



LAKESHORE 2 CONDO ASSOCIATION APPLICATION PACKET

DEAR FUTURE RESIDENT,

WELCOME TO THE LAKESHORE COMMUNITY. PLEASE READ THE INSTRUCTIONS BELOW CAREFULLY IN ORDER TO AVOID ANY DELAYS IN PROCESSING THE APPLICATION PACKET. **ALL APPLICANTS 18 YEARS AND OLDER MUST BE APPROVED AND PROPERLY REGISTERED WITH THE ASSOCIATION OFFICE PRIOR TO MOVING INTO THE UNIT. PLEASE NOTE THAT IF ONE APPLICANT IS DENIED, THE WHOLE PACKET IS DENIED.**

PLEASE KNOW ANY UNREGISTERED AND ILLEGALLY PARKED VEHICLES ARE SUBJECT TO **TOWING WITHOUT PRIOR WARNING AT THE VEHICLE OWNERS EXPENSE.**

APPLICATION PACKETS ARE PROCESSED ONLY WHEN ALL REQUIRED VERIFIABLE DOCUMENTATION IS SUBMITTED AND ALL APPLICATION FEES ARE PAID. **INCOMPLETE PACKETS WILL NOT BE PROCESSED, SO PLEASE MAKE SURE YOU HAVE ALL REQUIRED SIGNATURES, DOCUMENTS, ETC.**

IF THE PACKET IS PROCESSED AND APPROVED, OWNERS AND THE APPLICANTS WILL BE NOTIFIED VIA EMAIL. RENTER'S WILL RECEIVE A RENTER'S WELCOME PACKET WITH IMPORTANT INFORMATION ABOUT THE COMMUNITY AND THE FINAL STEPS NEEDED TO COMPLETE THE REGISTRATION PROCESS, INCLUDING THE PURCHASE OF RESIDENT BARCODES AND POOL KEYS.

THE FOLLOWING DOCUMENTS MUST BE SUBMITTED TO THIS OFFICE FOR PROCESSING:

1. THE ORIGINAL ASSOCIATION APPLICATION PACKET WITH ALL AREAS SIGNED AND INITIALED BY **ALL ADULTS 18 YEARS AND OLDER WHOM WILL BE RESIDING IN THE UNIT. NAMES OF OCCUPANTS UNDER THE AGE OF 18 YEARS MUST BE LISTED AS WELL, BUT NO FORMS OF IDENTIFICATION OR BIRTH CERTIFICATES WILL BE NEEDED.**
2. COPY OF A FULLY EXECUTED LEASE AGREEMENT (CONTRACTS TO LEASE WILL NOT BE ACCEPTED). **ALL ADULTS 18 YEARS OF AGE AND OLDER MUST BE ON LEASE AND ALL SIGNERS REQUIRE APPROVAL TO MOVE IN.**
3. PHOTO IDENTIFICATION PER ADULT RESIDING IN THE UNIT. FORMS OF IDENTIFICATION MAY BE A VALID US DRIVERS LICENSE, STATE ISSUED ID, US PASSPORT, RESIDENT CARD, ETC.
4. A COPY OF SOCIAL SECURITY CARDS FOR ALL ADULTS 18 YEARS AND OVER.
5. A COPY OF MILITARY ID (IF APPLICABLE).
6. A COPY OF THE CURRENT VEHICLE INSURANCE AND REGISTRATION FOR ALL VEHICLES THAT WILL BE REGISTERED TO THE UNIT. **EXPIRED AND UNINSURED VEHICLES ARE NOT PERMITTED ON PROPERTY AND WILL BE TOWED AT OWNER'S EXPENSE. APPLICANT(S) MUST PROVIDE INSURANCE SHOWING THAT THEY ARE INSURED UNDER THE POLICY.**
 - a. IF VEHICLE IS NOT UNDER APPLICANT'S NAME, A NOTARIZED LETTER FROM THE VEHICLE OWNER IS NEEDED AUTHORIZING RENTER TO USE THAT VEHICLE AS THEIR PRIMARY VEHICLE. LETTER MUST STATE OWNER'S NAME, RENTER'S NAME, MAKE, MODEL, TAG NUMBER OF VEHICLE. INSURANCE MUST REFLECT APPLICANT AS ADDITIONALLY INSURED UNDER THE POLICY.
 - b. IF THE VEHICLE IS REGISTERED TO A BUSINESS, A LETTER ON AN OFFICIAL COMPANY LETTERHEAD AUTHORIZING APPLICANT TO REGISTER VEHICLE WITH THE ASSOCIATION IS REQUIRED. THE VEHICLE MUST MEET THE ASSOCIATION SIZE REQUIREMENTS.
7. A PICTURE OF YOUR PET AND CURRENT PROOF OF RABBIES VACCINATION. **PETS OVER 40 LBS OR BREED KNOWN TO GO OVER 40 LBS AT MATURITY ARE NOT PERMITTED.**
8. NON-REFUNDABLE APPLICATION FEE (MONEY ORDER) PAYABLE TO: **LAKESHORE 2 CONDO ASSOCIATION**
 - a. \$100.00 APPLICATION FEE – LEGALLY MARRIED COUPLES (PROOF OF MARRIAGE REQUIRED)
 - b. \$100.00- ADULTS 18 YEARS AND OLDER (EACH ADDITIONAL ADULT OCCUPANT MUST COMPLETE A SEPARATE APPLICATION FORM)
9. SIGNED COPY OF THE RULES AND REGULATIONS BY ALL ADULTS 18 YEARS AND OLDER.

