



Island Club One, Inc.

777 S Federal Hwy., Building F Office 3A, Pompano Beach, Florida 33062
Phone: 954-782-9695 Email: islandclubone@gmail.com

APPLICATION FOR RENTER

- Note:
1. A copy of the Rental Agreement must be submitted
 2. An appointment for a personal interview/screening must be arranged prior to approval
 3. Attach a \$100 non-refundable administration fee.
 4. Occupancy prior to screening and subsequent approval is prohibited.
 5. A refundable \$300 move in deposit is required to accompany this application.
 6. **A legible copy of Driver's Licenses for all occupants over 18.**

It is clearly understood that ISLAND CLUB ONE, INC. shall have thirty (30) days in which to investigate the references that have been provided and to accept or reject this application at any time within said time. It is further understood that ISLAND CLUB ONE, INC. shall have the right to reject this application for any cause whatsoever and there shall be no liability incurred in connection with such investigation or rejection. It is also understood that there shall be no refund of the investigation fee, and that notice shall be given to the applicant, his attorney or Realtor within the 30-day period. There is a **\$100** fee due with this application.

I (we) the undersigned do warrant the truth and accuracy of the above statements and authorize ISLAND CLUB ONE, INC. to investigate and confirm any of the above information in connection with this application to purchase or lease an apartment in ISLAND CLUB ONE, INC. The undersigned, for himself (herself) (their self) and his (her) (their) heirs, assigns, and personal representatives, hereby waives, renounces, releases and relinquishes any and all claim or claims for defamation, invasion of privacy, or any and all other court actions which may arise as a result of the aforesaid investigation and publication of the result of the same to the authorized agents of ISLAND CLUB ONE, INC.

In consideration of the acceptance of the above application, I (we) jointly and severally covenant and agree as follows:

1. To faithfully comply with and abide by the following:
 - a. All requirements of the Declaration of Condominium of ISLAND CLUB ONE, INC. all amendments thereto, the Articles of Incorporation and By-Laws of ISLAND CLUB ONE, INC. and all amendments thereto, and
 - b. Rules and Regulations of ISLAND CLUB ONE, INC. and all amendments thereto. (Please note that only a single family as its residence shall occupy the condominium property.
2. To pay all costs and expenses in connection with the enforcement of these undertakings, including, but not limited to a reasonable attorney's fee, and that if the undersigned is or becomes an owner of any apartment herein, the undersigned grants to ISLAND CLUB ONE, INC., a lien on his, her or their interest in the subject apartment to secure the faithful and complete performance of these undertaking.

Applicant

Date

Applicant

Date

INSTRUCTIONS:

- 1 -All applicants are processed as separate investigations.
- 2 -Print legibly or type all information. Account and telephone numbers and complete addresses are required.
- 3 -If any question is not answered or left blank, this application may be returned, not processed or not approved.
- 4 -Missing information will cause delays in processing your application.
- 5 -Any misrepresentation, falsification or omission of information may result in your disqualification.
- 6- Only the applicants are authorized to sign all forms on page 2.

APPLICATION FOR OCCUPANCY/APPROVAL

PRINT OR TYPE (Use Black Ink)

Purchase _____ or Lease _____ (How long)

Apt. No. _____ Bldg No. _____ Special Address or Unit _____

Date _____ 20____ Desired date of occupancy _____

Name (Mr./Mrs./Ms.) _____ Date of Birth _____ Soc. Sec No. _____
(mm/dd/yy) (Passport, Alien, Green Card, Social Insurance No.)

Spouse (Mr./Mrs./Ms.) _____ Date of Birth _____ Soc. Sec No. _____
(mm/dd/yy) (Passport, Alien, Green Card, Social Insurance No.)

