- 2. Renter Identification Form (DL/Passport)**
- 3. Addendum signed by both owner and tenant**
- 4. Money order \$100 per person over 18/married couple**
- 5. Copy of SS Card**
- 6. Paystubs for last 4 weeks**
- 7. Executed lease**

Verified by: _____

Date Completed: _____

SUMMER LAKE



- INSTRUCTIONS:
1. If applicants are not legally married, an application on each person must be completed.
 2. Print legibly or type all information. Account, telephone numbers, and complete addresses are required.
 3. If any question is not answered, this application may be returned, not processed, or not approved.
 4. Missing information will cause delays in processing your application.
 5. Only the applicants are authorized to sign all forms.
 6. Any misrepresentation or falsification of information may result in your disqualification.

PROCESSING FEE IN THE AMOUNT OF \$100 MUST BE PAID UPON APPLICATION - MONEY ORDER OR CASHIER'S CHECK

APPLICATION FOR NEW OWNER AND TENANT(S)

Applicant Phone Number: _____ Applicant Email Address: _____

PRINT OR TYPE Purchase _____ or Lease _____ How Long? _____

Apt. No. _____ Address NW 44th Street Ft. Lauderdale, FL 33309 Date: _____

Desired Date of Occupancy _____ Anticipated Closing Date (if sale) _____

Name _____ Birthdate _____ Social Security # _____
(Passport, Alien Green Card, Social Security #)

Spouse _____ Birthdate _____ Social Security # _____
Phone # _____ (Passport, Alien Green Card, Social Security #)

single married significant other sep. _____ div. _____ widowed _____

No. of people who will live here Adults (over 18) _____ Children (over 18) _____ Children (under 18) _____

Other Persons who will occupy the apartment with you

Name	Age	Relationship/Occupation
_____	_____	_____
_____	_____	_____
_____	_____	_____

Will this be your year-round address? Yes No If no, please provide alternative address and estimated periods of residency.

Street Address _____ Apt _____ City _____ State _____ Zip _____ From _____ to _____
Residency Period

Description of Pets	Breed	Color	Weight
_____	_____	_____	_____
_____	_____	_____	_____

Driver's License #1 _____ Driver's License #2 _____ Driver's License #3 _____

No. of cars you will park at this address _____ Are any of these commercial vehicles? Yes No

Make _____ Model _____ Year _____ Color _____ Plate # _____ State _____

Make _____ Model _____ Year _____ Color _____ Plate # _____ State _____

Make _____ Model _____ Year _____ Color _____ Plate # _____ State _____

IN CASE OF EMERGENCY, PERSON TO BE NOTIFIED _____

Address _____ Phone # _____

_____ Alt. Phone # _____

City _____ State _____ Zip _____

3481 NW 44th Street
Ft. Lauderdale, FL 33309

**RESIDENTIAL HISTORY
PRINT OR TYPE**

1	Present address	_____	How long	_____
		zip	Phone #	_____
	Landlord	_____	Phone #	_____
	Address	_____	Mortgage #	_____
2	Prior address #1	_____	How long	_____
		zip	Phone #	_____
	Landlord/Lender	_____	Phone #	_____
	Address	_____	Mortgage #	_____
3	Prior address #2	_____	How long	_____
		zip	Phone #	_____
	Landlord/Lender	_____	Phone #	_____
	Address	_____	Mortgage #	_____

EMPLOYMENT REFERENCES

1	Employed by (or retired from)	_____	Phone #	_____
	Address	_____		
	Position	_____	How long	_____
			Monthly income	_____
2	Previous Employer	_____	Phone #	_____
	Address	_____		
	Position	_____	How long	_____
			Monthly income	_____
3	Spouse's Employed or retired from)	_____	Phone #	_____
	Address	_____		
	Position	_____	How long	_____
			Monthly income	_____
4	Spouse's Prev. Employer	_____	Phone #	_____
	Address	_____		
	Position	_____	How long	_____
			Monthly income	_____

How you ever seasonally resided in Florida before? Yes No. If yes, please state name, address and dates of residency.

Have you or any proposed occupant ever been convicted of or pled to a crime? Yes No. If yes, please state date(s), charge(s).