IF YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CONTACT OUR OFFICE

**BUSINESS HOURS ARE:
MONDAY THRU FRIDAY 8:30AM-5:00PM
SATURDAY AND SUNDAY CLOSED**

LAKESHORE 2 CONDO APPLICATION FORM

Rental Address: _____ Association Name: **LAKESHORE 2 CONDO**
Lease Start Date: _____ End Date: _____ Monthly Rent Rate: _____

PERSONAL INFORMATION

Applicants Name: _____ Date of Birth: _____
First Middle Last
SS No: _____ Marital Status: _____ DL #: _____
State: _____ Phone: _____ Email: _____

Spouse/Co-Applicants Name: _____ Date of Birth: _____
First Middle Last
SS No: _____ Marital Status: _____ DL #: _____
State: _____ Phone: _____ Email: _____

Occupants under the age of 18 years:

Name:	Age	Relationship
Name:	Age	Relationship
Name:	Age	Relationship
Name:	Age	Relationship
Name:	Age	Relationship

Are you and/ or the Co-Applicant(s) an active service member of the United States armed forces? Yes ____ No ____

Have you and/or the Co-Applicant(s) ever been arrested, charged or convicted of a crime? Yes _____ No _____

If Yes, please provide a detailed explanation below.

Emergency Contact: _____ Phone: _____ Relationship: _____

RESIDENT HISTORY

Present Street Address: _____ State: _____ Zip: _____
From: _____ To: _____ Monthly Rent Rate: _____
Landlords Name: _____ Phone: _____
Email: _____
Reason for Moving: _____

Previous Street Address: _____ State: _____ Zip: _____
From: _____ To: _____ Monthly Rent Rate: _____
Landlords Name: _____ Phone: _____
Email: _____
Reason for Moving: _____

Have you and/or the Co-Applicant(s) ever been evicted from any property? Circle Yes / No

If Yes, please provide detailed explanation.

EMPLOYMENT HISTORY

Applicant:

Present Employer: _____ Supervisor Name: _____
Address: _____
Phone: _____ Email: _____
Position: _____ Date of Employment: _____ Gross Weekly Salary _____

Spouse/Co-Applicant:

Present Employer: _____ Supervisor Name: _____
Address: _____
Phone: _____ Email: _____
Position: _____ Date of Employment: _____ Gross Weekly Salary _____

CHARACTER REFERENCES

Name: _____	Phone: _____	Relationship: _____
Name: _____	Phone: _____	Relationship: _____
Name: _____	Phone: _____	Relationship: _____

VEHICLES

Year: _____	Make: _____	Model: _____	State: _____	Color/Tag#: _____
Year: _____	Make: _____	Model: _____	State: _____	Color/Tag#: _____
Year: _____	Make: _____	Model: _____	State: _____	Color/Tag#: _____

By signing below, it is understood and agreed in completing the foregoing application packet, hereby agree for myself and on behalf of all persons who may occupy the unit will abide by all restrictions contained by the By-Laws, Rules and Regulations, Condominium Documents and Restrictions which are or may in the future be imposed by the Board of Directors of **Lakeshore Community Association, Inc. and/or Lakeshore 1-11 Condominium, Inc.** I understand that I will be present when guests, relatives or children who are not residents use Common Area Amenities. Occupancy prior to Approval and receipt of Welcome Packet is **PROHIBITED**. Accordingly, I specifically authorize the Board of Directors or their agents to make such investigation and agree that the information contained in this packet maybe used in such investigation, and the Board of Directors and the Officers of the Community 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 Board. I agree to be governed by the determination of the Board. I/ We have hereby authorized and given the right to verify by reasonable means the application including but not limited to credit check, criminal history, eviction-civil records, landlord verification and verification of employment.

Processing of this application will begin after all required forms have been completed, signed and submitted to the Management office. This process may take up to 30 days. Incomplete packets will not be accepted.

Applicant Signature: _____ Date: _____
Spouse/Co-Applicant Signature: _____ Date: _____

OFFICE USE

Received By: _____ Date: _____
Welcome Packet Emailed on: _____
Parties Emailed: _____

LAKESHORE ____ CONDOMINIUM ASSOCIATION, INC.

ADDENDUM TO LEASE

(Owners are to complete and sign this Addendum/Renter's are to sign the 3rd page)

THIS ADDENDUM made this ____ day of ____ 20____, is annexed to, incorporated in and forms an integral part of the Lease dated _____, 20____ (hereinafter referred to as the "Lease") by and between _____ (hereinafter referred to as the "Owner" or "Lessor") and _____ hereinafter referred to as the "Lessee") for Unit # ____ of Lakeshore ____ Condominium Association, Inc. (hereinafter referred to as the "Unit") located at _____, Homestead, FL 33034, and

WITNESSETH:

WHEREAS, Lessor is the Owner of the Unit and wishes to lease said Unit to Lessee; and

WHEREAS, Lakeshore ____ Condominium Association, Inc. (hereinafter referred to as the "Association"), has an abiding interest to protect the financial stability of the community by ensuring that all maintenance and special assessments are paid in a timely manner;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, and for the other good and valuable consideration, the receipt and adequacy of which the parties hereby acknowledged the parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Lessee hereby agrees to abide by and comply with the Association's Declaration of Condominium ("Declaration"), By-Laws, Articles of Incorporation, and all rules and regulations, as same may be amended from time to time (hereinafter referred to as the "Association's Governing Documents") and shall comply with all laws, ordinances, regulations, and administrative rules applicable to the Unit including, but not limited to Chapter 718, Florida Statutes (the "Condominium Act"). By executing this Addendum, the Lessee acknowledges receipt of a copy of the Association's Governing Documents from the Lessor and acknowledges review of the same.
3. In the event Lessor is delinquent in the payment of any monthly maintenance assessments or special assessments due to the Association, the rent for the Unit shall be applied by the Lessee to payment of such delinquent assessments due to the Association. The balance of such rent due to the Lessor, if any, shall be paid by the Lessee to Lessor. If any such assessments and installments are not paid within twenty (20) calendar days after same come due to the Association, the Association shall notify Lessor of such delinquency by regular mail to most recent address for the Lessor as shown on the records of the Association, and shall notify Lessee of same by regular mail to the Unit address. Lessee shall then pay to the Association from the next rental payment coming due, the amount of such delinquent assessment, plus late fees, interest, collection costs and attorney's fees, if any, as set forth in the notice, and shall deduct such sums paid to the Association from the next rental payment due to the Lessor. In the event the sums due to the Association exceed the amount of the Lessee's rental payment, Lessee shall continue to deduct such sums from each subsequent rental payment, and pay same to the Association, until the Association has been paid in full. Landlord shall not have the right to evict Lessee for non-payment of rent to Lessor where such non-payment is due to Lessee having paid the rent to the Association in accordance with this Addendum.
4. In the event the Lessee fails to pay the sums due to the Association in accordance with this Addendum, the Lessee shall be deemed in default under the Lease and subject to eviction proceedings as described below. The collection of rental payments from the Lessee shall not be deemed an election of remedies by the Association, and