[] Sngl. [] Married [] Widow(er) [] Sep. _____ [] Div. _____ Maiden Name _____
(How long) (How long)

Number of people who will occupy. Adults (over age 18) _____ Children (over 18) _____ Children (under 18) _____

Names & ages of children who will occupy: _____

Description of Pets (Breed, Size, Color, Weight, Etc.) _____

In case of emergency notify: _____
Name Address Telephone

PRINT OR TYPE (Use Black Ink)

RESIDENCE HISTORY

A. Present Address _____ Phone (____) _____
(Street Address, Apt No., City, State, Zip)

Name of Apt. /Condo _____ Phone (____) _____ Dates of Residency _____

Name of Landlord or Mortgage Co. _____ Phone (____) _____

Address _____ Mtg. No. _____

B. Previous Address _____ Your Apt No. _____
(Street Address, Apt No., City, State, Zip)

Name of Apt. /Condo _____ Phone (____) _____ Dates of Residency _____

Name of Landlord or Mortgage Co. _____ Phone (____) _____

Address _____ Mtg. No. _____

C. Prior Address _____ Your Apt No. _____
(Street Address, Apt No., City, State, Zip)

Name of Apt. /Condo _____ Phone (____) _____ Dates of Residency _____

Name of Landlord or Mortgage Co. _____ Phone (____) _____

Address _____ Mtg. No. _____

PRINT OR TYPE (Use Black Ink)

EMPLOYMENT & BANK REFERENCES

A. Employed By (Business Name) _____ Phone (____) _____
(or retired from)

How long _____ Dept. or Position _____ Mo. Income _____

Address _____ Zip _____

B. Spouse's Employment (Business Name) _____ Phone (____) _____
(or retired from)

How long _____ Dept. or Position _____ Mo. Income _____

Address _____ Zip _____

C. Bank Reference _____ Phone (____) _____

How long _____ Ck. Acct. No. _____ Sav. Acct. No. _____

Address _____ Zip _____

D. Bank Reference _____ Phone (____) _____

How long _____ Ck. Acct. No. _____ Sav. Acct. No. _____

Address _____ Zip _____

PRINT OR TYPE (Use Black Ink)

CHARACTER REFERENCES

1. _____
Name Address Phone (Residential & Office)

2. _____
Name Address Phone (Residential & Office)

3. _____
Name Address Phone (Residential & Office)

Driver's Lic. No. #1 _____ #2 _____ State _____

Make _____ Model _____ Year _____ Plate No. _____ Color _____ State _____

Make _____ Model _____ Year _____ Plate No. _____ Color _____ State _____

If this application is NOT legible or is not completely and accurately filled out, Applicant Information (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility. By signing, the applicant recognizes that the Association or their agent, Applicant Information may investigate the information supplied by the applicant and a full disclosure of pertinent facts may be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, criminal background and mode of living as applicable. I may request, in writing, within a reasonable time, a complete and accurate disclosure of the nature and scope of any investigation.

Signature _____ Applicant Signature _____ Applicant's Spouse

APPLICANT(S): Most banks, financial institutions, mortgage companies and employers require your signature and name printed. Make sure Authorization Form is completed as indicated.

AUTHORIZATION TO RELEASE BANKING, CREDIT, RESIDENCE, EMPLOYMENT, AND CRIMINAL BACKGROUND

I have named you as a reference on my application for residency.

You are hereby authorized to release and give to the below mentioned party(s) or their Attorney or Representative, any and all information they request concerning my banking, credit, residence, employment, and background in reference with my /our application made for residency.

DESIGNATED PARTY: APPLICANT INFORMATION

I hereby waive any privileges I may have with respect to the said information in reference to its release to the aforesaid party(s).

Photocopies of this Authorization may be made to facilitate multiple inquiries. In the event you do receive a photocopy of this Authorization, it should be treated as an original and the requested information should be released to facilitate my/our application for residency.

(Applicant's Signature)

(Applicant's Name Printed)

(Spouse's Signature)

(Spouse's Name Printed)

DATE _____



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VEHICLE REGISTRATION FORM

Complete the information below for your ONE assigned parking spot at Island Club One, Inc. Should a second vehicle be brought in, it must be registered with Island Club One, Inc. or it will be considered a violation of the Condo Documents and will be towed at the Owners expense.