Disposition(s) and location(s) _____

PRINT OR TYPE

BANK REFERENCES

1	Bank Name _____	Phone # _____
	Address _____	Officer's Name _____
	Account # _____ <input type="checkbox"/> Checking <input type="checkbox"/> Savings	How long _____
2	Bank Name _____	Phone # _____
	Address _____	Officer's Name _____
	Account # _____ <input type="checkbox"/> Checking <input type="checkbox"/> Savings	How long _____
3	Bank Name _____	Phone # _____
	Address _____	Officer's Name _____
	Account # _____ <input type="checkbox"/> Checking <input type="checkbox"/> Savings	How long _____

CHARACTER REFERENCES

1	_____	Home Phone _____
	Address _____	Office Phone _____
2	_____	Home Phone _____
	Address _____	Office Phone _____
3	_____	Home Phone _____
	Address _____	Office Phone _____

1. I hereby agree for myself and on behalf of all persons who may use the apartment that I seek to lease.
 - a. I will abide by all of the restrictions contained in the Bylaws, Declaration of Condominium Rules & Regulations, and restrictions that are or may in the future be imposed by THE ASSOCIATION
 - b. I understand that no lease of a unit shall be for a period of less than six (6) months and one (1) day.
 - c. I understand that I must be present when any guests, relatives, visitors, contractors, or children who are not permanent residents occupy the apartment, perform work on the apartment, or use the recreational facilities of the Association.
 - d. I understand that leasing, subleasing, or occupancy of this apartment in my absence and without Association approval is prohibited.
 - e. I understand that any violation of the terms, provisions, conditions, and covenants of THE ASSOCIATION documents provides cause for immediate action as therein provided or termination of the leasehold under appropriate circumstances.
2. I have received from the owner a copy of
 - a. All Association documents and Rules & Regulations Yes No
3. I understand that the Association has 30 days from the receipt of a completed application to approve or deny the application. I understand that I will be advised by the Association's representative of either acceptance or denial of this application in writing. Occupancy prior to Association approval is strictly prohibited.
4. I understand that the acceptance of a lease at THE ASSOCIATION is conditioned in part upon the truth and accuracy of this application and upon the Association of the Association. Any misrepresentation, falsification, or omission of information on these forms will result in the automatic disqualification of my application.
5. I understand that THE ASSOCIATION may cause to be instituted an investigation of my background as the Association may deem necessary. Accordingly, I specifically authorize the Board of Directors, Management, and RENTERES REFERENCE OF FLORIDA, INC. to make such investigation and agree that the information contained in this application be by used in such investigation and that the Board of Directors, Officers and Management of THE ASSOCIATION itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Association
6. I have submitted a check in the amount of \$100.00 made payable to Summer Lake Condominium Association, Inc. for the processing and approval of said lease of unit. Check # _____

In making the forgoing application, I am aware that the decision of THE ASSOCIATION will be final and no reasons will be given for any action taken by the Association. I agree to be governed by the determination of the Association.

Applicant _____ Applicant _____

ASSOCIATION USE ONLY

Date Received: _____

Approved / Denied by: _____

(Print Name and Title)

**Summer Lake Condominium Association,
Inc.**

3481 NW 44th Street
Ft. Lauderdale, FL 33309
Phone 954-733-8424 * Fax 954-733-6140

Uniform Lease Addendum

In consideration for the approval of my lease application by Summer Lake Condominium Association, Inc. ("Association"), I, _____ ("tenant"), as tenant under a proposed lease of Building # _____ unit # _____ ("unit") in the Association, hereby acknowledge that the provisions of Chapter 718, Florida Statutes (the "Condominium Act"), the Declaration of Condominium of Summer Lake Condominiums ("Declaration"), the Association's Articles of Incorporation, the Association's By-Laws and the Association's Rules and Regulations shall be deemed expressly incorporated into the lease of the unit, in accordance with a copy of the aforementioned documents, or has notified me that such documents shall be made reasonably available upon written request and payment for same.

Additionally, in the event I am notified by the Association, or one of its authorized representatives, to discontinue the payment of rent due under the lease to the Unit Owner due to a delinquency in assessments and instead direct said payment, in the same amount and frequency, to the Association, I hereby agree and recognize that I am obligated to comply, until such time as I Am directed to redirect my recurring payments to the Unit Owner. In the event that I fail to honor this obligation, or otherwise violate any of the other terms and provisions of the Association's governing documents, I shall be subject to all remedies available to the Association including injunctive relief, money damages or both in addition to the other remedies provided by law.