the Association may still proceed to collect delinquent assessments in accordance with the Association's Governing Documents and Florida Law, including, but not necessarily limited to, the filing of a claim of lien, and the commencement of foreclosure proceedings and collection actions.

5. In the event that the Lessee fails to comply with this Addendum, the Association's Governing Documents or any applicable laws, ordinances, and regulations, Lessor shall, within five (5) business days of the Association's written demand, commence eviction procedures and proceedings to evict Lessee. If Lessor fails to timely commence eviction procedures and proceedings to evict Lessee, then Lessor hereby authorize the Association as the Lessor's agent and attorney-in-fact to commence eviction proceedings, with in the name of the Lessor or in the name of the Association. In the event the Association files an action for eviction, the Lessor and Lessee agree that they shall be jointly and severally liable for all attorney's fees and costs of same, at both the trial and appellate levels. Nothing contained herein shall be deemed to obligate the Association to commence eviction proceedings or be deemed to preclude the Association from pursuing any other available legal and equitable remedies. In addition to all other rights and remedies set forth in this Addendum, the Lessee and Lessor acknowledge that if the Lessee fails to abide by this Addendum, the Association's Governing Documents and all applicable laws, ordinances, and regulations, the Board shall have the absolute right to reject, at the Board's sole discretion, any further application for renewal of the Lease.

6. Lessee warrants and represents that the only occupants of the Unit will be the following individuals:

7. The Lessee shall not assign the Lease, not sublease all or any portion of the Unit, nor permit the Unit or any part thereof to be used by persons other than those names above.

8. The Lessee acknowledges and agrees that the Association is free to disclose any information about the Lessee obtained by the Association during the screening and approval process to the Lessor.

9. The Lessor and Lessee agree that they shall be jointly and severally liable and responsible for any costs incurred by the Association, including attorney's fees, in remedying violations of this Addendum, violations of the Association's Governing Documents and/or damages to the Common Elements or other Association property where same is caused by Lessor, Lessee, or their family members, guests or invitees.

10. When used herein, the singular shall include the plural, the plural the singular and the use of any gender shall include all genders as appropriate. In the even this Addendum conflicts with, varies, or modifies the terms and provisions of said Lease, then in such event, the terms and provisions of this Addendum shall control and govern the rights and obligations of the parties.

11. Nothing contained in the Lease, this Addendum or the Association's Governing Documents shall in any matter be deemed to make the Association a party to the Lease or this Addendum, to create any obligation or liability on the part of the Association, under the Lease, this Addendum, or the Association's Governing Documents. The Association shall be deemed to be a Third Party Beneficiary under the terms of this Addendum.

12. The partial or complete invalidity of any one or more provisions of this Addendum shall not affect the validity of any other portions or provisions of this Addendum, and all other provisions of the Addendum and any other instruments required to be executed by Lessee in connection with the leasing of the Unit shall not be affected thereby, and each and every term and provision otherwise valid shall remain valid and enforceable to the fullest extent permitted. The failure of wither party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions of this Addendum, or to exercise any right to herein, shall not be construed

as a waiver or relinquishment of such term, covenant, condition or right in connection with any continuing or subsequent default or failure of performance. This Addendum shall not be deemed to impose upon the Association any duty to seek such payments from Lessee, and the Association's failure to do so shall not be a defense in any action or actions by or against the Association.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the date and year first above written.

Signed and delivered in the presence of:

OWNER/LESSOR

Owner Print Name

Owner Signature

TENANT/LESSEE

Tenant (Print Name/Signature)

Tenant (Print Name/Signature)

Tenant (Print Name/Signature)

Tenant (Print Name/Signature)



Pet Registration Form

**** PET RESTRICTION-PLEASE REFER TO RULES WITHIN THE PACKET. ONE PER HOUSEHOLD NOT TO EXCEED 40 LBS AT MATURITY. PET MUST HAVE UPDATED RABIES VACCINATION AND THE CERTIFICATE MUST BE ATTACHED TO THIS FORM. ALL UNITS FOUND TO HAVE UNREGISTERED PET OR PET NOT MEETING THE ASSOCIATION REQUIREMENTS WILL RECEIVE A VIOLATION AND/OR A FINE WHICH WILL BE BACK CHARGED TO THE OWNER'S ACCOUNT UNTIL VIOLATION IS CURED.****

****PLEASE CHECK BOX IF NO PET WILL BE RESIDING IN THE UNIT**

☐

Resident Information

☐ Tenant ☐ Owner

Resident's Name: _____

Unit Address: _____

Phone: _____

E-Mail: _____

Pet Information

Breed: _____

Current Weight: _____ Sex: _____ Age: _____ Color: _____

Microchipped? _____ Yes _____ No If Yes, Chip # _____

Vaccinated? _____ Yes _____ No Rabies Tag# _____

I, _____ have submitted accurate verifiable information to the association as per the Rules and Regulations regarding my pet on _____ and understand and agree to abide by those rules. I also understand that the animal I registered is the sole animal that can reside in my unit.