Name: _____

Unit: _____

Date: _____

Vehicle Information

Make: _____

Model: _____

Color: _____

Year: _____

License Plate # _____

Attach a copy of license below:

*Upon Approval, you will be issued a green parking permit to be affixed to the driver's side rear window.



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RULES AND REGULATIONS

ANTENNA

No radio or television antenna or any wiring for any purpose may be installed on the exterior of any building without consent of the association (board.)

ARRIVALS

All residents must inform the SECURITY GATE PERSONNEL when expecting guests, servicemen and deliveries. No one will be permitted entrance into the ISLAND CLUB when security has not been notified.

AUTOMOBILE DECALS

The Phase I office will issue decals to residents as needed. Decals identify the resident's phase and parking space number. Decals are to be placed on the outside of the rear door window on the driver's side. Failure to display your decal may result in tow away of the vehicle at the Owner's Expense.

BALL PLAYING

Ball playing of any kind is prohibited on ISLAND CLUB grounds.

BOAT LIMITATIONS

Twenty (20) foot docks accommodate up to 26-foot boats. Forty (40) foot docks accommodate up to 40-foot boats. Grand fathered-in vessels may not be transferred when unit is sold or leased.

BULLETIN BOARDS

Important NOTICES are posted on the Bulletin boards of each building in Phase I. Notices other than Phase I business required Board approval.

NO OUTSIDE BUSINESS ADS ARE ALLOWED.

CAR WASHING

Car washing is permitted in the designated area ONLY.

CHILDREN

Children are most welcome. Children under the age of 14 years should be supervised at all times.

CATWALKS – DOORWAYS – STAIRWELLS

Walkways, doorways and Stairwells shall be kept free and clear at all times. No owner, renter or guest shall deposit any object of any kind in any walkway or stairwell.

COMPLAINTS

All complaints must be communicated to the Phase I Office in writing. Only in Emergencies will phone complaints be acceptable. However, no written or phone complain will be accepted and handled without the resident's name and unit number.

DAMAGE RESPONSIBILITY

Residents shall be liable for all damages to the buildings and elevators caused by the moving of freight, furniture or any other item to and from their respective apartment units and storage bins. Residents are also responsible for damages that they, their guests or children cause any place within this condominium's common areas and recreation areas. This also applies to resident's contractors and delivery personnel.

DELIVERIES AND SERVICE PERSONNEL

Residents must be at home to receive deliveries and service persons or arrange with a neighbor to accept delivery and/or permit entrance into an apartment unit. Security Gate Personnel are not permitted to accept any deliveries. No Moving Vans, Freight Deliveries or Furniture Deliveries are permitted after 6:00 P.M. on Monday thru Saturday; and none whatsoever on Sunday. Elevators may be used for the moving of freight, furniture and other large heavy items, to and from the apartment units and storage, provided the MASONITE covering, located in the storage area in each building, is placed on the elevator floor.

DOCKAGE

Well-kept boats and docks compliment the scenery and add to the prestige and value of the property. Thoughtless behavior can adversely affect the Condominium Association and create serious hazards. The following rules are intended to protect both owners and non-residents and permit each to enjoy the boats and docks safely:

- A. Guest dock space on the west side of Island Club One for the temporary use of owners of all apartments in Island Club One is provided. **NO OVERNIGHT PARKING!**
- B. The number of "detached" docks and the amount of dock space provided are limited and are owned by Island Club One unit owners.

1. The owners of "detached" docks shall pay to Island Club One a monthly charge for the use of said docks. Said charge shall be for the purpose of defraying the cost of furnishing said docks with electric service, water service and the proportionate share of insurance and taxes allocable to said docks as are paid by Island Club On, Inc. Said charges shall be reasonable and shall not include any charge for maintenance or depreciation, which is the responsibility of the owners of said docks. Said assessment shall be paid like all other assessments and is enforceable as such by Island Club One, Inc.

2. Said docks may be owned or used only by owners of apartments in Island Club One.

C. The remaining "attached" docks are an integral part those apartments to which they are attached and are owned by the owners of said apartments. The sale of an apartment with an attached dock includes ownership of said dock as an appurtenance to said apartment.