Tenant

Signature

Date

UNIT OWNER

Signature

Date

(An executed copy of this Lease Addendum shall be given to tenant, with the original being retained by the Association, as part of its Official Records)

Summer Lake Condominium Association

Parking Rules

PARKING DECALS are issued by the Association. They are available Monday – Friday between the hours of 10am to 5pm. **All vehicles on the premises must have a decal. There will be STRICT towing of vehicles without decals at owner's expense and without notice. The Association WILL NOT ISSUE parking decals to people who are delinquent in their condo fees or to illegal tenants that have not made application with the Association. If the following rules are NOT followed, owners will be fined \$100 per violation and the vehicles will be towed at owner's expense and without notice.**

1. **ALL vehicles must be registered with the Association.** A numbered decal will be provided for each vehicle and must be displayed on the lower left side of the back window. If there is more than one vehicle per unit, they must also have a decal. There can be no more than three (3) vehicles per unit.
 - a. **If you are a homeowner,** please come to the Clubhouse to register your vehicle.
 - b. **If you are a tenant,** you must be approved by the Association. You must submit a copy of your lease and complete the required application and background check. The cost of this procedure is \$100 that must be paid in full at the time of application. Failure to do so will cause your vehicle to be towed at owner's expense.
 - c. **To register your vehicle:** Come to the Clubhouse Monday – Friday between 10am to 5pm. Bring a copy of your vehicle registration, insurance and drivers license.
2. **All vehicles must be parked HEAD IN only. Vehicles may NOT be backed into a parking space. THESE VEHICLES WILL BE TOWED AT OWNER'S EXPENSE.**
3. **Residents must park in the designated parking spaces only. Residents may NOT park in front of curbs or dumpster or on the grass. THESE VEHICLES WILL BE TOWED AT OWNER'S EXPENSE.**
4. **Residents may NOT park in fire lanes or handicap spaces without properly displayed authorization. THESE VEHICLES WILL BE TOWED AT OWNER'S EXPENSE.**
5. **All guests on property after midnight (12:00am) MUST have a Guest parking pass displayed on the rearview mirror of their vehicle. THESE VEHICLES WILL BE TOWED AT OWNER'S EXPENSE.**
6. **No repair of vehicles shall be made on property. Damaged, non-operational or abandoned vehicles cannot be parked on property. THESE VEHICLES WILL BE TOWED AT OWNER'S EXPENSE.**
7. **All vehicles must have current vehicle registration properly displayed. NON-COMPLIANT VEHICLES WILL BE TOWED AT OWNER'S EXPENSE.**

ALL vehicles MUST be registered with parking decals properly displayed. Failure to follow the above rules will force vehicles to be towed at owner's expense without notice!

By signature I have read and understand the above.

Resident Signature

Summer Lake Condominium Association, Inc.

3481 NW 44th Street
Oakland Park, FL 33309
Phone 954-733-8424 * Fax 954-733-6140

Summer Lake Condominium Restrictions:

- **NO** Pit Bull, Doberman Pinscher, Presa Canario, Chow Chow, Rottweiler, Husky or other aggressive breed of dog or dog mixed with aggressive breed are allowed on the grounds.
- **NO** more than 2 pets per household.
- Pet owners **MUST** pick up after their pet & properly dispose of all waste.
- Dogs must **ALWAYS** be on leash while outside the residence & be supervised by an adult **18** years of age or older.
- **NO** tailgating at the gate.
- **NO** large boats are to be parked on the grounds.
- **NO** trailers are allowed to be parked on the grounds.
- **NO** vehicles without proper tags or with flat tires are to be parked on the grounds.
- **NO** back-in parking or curb parking or parking on the grass on the grounds.
- **NO** indoor furniture is to be placed on patio or porch.
- **NO** trash is to be left outside or on patio or porch.
- **NO** more than **2** guests per resident are allowed at the pool.
- Children under the age of **18** **MUST** be supervised by an adult over the age of **18** while at the pool or using the gym.
- **NO** glass is allowed at the pool.
- Trash cans by mailboxes are for mail purposes **ONLY**.

I have read the above stated restrictions. I understand these restrictions & sign this here contract in agreement to follow & abide by these restrictions & I am responsible for myself as well as my guests that break these restrictions. I understand that if I or my guest breaks any of the above stated restrictions I will be held accountable & will be fined starting at \$100.00 up to \$1000.00 per violation broken as well as cover any costs of damage that was a result of mine or my guests violation.











SIGN: _____

PRINT: _____

DATE: _____

Summer Lake Residents

Top 10 Friendly Reminders...