(Picture of Pet)

CONSENT FOR BACKGROUND CHECKS
(ONE PER ADULT)

I, _____, agree in conformance to the rules and regulations of this company to consent to a complete background investigation. I hereby affirm and declare that all of the foregoing statements are true and correct and that I have not knowingly withheld any facts that would, if disclosed, affect my application unfavorably. I hereby authorize the company to conduct any investigation it deems necessary with respect to inform set forth on this application. I also hereby authorize this company to release such information with their opinion on these matters without any liability for any damage whatsoever caused either directly or indirectly by giving or receiving such information or opinions. I authorize any former employer, present employer, schools, colleges, and universities, utility companies, credit, finance bureau/offices, personal references, and/or other persons to give any information they may have concerning my character, credit, and employment record. I hereby unconditionally release any named or unnamed informant from any and all liability resulting from the furnishing of this information.

I am aware that this background investigation will include, but not limited to, a criminal records check anywhere in the United States and/or foreign country in which I have resided; a driver license check, a verification of employment with all of my past employers, a credit and civil check.

Applicant Name _____

Social Security Number _____ DOB _____

Driver License Number _____

County and State _____

Address you currently reside: _____

Have you resided in any state other than Florida? ☐ Yes ☐ No

If you answer yes, which state and county did you reside in?

Driver License Number of that State _____

I hereby give this company the authority to conduct the background checks stated herein.

Tenant Signature

Date



Consent for Electronic Correspondence:

Along with posting on bulletin boards and mailouts, this association also sends notifications via emails regarding membership meetings (owners only), community activities, community projects, violations, Welcome Packets, etc. By completing and signing below, you are authorizing the Board of Directors of Lakeshore Community Association, The Sub-Associations and Lakeshore Management to email notifications of Association Membership Meetings (owners only), Community Activities, Community Projects, violation notices etc. in lieu of receiving them by regular mail. Your email will **not** be used for any other purpose than those listed in the previous sentence.

I also understand that Annual Owner Meetings and Special Meetings requiring membership vote or establishing a quorum will **NOT** be sent via E-Mail but regular or certified mail as prescribed by law.

.....

☐ **YES** I authorize Lakeshore Community Association and their Sub-Associations, and Lakeshore Management to email me appropriate meeting notices, community projects and activities, violation notices, Welcome packets, and other correspondences.

Email Address(s): _____

Property Address: _____

Phone Number(s): _____

Signature(s): _____

Printed Name(s): _____

☐ **NO** I do not want to receive any emails from Lakeshore Community Association, its respective Sub-Associations, and Lakeshore Management. I understand that by choosing this option, all correspondence will be either sent via regular USPS mail, posted on unit door or I will have to check the building bulletin board.



RULES AND REGULATIONS

Please see the Lakeshore Community Association's complete set of Rules and Regulations.

Pool Hours

- Monday thru Sunday- Sunrise to Sunset

Satellite Regulations

- Owner/Renter must obtain an Architectural Modification Form from the Lakeshore Community Office.
- All satellite installations must be pre-approved by the Association.
- All satellite installations require a \$100.00 non-refundable installation fee.

Pet Regulation

- All pets residing in the community must be registered with the Association prior to residing in the unit.
- Maximum weight of pet must be no more than 40 pounds at the time of maturity
- Only ONE four legged animal is permitted per unit.
- Pet vaccinations must be current and must be provided to the Association.
- Owner/tenant must provide current Vet records verifying weight and breed of the pet.
- Dogs must be on a leash at all times.

Parking Regulations

- All vehicles must be parked FACED IN when parking in a parking space in front of a building.
- All vehicles residing on the property must be registered with the Association and have a barcode.
- All guest vehicles must have a visible guest pass.
- All vehicles must have visible and current license plate and insurance.
- Any unregistered vehicles, vehicles that do not have current or visible license plates, and those vehicles that are improperly parked on the grass, road, blocking other vehicles, or parked in other's assigned parking space, will be subject to tow at owner's expense.

Moving Hours are Monday thru Saturday 8:00am to 6:00pm. All moving trucks and moving trailers must be off property no later than 8:00pm.



I/we, _____, incoming owner/renter
who will own and/or reside at _____
hereby acknowledge that I/we have read the above Rules and Regulations for Lakeshore Community
Association. I/we agree that any other resident or guest of mine will abide by these rules as well
_____ (initial). I/we understand that any and all violations, fines and back charges
received for non-compliance of the Lakeshore Community Association's Rules and Regulations will be
placed on the unit account.

Signature: _____ Date: _____

Name: _____

Signature: _____ Date: _____

Name: _____

Signature: _____ Date: _____

Name: _____

**LAKESHORE COMMUNITY ASSOCIATION
and LAKESHORE CONDOMINIUM ASSOCIATIONS**

**RULES AND REGULATIONS
GUIDELINES**

These rules and regulations are binding upon all lessees of The Lakeshore Condominium Association. Any breach of these rules and regulations will be deemed to be a material breach of the Bylaws.

1. COMMON AREAS. The sidewalks, entrances, driveways, courtyards, vestibules, stairways, corridors, parking areas and all other common areas are for the sole purpose of providing Unit Owners with ingress and egress to their condominiums and these areas cannot be obstructed in any manner by anyone. This would include garbage cans, supplies, milk bottles, shopping carts, carriages, scooters, and bicycles; play wagons, etc., owned by the Unit Owners, his guest or agents. If such articles are left in any common areas, the Owner must remove them. Bicycles must be kept and stored only in those areas designated by the Owner for their storage. Motorbikes and motorcycles must be kept in the designated parking areas for other motor vehicles. Any barbecue use outside of any Unit shall be limited so as not to create a nuisance to other Unit Owners or residents. Barbeque grills on terraces or patios are not allowed in accordance with Metro/Dade County fire code.