- 1. The owners of said docks shall be responsible for paying the maintenance and repair of said docks and for keeping the same in a safe and sanitary condition. Said owners shall also be responsible for providing their own public liability insurance, insuring said owners and all of the other owners in Island Club One against the risks normally

covered by said liability insurance, with limits of \$300,000/300,000 personal injury and \$10,000 property damage. A Certificate of Insurance showing that such a policy has been validly issued and the premium paid for by said owner covering both the owner and the other owners in Island Club One shall be deposited with the Board of Directors of Island Club One and renewed from year to year.

D. Dock owners (both detached and attached) are subject to the following conditions:

1. In the event that the owners of any dock space should fail to maintain and repair the dock space owned by him, Island club One shall have the right to maintain the same or make said repairs, and to charge the same to said dock owner as a special assessment, as authorized under Article IX, Section C, of the Declaration of Condominium, which shall be payable solely by the owner of said dock space. If said assessment is not paid within the times provided therein, Island Club One, Inc. shall have the right to invoke all of the penalties or rights accorded it under Article VIII of the Declaration of Condominium.

2. The owner of a dock shall be responsible for keeping the dock area in a clean and sanitary condition at all times. For security, owners are expected to install dock lights of the approved type and properly maintain same.

3. No roughhouse playing is permitted on docks.

4. Bicycles, skateboards, etc. are prohibited on docks.

5. No resident may store, build, construct or attach anything to the dock itself without written permission from the Condominium Association.

6. Boaters arriving at or leaving docks must keep engine and docking noise to an absolute minimum. Between the hours of 10:00 P.M. and 8:30 A.M. extreme caution must be used to avoid disturbing other residents.

EXTERIOR WALLS AND IMPORVEMENTS

No improvements may be constructed on the exterior of the building or the land upon which it is located without the written consent of the Association. This shall include, but not be limited to any additional buildings, terraces, sidewalks, driveways, walls, fences, and shall also include but not be limited to any structure attached to or constructed upon the outside roof or exterior of the building, including any awning, window, door, screen, jalousie, wall or other improvement, except for the Hurricane Shutters. (See also heading marked Hurricane Shutters.)

GARBAGE, REFUSE, AND TRASH DISPOSAL

Garbage Disposal Chutes are located in each laundry room. The Dumpster rooms are located on the first floor of each building. Garbage must be enclosed in plastic bags and tied securely to prevent vermin and odor. All boxes and oversized containers must be taken to the trash room and placed on the floor beside the dumpster. **DO NO PUT THEM IN THE DUMPSTER!** No garbage, glass, refuse, trash, etc. may be deposited or left standing on the floor by the garbage disposal chute, in cigarette urns by elevators, on floors of the dumpster rooms, on walkways, in stairways or the exterior of any building. Residents are not permitted to dispose of old furniture, appliances, carpeting, plumbing fixtures, etc in the dumpsters or the dumpster rooms. Residents are also responsible to see that the contractors they employ do not dispose of any waste material in the dumpsters or the dumpster rooms. Residents are asked to be considerate of their neighbors and not use the garbage disposal chutes before 7:30 A.M or after 10:00 P.M.

GUESTS

Guests are most welcome in the Island Club. The following Rules and Regulations apply to Guest visits:

1. The Owner is responsible for the actions of Guests whether or not the Owner is in residence.
2. At no time may any apartment unit be occupied overnight by more than (6) persons, including children.
3. Owners while in residence are not limited in the number of Guest visits permitted each year.
4. When an Owner is not in residence the following applies:
 - When an Owner is not in residence and wishes some other person(s) to use the apartment and all common facilities, the Owner shall furnish to the office in writing the name(s) of the person(s), the length of stay in the apartment, and the Owner shall request the guest to notify the office at the time of their arrival and departure. If an Owner is not in residence and has permitted someone to use the apartment, and if it appears that they are violating the Rules and Regulations, the Board shall, at the Owner's expense, notify the Owner of such violations, and the Owner shall be responsible for the acts of their guest(s). Only one family per apartment.
 - Owners may designate members of their immediate family as guest occupants of their units, in their absence, for a period not to exceed thirty (30) days in any twelve month period. In order for the Board to protect such owners, the Owner shall notify the Board of any such guests, in their absence, in writing, at least five (5) days prior to the guest's arrival.
5. The Owner privileges outlined above are not available to Renting Tenants.