1. All Vehicles must have registered decals issued by the office. Vehicles without decals will be towed. 
2. Keeping current on Association Dues 
 - By using your payment coupon or establishing automatic payments
 - Please note there will be late fees assessed for payment of dues after 10 days
3. Leases must go through Management Office 
 - A copy of the lease must be on file with the Management Office
4. Occupancy Restrictions (Broward County) 
 - One bedroom max occupancy is 2 people
 - Two bedroom max occupancy is 4 people
5. Summer Lake is a pet friendly community 
 - Breed restrictions exist for (no pit bull, rottweiler, doberman pinscher or dangerous breed per City of Ft. Lauderdale)
 - All pets must be walked on a leash
 - Removal of pet waste is mandatory by owner
 - No pet may be left unattended on balcony
 - No pets permitted at club house or in pool area
6. Garbage 
 - Not permitted to be kept outside unit doors for any reason
 - Garbage, boxes, recycling, etc. must remain inside the unit or be placed in the dumpster immediately
7. Patio furniture 
 - No articles other than patio type furniture shall be placed on the balconies.
 - No linens, clothes, curtains, rugs, mops, strings of lights shall be hung on or around balconies.
 - Children's toys must be stored out of sight when not in use.
8. No car repairs may be conducted on the property and washing cars is permitted in car washing area only. 
9. Noise nuisances (Code of Ordinances of the City of Ft. Lauderdale) 
 - Not permitted after 11:00 pm (music, yelling, barking pets, horn honking, etc.)
10. Children must be supervised at all times on condominium property. 
11. Effective immediately, the removal of any and all fire hazards from outside Unit doors and breezeways (no BBQ grills are permitted to be used on the 2nd floor, or closer than 15 feet to the buildings and no combustible fluids may be kept inside units or in common areas; no chairs, tables, benches, bicycles or mopeds permitted in breezeway at any time)



For any questions please call the office at (954) 733-8424

VIOLATION WARNINGS WILL BE ISSUED AND FINES WILL BE ASSESSED PER VIOLATION



Sign & Date _____

**RULES AND REGULATIONS
FOR
SUMMER LAKE CONDOMINIUM ASSOCIATION, INC.**

1. The sidewalks, entrances, passages, lobbies and hallways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein, except in areas (if any) designated for such purposes.

2. The personal property of Unit Owners and occupants must be stored in their respective Units.

3. No articles other than patio-type furniture shall be placed on the balconies, patios, terraces or lanais or other Common Elements or Limited Common Elements. No linens, cloths, clothing, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, patios, terraces, lanais or other portions of the Condominium or Association Property. To the extent permitted by law, no charcoal or propane grills shall be placed and/or used on the balconies, patios, terraces or lanais or other Common Elements or Limited Common Elements.

4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies, patios, terraces, lanais or elsewhere in the Building or upon the Common Elements.

5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.

6. No Unit Owner or occupant shall make or permit any disturbing noises by himself or his family, servants, employees, pets, agents, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

7. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium or Association Property, except signs used or approved by the Developer (for as long as the Developer owns any portion of the Condominium Property, and thereafter by the Board). Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements, without the prior written consent of the Board of Directors of the Association.

8. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

9. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.

Corps or Coast Guard. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.

11. Installation of satellite dishes by Unit Owners shall be restricted in accordance with the following: (i) installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto, and may not be on the Common Elements; (ii) the dish may be no greater than one meter in diameter, and (iii) to the extent that same may be accomplished without (a) impairing reception of an acceptable quality signal, (b) unreasonably preventing or delaying installation, maintenance or use of an antenna, or (c) unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements.

12. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted on, upon or in the Condominium or Association Property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the Condominium or Association Property. No derrick or other structure designed for use in boring for oil, natural gas or minerals shall be erected, maintained or permitted upon any portion of the Condominium or Association Property.

13. No window air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.

14. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.

15. Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:

- (a) Dogs or cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within the Condominium.
- (b) Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.
- (c) Unit owners shall pick up all solid wastes from their pets and dispose of same appropriately.

16. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of

Association may otherwise be entitled to recover by law from such Owner or occupant.

17. These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. Further, anything to the contrary notwithstanding, these rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, nor to the Units owned by the Developer, except:

- (a) Requirements that leases or lessees be approved by the Association (if applicable); and
- (b) Restrictions on the presence of pets; and
- (c) Restrictions on occupancy of Units based upon age (if any); and
- (d) Restrictions on the type of vehicles allowed to park on Condominium Property; however, the Developer or its designees shall be exempt from any such parking restriction if the vehicle is engaged in any activity relating to construction, maintenance, or marketing of Units.

All of these rules and regulations shall apply to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

SIGN: _____

PRINT: _____

DATE: _____