2. PRIVATE AREAS. Unit Owners shall maintain and clean all patios and other areas which are reserved for Unit Owner's private use. Garbage shall be disposed of only in appropriate receptacles. Nor shall any clotheslines, linens, clothes, clothing, curtains, rugs, mops or laundry of any kind, or any other article, be shaken or hung from any of the windows, doors or balconies, or exposed to or on any part of the Common Elements or porches within any Unit.

No inflammable, combustible or explosive fluid, chemical or substance shall be kept in any Unit except those required for normal household use.

No electrical machinery, device or apparatus of any sort, including, but not limited to, television or citizen's band antenna, shall be used or maintained within the Unit by a Unit Owner which causes interference with the television and radio reception of any other Unit Owner. No such electrical machinery, device or apparatus shall be affixed or attached to the Common Elements or Privacy Area whatsoever.

Initials_____

3. LOCKS AND KEYS. The Association shall retain a pass key to all units. No Unit Owner or occupant shall alter any lock or install a new lock without the written consent of the Board. Where such consent is given the Unit Owner shall provide the Association with an additional key for use of the Association pursuant to its right of access to the Unit.

4. SPEED LIMIT. The speed limit throughout the condominium complex and all appurtenant parking areas is 20 M.P.H. for all types of vehicles.

5. PARKING. The parking facilities shall be used in accordance with the regulations adopted by the Board of the Community Association. All vehicles parked in front of the buildings must park face-in into the parking space. "**For Sale**" signs are not permitted on vehicles. No vehicle which cannot operate on its own power shall remain on the Condominium Property for more than twelve hours, and no repair, except emergency repair, of vehicles shall be made on the Condominium Property. No boat, boat trailer, trailer, recreational vehicle, camper bus, mobile home, van, tractor, motor coach, commercial vehicle, lettered commercial vehicle or vehicle in excess of 6,000 pounds of gross weight or like vehicle shall be left or stored on the Condominium property except with the prior, written approval of the Association and Sponsor. Bicycles shall be parked in the areas, if any, provided for that purpose. All commercial vehicles that are properly registered with the association must park in parking spaces designated for Commercial Vehicles only. Commercial vehicles must fit within a single parking space and cannot encroach in another. Commercial vehicles must not have items protruding outwards or on the side which risk the liability of causing personal injury or damage to another's personal property.

6. NOISE. Modern construction and equipment have been used throughout in order to make the condominiums as quiet as possible. Loud and boisterous noise or any other objectionable behavior by any Unit Owner or guests is not permitted. Good judgment and thoughtfulness for others must be used in the playing of musical Instruments creating an audible sound. The operation of these instruments is permitted provided that their noise level is adjusted so as to be audible only in the condominium in which it is located. There shall not be any noises emanating from condominiums between the hours of 10:00 o'clock p.m. and 8:00 o'clock a.m.

7. TERRACES, WINDOWS AND ENTRANCE DOORS. No awning, enclosure, canopy, shutter, porch window or like item, shall be attached to, or placed upon, the porch within any Unit, outside walls or roof

Initials_____

of the building except as provided in the Declaration. Hurricane shutters must be Aluminum Accordion or Roll-ups and must be White in color. An application must be submitted to the Association prior to installation.

No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on, or upon any part of the Condominium Unit that is visible from outside the Unit or Condominium Property. The installation of aluminum foil on either the inside or the outside of any windows in the condominium building is prohibited. The Unit Owner must not leave windows open during periods of rain or high winds. For any fault or carelessness in these respects, the Unit Owners shall promptly make good all injury or damage sustained by the Association and other Unit Owners.

Each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his/her Unit prior to his departure by (1) removing all furniture, plants and other objects from his terrace or porch prior to his departure; and (2) designating a responsible firm or individual to care for his Unit, should the Unit suffer hurricane damage, and furnishing the Association with the name of said firm or individual. Such firm or individual shall contact the Board for clearance to install or remove hurricane shutters.

8. PLUMBING FIXTURES. No plumbing fixture is made to dispose of sweepings, matches, rags and other similar materials. No plumbing fixture shall be used for such a purpose. Any damage resulting from the misuse of any plumbing fixture shall be borne by the Unit Owner who causes it.

9. WATERBEDS. The Use of any type of waterbed on second floor Condominiums is expressly prohibited unless an insurance policy in the amount of \$100,000 is provided to the Association. This policy must name the Association as a beneficiary and cover any and all damages caused by or related to the waterbed.

10. REFUSE, TRASH AND CLEANLINESS. All garbage, refuse, and other types of waste shall be placed in the garbage receptacles provided for the Unit Owner's use by the Association. No trash or other waste is to be thrown on the grounds around these containers, or around the complex. The Unit Owner is to keep clean his condominium, together with all the fixtures herein, in a clean, slightly, and sanitary condition. No garbage to be left outside your condominium at any time.

Initials_____

11. WATER SUPPLY. The Unit Owner shall not waste or unreasonably use the water supply.

12. SOLICITING. No Unit Owner may actively engage in any solicitation for commercial purpose. No solicitor of a commercial nature shall be allowed on the Condominium Property without the prior written consent of the Board. No Unit may be used for any commercial or business purpose.

13. VISITORS. The Unit Owner shall be permitted to have temporary visitors for a reasonable period of time. No Unit Owner will be permitted to live with any type of visitor for a period beyond thirty (30) days without the permission of the Association. The permission of the Association will be conditioned upon the proper execution of a background check and of the additional party.

Unit Renters shall be permitted to have temporary visitors for a reasonable period of time. No Unit Renter will be permitted to live with any type of visitor for a period beyond thirty (30) days without the permission of the Association. The permission of the Association will be conditioned upon the proper execution of a background check and addition to the rental agreement of the additional party.

All Visitors must be registered with the Lakeshore Community Office. Short Term Visitors (30 days or less) will be given "Temporary Passes good for no more than 30 days. Extended Visitors (over 30 days) must purchase a decal or remote, which will have an expiration date of no more than one year.