HURRICAN SHUTTERS

Unit owners are permitted to install hurricane shutters in accordance with the following specifications:

- a. All facets of installation and maintenance of said shutter must be in accordance with Federal, State, County and Municipal statutes, codes and guidelines.
- b. Hurricane shutters must be beige in color in the same or substantially similar hue as existent shutters, as of the date of the recording of this rule.
- c. Hurricane shutters shall be on the accordion construction only.

Failure to abide by the governing terms of this provision shall be basis for removal of hurricane shutters by Association. All costs incurred in such removal including any attorney's fees and costs, to be absorbed by Unit Owner. Hurricane shutters are to be maintained at the sole costs and expense of the Unit Owner.

KEYS TO APARTMENT UNITS

Residents are required to furnish the Phase I Office with a set of keys, which will open the current locks on apartment unit doors. These keys are used, in the absence of the resident, to handle emergencies such as fire, flood, etc, or where resident is ill, so that entrance to the unit is readily accessible. All keys are kept in a Lock box in the Phase I office and their use in an emergency is supervised by at least one Board Member.

LAUNDRY FACILITIES

The laundry room equipment may only be used during the hours from 8:00am to 11:00 pm. The door to the room is to be closed while machines are in use. The use of the equipment is on a first come, first serve basis. All laundry articles must be removed from the washers and dryers after completion of cycle to permit use by other residents, or the next user has the right to remove contents from the machine(s). No tints or dyes are permitted in the washing machines. Each

user is responsible for leaving the equipment and the laundry room in a clean condition and to see that dryer screens are cleaned of lint after each use. Lights and fans are to be turned off and the room door shut when leaving the laundry room. Any malfunction of a machine is to be reported to Phase I office and the out of order sign is to be placed on the machine. **DO NOT USE FOREIGN COINS INCLUDING CANADIAN IN THE WASHERS AND DRYERS.**

MAINTENANCE MAN'S DUTIES

The Maintenance Man has been hired for the purpose of performing duties as required for the welfare of the Phase I complex. He is not authorized to perform specific services on the interior of resident's apartments. Any maintenance repairs required in common areas should be reported to the Phase I Office.

MEETINGS

Monthly Board of Director meetings are held on the third (3rd) Monday of the month during the period from October thru May, and are open to all Phase I owners. Watch the Bulletin Boards for notices.

MONTHLY MAINTENANCE PAYMENTS AND LATE FEE CHARGES

Exact monthly maintenance payments are due on the first of each month and must be received in the offices of Precision Condo Consulting before the 10th of each month. Payments received after the 10th will result in a \$25.00 Late Fee charge. Checks are to be made payable to ISLAND CLUB ONE, INC. for the exact amount of the monthly maintenance fee and indicate apartment unit number and placed in Precision Condo Consulting envelope and mail. Where advanced payments are made, the amount must be equal multiples of the monthly assessment amount.

NOISE NUISANCE

Television, radios and musical instruments must be used at such times as will provide a minimum of disturbance of other apartment owners. The use of musical instruments after 10:00 p.m. is prohibited. Volume on radios or television must be turned down at 10:00 p.m., so as not to disturb other owners.

OFFICE

Phase I maintains an office on the 3rd floor of the Flamingo building (1 door left of elevator). There is a mail slot in the office door and the phone number is 782-9695. If your call is not answered, leave a message on the answering machine and you will be contacted as soon as possible.

PAINTING

No exterior paint shall be applied upon any building without the prior written consent of the Association.