14. PETS. Only one (1) walking animal with a weight of not more than (40) pounds shall be kept or harbored in a Unit at any time. Walking animals shall be permitted only within a Unit or Privacy Area. No other pets may be kept without the written consent of the Board. Such consent may be given upon such conditions as the **Board may** prescribe and shall be deemed provisional and subject to revocation at any time. No animal or pet shall be maintained or harbored within a Unit that would create a nuisance to any other Unit Owner. A determination by the Board that an animal or pet maintained or harbored in a Unit creates a nuisance shall be conclusive and binding upon all parties. In no event shall a Unit Owner or any other person allow a walking animal anywhere on the Condominium Property unless

Initials_____

carried or held on a leash not to exceed six (6) feet. Each Unit Owner and any other so walking an animal shall be responsible the immediate, appropriate and complete removal of all animal excrement.

15. RECREATION FACILITIES. The Association has recreation facilities and areas for the use of Unit Owners and their guest. In order that these facilities be used for the benefit of everyone and be properly maintained, serviced and operated with safety, the owner will establish, from time to time, schedules and appropriate regulations for the use of each such facility.

16. SWIMMING POOL REGULATIONS. Due to the strict regulations maintained by the state health department with regards to the operation of swimming pools, the following regulations must be adhered to or the swimming facility will be closed to all condominium Unit Owners

- A. All swimmers will use the pool facilities at their own risk. The owner assumes no liability in the case of an accident.
- B. Maximum of two (2) guests allowed per unit. All guests must be accompanied by an adult resident.
- C. All residents must present ID upon request.
- D. No one is permitted to enter the pool unless all body oil or suntan lotion has been removed.
- E. Proper bathing suits must be worn while utilizing the swimming pool itself or the surrounding areas. No cutoffs, jeans or other attire other than swim trunks or bathing suits manufactured specifically for swim wear will be permitted. Babies entering the pool must wear swimmers diapers.
- F. Spitting, spouting of water and blowing the nose are strictly prohibited in pool area.
- G. Animals of any nature are not permitted within the pool area
- H. Glassware, bottles or any such fragile items are strictly prohibited within the pool area.
- I. No alcoholic beverages allowed in the pool area.
- J. Food or preparation of food is strictly prohibited within the pool area.
- K. Running and loud or boisterous conduct are not permitted.
- L. All guests and any child under the age of sixteen (16) must be accompanied by their adult Unit Owner-sponsor. No children are permitted at adult pools of facilities.

Initials_____

M. The pool may be closed at any time without notice because of necessary maintenance, repairs or inclement weather.

N. Unit Owner and guests are strictly prohibited from removing any of the chairs, chaise lounges, tables or other removable equipment from the pool area.

17. LANDING LIGHTS. House lights are provided outside of each condominium building. The bulbs from these fixtures may not be removed, loosened or substituted with any other type of bulb by the Unit Owner. The tampering with these lighting fixtures by the Unit Owner could result in liability being assessed against the Unit Owner for any accident caused by the non-operational capability of any such lighting fixture.

18. CAR WASHING. The Unit Owner shall not park his vehicle on any lawn area or otherwise block any type of traffic flow during such washing. The water outlet used should be assigned to the unit user only and to be securely turned off after each use.

19. MAINTENANCE SERVICE CALLS ARE PERFORMED DURING NORMAL WORKING HOURS ON WEEKDAYS EXCEPT IN CASE OF EMERGENCIES. All Service calls must be reported by the Unit Owner to the office. They may be reported by telephone, written message or in person. Maintenance men employed by the Association are not authorized to take any individual calls before clearing such request through the office. Service calls are performed on a first-come, first-served basis with priority given to those requests which would constitute a hazard or discomfort to the Unit Owner. In reporting any maintenance discrepancy, the Unit Owner shall inform the office as to the presence of any pet located within the condominium unit. If such pet is known to be unfriendly, it is the Unit Owner's responsibility to inform the office to this effect and to lock the pet in a room other than where the maintenance is to be performed.

Employees of the Association shall not be sent off the Condominium Property by any Unit Owner except in the Unit Owners capacity as an Officer or Director, at any time, for any purpose. No Unit Owner or resident shall direct, supervise, or in any manner attempt to assert any control over the employees of the Association.

20. MOVING DAMAGE. The Unit Owner will be responsible for all damage done as a direct result of the Unit Owner or Lease moving into or out of the condominium unit. This liability will extend not only to damage to the external or exterior portions of the condominium complex but also to all common elements including the roadways.

Initials_____

21. COMPLAINTS. Complaints concerning the use of the Condominium Property and/or service to the same shall be made in writing, signed by the complaining party and delivered to the Sponsor and Board, who, if necessary, will forward the same to the appropriate party.

22. LEASING. No lease may be made for less than a ninety (90) day period nor shall any transient accommodations be provided. No owner may lease his Unit more than twice a calendar year. A Unit Owner intending to lease his Units shall furnish the Association a copy of said lease. No part of a unit may be leased. All leases of a unit shall be subject to the provisions of the Condominium Documents. Failure of any lessee to comply with the provisions of said documents shall constitute a default under the terms of the lease

Initials_____



FRIENDLY REMINDER OF PROPER USE OF COMMUNITY GARBAGE CONTAINERS



Dear: Lakeshore Residents and Owners

Lakeshore Community Association is making every effort to complete projects and beautify the community for the residents can. One such concern that has been brought to our attention by residents and city workers has been the increase in the garbage throughout the community especially at the dumpster areas. While maintenance goes around regularly to pick up garbage throughout the community, there has been an increase in the incorrect use and abuse of the Bulk Trash Dumpster, the Dumpster Containers and Recycle Bins throughout the community. The incorrect usage of these containers increases the risk of the Association receiving fines from the City of Homestead for illegal dumping. This can cause a delay on the regular dumpster garbage pickups, increase population of vermin, and overall make the community unsightly. Lakeshore Community has moved forward with installing cameras near the dumpster areas to assist with identifying residents and owners who are illegally dumping.

We are kindly reminding residents and owners to adhere to the following:

USE OF THE CONTAINERS ARE FOR RESIDENTS AND OWNERS OF THE COMMUNITY ONLY. CONTAINERS ARE ONLY TO BE FILLED WITH GARBAGE FROM WITHIN THE UNITS. OUTSIDE GARBAGE BROUGHT INTO THE COMMUNITY AND THEN DUMPED, IS ABSOLUTELY PROHIBITED, WHETHER YOU ARE AN OWNER, OWNER'S REPRESENTATIVE, RENTER, ETC.

Garbage Containers:

- **IS ONLY FOR REGULAR HOUSEHOLD GARBAGE; NO OTHER ITEMS PERMITTED.**
- All household garbage is to be dumped INSIDE OF THE GARBAGE CONTAINER
- All household garbage must be in a sealed garbage bag
- Do not send small children to dump the garbage if they are unable to open or close the lids.
- Please keep the lids closed to prevent vermin and wildlife from entering into the containers and to contain the foul smell of garbage.
- If the container is full, please dump the garbage in the nearest container that is not full.

Recycle Bins:

The only items permitted are the following-

- Clean and dry plastic bottles and containers
- Food and beverage cans
- Paper
- Flattened Cardboard and paperboard
- Glass bottles and containers

NO OTHER ITEMS ARE PERMITTED IN THE RECYCLE BINS AND ITEMS PLACED IN THE CONTAINERS CANNOT BE INSIDE OF PLASTIC BAGS. THEY MUST BE LOOSE.

Bulk Trash Dumpster (located on the corner of Hamilton Drive and S. Liberty Avenue inside the walled enclosure):

The only items permitted are the following-

- Appliances- stoves, refrigerators, freezers, washing machines, dryers, and water heaters. Doors must be removed from the refrigerators and freezers
- House hold and patio furniture, cushions, pillows, toys, etc.
- Yard Waste- water hoses, plant pots, trimmings of limbs less than 4 inches in diameter, logs less tha 15 inches in diameter weighing less than 50 pounds, and shrubbery cuttings.



THE FOLLOWING ITEMS LISTED BUT NOT LIMITED TO, ARE NOT PERMITTED IN OR AROUND THE BULK TRASH: DIRT, SOD, LIQUIDS OF ANY SORT, CONCRETE, ROCKS, PAINTS, TOXIC OR FLAMMABLE LIQUIDS, TANKS USED FOR PROPANE OR ANY OTHER FLAMMABLE GASSES OR LIQUIDS, CONSTRUCTION DEBRIS, TIRES, DEAD ANIMALS, ROOFING MATERIALS, CAR PARTS, CAR OILS, ETC. THESE ITEMS OR SIMILAR ITEMS MUST BE DISPOSED OF IN THE PROPER CITY OR COUNTY COLLECTION CENTERS.

Any persons who are caught illegally dumping or abusing the dumpster areas, will have 24 hours to remove and properly dispose of the items or the unit account will be fined \$250.00. If the association is fined by the city for the illegal dumping, the unit account will also be back charged the city fine.

We appreciate your care and attention in this matter as we continue in our efforts to beautify the community.

I (we) have received and understood the information that was provided above and understand that I (we) will abide by all of the above. I (we) also understand that I (we) do not abide by the regulations above and are found to be illegally dumping and abusing the dumpster and dumpster areas, we will be monetarily fined. I (we) also understand that if our guests are also caught illegally dumping, I (we) will be monetarily fined.

Signature/Print Name/ Date

Signature/ Print Name/ Date

Signature/ Print Name/ Date



BUILDING DRAIN LINES

Dear Resident(s) and Homeowner(s):

Welcome to Lakeshore Community! For many of you, this is the first time living in a community building, and thinking about drain lines does not typically run on anyone's list of things to worry about. However, we would like to familiarize you and your family on how drains work, individual backups versus common line backups, and the steps to take to take to lessen drain backups.

What are Common Drain Lines:

Apartment buildings and condominiums, have **Common Drain Lines and Individual Drain Lines**. Both the upstairs and downstairs individual drains unit connect onto those Common Drain Lines, meaning if you are downstairs, the unit directly above you also connects to said Common Drain line and vice versa. Your next-door neighbors have their own Common Drain Line. The water in the Common drain line then empties into a lateral line that runs in the ground at the front of the building which then connects to the main sewer of the City. Unfortunately, it is common in buildings to experience common drain line backups and it is mostly due to improper use and maintenance of the lines.

Individual Drain Line Backup vs Common Drain Line Backup:

Lakeshore Community Association is a Condominium Association, which differs from an Apartment Complex. As such, each unit has its individual owner that is responsible for maintenance of their individual units and individual elements.

If **one certain element** is experiencing an issue but the rest of the elements in the apartment are properly draining and/or are not backing up, then it is an issue with that specific element, and it is considered an Individual Drain Line Backup. You would need to contact your owner.

Examples of this can be-

- Your tub is backing up or slowly draining but your sinks and toilets are draining or flushing properly
- Your sink is backing up or slowly draining but your toilet flushes and your tub drains
- Your kitchen sink is backing up, but everything else is draining

When **more than one element** is backing up and not properly draining at the same time, then it could be a common line backup. Examples of this can be-

- Tubs, toilets and sinks are filling up with blackwater and nothing is going down.
- Every element in the kitchen area is backing up, meaning sink, dishwasher and washing machine are not draining and filling with water.
- If your upstairs neighbor is washing dishes or laundry and the downstairs unit sees soapy water coming up into their sink
- Sewage water is visible outside of the building near the City main or near a unit's drain cleanout

If you see signs of a Common Line Backup, you must contact:

Monday-Fridays 8:30AM to 5:00PM at 305-245-1885.