PARKING

Each owner shall be assigned one parking space for his or her motor vehicle which shall be the exclusive space of said owner. No other owner or guest of any owner shall park in said assigned parking space. Guests or tradesmen shall use the parking spaces (yellow) assigned for their use and benefit. Ten (10), mph speed limit and stop signs must be obeyed. No oil changing, radiator draining or major repairs allowed. No trucks, trailers, boats, buses, recreation vehicles, motorcycles, mopeds, motorbikes or other type of work vehicle or truck shall be permitted to be parked within the boundaries of Island Club One.

PETS

After January 1, 1977, new tenants, owners, renters, or guests cannot keep a pet (dog or cat) within Island Club One. No Guest or visitor is permitted to bring a pet on ISLAND CLUB GROUNDS.

RESALE AND LEASING OF APARTMENTS

Notice to Association - An apartment owner intending to make a legal sale or lease of his apartment, or any interest therein, shall give notice to the association of such intention, together with the name and address of the proposed purchaser or lessee, together with such other information as the Association may require. Application papers may be secured from the Phase I Office.

RESALES REQUIREMENTS FOR PROSPECTIVE BUYERS ARE AS FOLLOWS:

A. Completed application form which must include names and ages of all intended occupants; and

Requires signatures of buyers, witnesses and:

B. two (2) personal references and

C. two (2) references from banks or other financial facilities

D. copy of purchase/sale agreement signed by seller/s and buyer/s

E. an application processing fee check for \$100. cc

F. appear for an interview with the Board of Directors

G. Interviews to be held the first & third Wednesday between 1 PM and 4 OM

Note: Items a, b, c, d, e, and f must be received and reviewed by Board prior to the interview.

Also, sale closing cannot take place prior to interview and Board Approval and purchaser may not occupy unit until after sale closing.

LEASING

After approval by the Association and payment of \$100.00 fee, entire apartments may be leased. No lessee may occupy unit until approved by Board; no leases will be considered where occupancy is for less than 3 months and for more than 1 year. No unit may be subleased, no rooms may be rented and no transient tenants accommodated. Board will review leases annually; copies of. All renewal leases must be furnished to Phase I office.

SECURITY GATE PASSES

Each unit is allowed one (1) remote gate opener. Lost Gate openers can be purchased for \$35.00.

SIGNS

No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any owner on any part of the outside or inside of unit or on any automobile without consent of the Association.

SKATEBOARDS AND SKATES

Skateboards and/or skates are not permitted anywhere on the grounds.

STORAGE LOCKERS

1. ONE storage locker is provided for each apartment.

2. Use only your own locker, which is numbered the same as your apartment. It is "illegal entry" when you occupy another person's locker.

3. Written permission from apartment owner must be on file in office for use of a locker by anyone other than the owner.
4. All lockers must be provided with padlock and kept locked at all times whether empty or full.
5. Any owner finding his locker taken over by anyone without his written permission is free to remove the entire contents and dispose of same.
6. An owner's locker is just as private as the interior of his apartment. Please respect this privacy.
7. Fire Marshall requires that lockers not be used to accumulate empty cardboard boxes, paper, paint or any inflammable materials. Let's all take inventory and clean out anything we don't really need. Goodwill, Salvation Army, your church or others are desperately in need of second-hand articles. Those may also be placed in trash rooms for disposal.
8. No smoking or painting of any kind permitted in storage rooms or on roof.
9. Storage rooms are air-conditioned. Controls are on a time clock and locked to maintain proper temperature and humidity control. Please do not touch or tamper with controls.
10. Please keep doors closed and turn out all lights. Remember, we all share in payment of electricity bills.
11. No one other than authorized maintenance personnel are allowed on the roof.

TELEPHONE NUMBERS

All residents must inform the Phase I office of following:

1. Island Club Apartment Unit phone number
2. Where applicable their Business phone number in Florida or out of state
3. Where applicable, their Residence I-lane phone number in Florida or out of state
4. The phone number of a relative, friend or responsible party who can be reached in case of an emergency.

TRAFFIC SAFETY

All vehicles must proceed in designated directions obeying all signs and speed limits.

WALKWAYS

Walkways and doorways shall be kept free and clear at all times. No owner shall deposit any object of any kind in any walkway or stairway.