After-Hours Emergency (Workweek after 5:00PM and Weekends) at 786-420-4727



Steps that can be taken to Lessen Backups:

- **Garbage disposals** are designed to dispose of soft foods only, and only in small quantities, while being flushed down drains with large quantities of hot water. If your unit has a garbage disposal, be mindful of dropping foods inside that can clog the drain line and be sure to regularly provide maintenance to the disposal.
- **Do not** flush sanitary napkins or feminine hygiene products, wipes (even "flushable" wipes), medical waste materials, or excessive amounts of toilet paper down the toilets as this will cause a backup in the waste pipe.
- **Do not** put grease such as oils, bacon fat, meat drippings, lard, butter, salad oils and dressing down the drain. Place it in containers such as old milk cartons, cans, plastic bags, etc. and use the trashcan. Grease and fats harden in the lines and cause a blockage.
- **Do not** put coffee grounds, uncooked rice, or other granular food product into the disposal or drain, use the trashcan.
- **Do not** rinse or dump any type of construction materials down the drains. Examples are but not limited to: paint, paint buckets, thin set, compound, glues, etc. as these items will harden and clog the drains.
- **Owners and/or Residents** should regularly clean their p-traps and drains of buildup created by food, oils, foreign materials, etc.

There have been some instances where the Association has had to back charge units for the abuse and damages caused to common drain lines. If after clearing a common drain line, the association receives a report from the plumber that the backup was caused by abuse of the line, the association will back charge the two units attached to the line, the cost of the plumber's bill.

We ask that you take all necessary precautions to avoid allowing items to go down drains that can contribute to backups in the common drain line.

I (We) have received and understood the information that was provided above and understand that I (We) need to be mindful and take all necessary precautions on my(our) part to avoid negligently dumping or flushing anything that can contribute to a blockage in the common drain line that can affect and cause damage to mine or my neighbor's unit.

Signature / Print Name/ Date

Signature/ Print Name/ Date

Signature / Print Name/ Date



SMOKE DETECTORS, GFCIs, FIRE EXTINGUISHERS, FIRE PANELS, FIRE PULL STATIONS FIRE HORNS,

Dear Resident(s) and Homeowner(s):

We would like to provide you this informative notice and agreement in hopes that both owners and resident are aware of the various fire safety equipment located in the buildings and in the individual units as required by Miami Dade Fire Code. This equipment is required to be properly functioning and should not be tampered with or damaged.



Smoke Detectors

Of all of the fire devices, smoke detectors are the most common and one of the most important fire devices that all homes should have to provide quick warning to all occupants of the unit when there is a fire. All units are required to have functioning smoke detectors no older than 10 years old. Battery powered smoke detectors are permitted in the bedrooms but all other areas require a hardwired smoke detector. Smoke detectors are required in all bedrooms, Hallways right outside of each bedroom, living rooms and kitchens. Owners are responsible for making sure that all smoke detectors are properly functioning and up to code.



GFCIs-

GFCIs also known as Ground Fault Circuit Interrupter, are receptacles that protect people from electrical shocks, fires and other electrical hazards by interrupting the flow of electricity. Owners must make sure to have functioning GFCIs in all kitchens and bathrooms within six (6) feet of the outside of the sinks.



Fire Extinguishers

The association has installed fire extinguisher boxes in all stairways of the buildings in both the downstairs and upstairs. Yearly inspections are conducted on the fire extinguishers and proper maintenance. Should there be a fire, those extinguishers are readily available for residents to use. If any extinguisher is ever used, please contact the management office so that we can send our vendor to replenish. **Tampering with, negligent or malicious destruction of any fire extinguisher boxes and equipment will incur a back charge to the unit account if it has been found that anyone associated with the specific unit has caused the damage. Owners are responsible for their renters and their guests all the same.**

• 1270 S. Franklin Avenue • Homestead, FL 33034 •

Phone: (305) 245-1885

E-mail: manager@lakeshorecommunity.info



Fire Panels, Fire Pull Stations and Fire Horns

Under the Miami Dade Fire Code, any buildings that have 11 or more residential units are required to have certain additional fire equipment. Some buildings within Lakeshore have 12-unit buildings which are the buildings that have three (3) stairways. Each of those buildings will have the following-

1. Fire Panel located in the electrical meter room of the building
2. Fire Pull Stations-
 - a. First Floor- it is located on the wall directly behind the stairs
 - b. Second Floor- on the wall just after the last stairs landing
3. Fire Horn- all units have a fire horn inside of their unit. They are typically located in the drop ceilings just above the front door entrance or to the side of it.

The association has a monitoring company that completes an annual inspection to make sure that the panels and all of the components tied to that system are properly functioning. Those panels are also inspected by Miami Dade Fire Department annually as well. There will be times that during the inspections, the panels reveal a trouble signal and access to the individual units will be needed to ensure that the fire horn and its cables within are in working order and have not been removed or tampered with. **It is imperative that neither the owners, owners' contractors/agents, tenants and or tenant's guests, tamper with or remove the fire horns in your units, the pull stations on the buildings and the fire panels in the meter rooms, as such removal or tampering will incur a back charge of the replacement cost on the unit account.**

We are kindly reminding unit owners that Lakeshore is not a Rental Community/Apartment Complex, but rather a Condo Association. Should an owner decide to purchase a condo to rent out, they are able to. However, any damages caused in common areas or common elements by such renter's and their guests' behavior, are the ultimate responsibility of the unit owner who is sponsoring said renter(s).

I/we _____ have read and understood the aforementioned information about the fire equipment located in the building and within the individual units.

I/we also understand that should I/we and/or my guests, my renters and/or any of their guests that visit the unit, tamper with, negligently or maliciously damage any equipment associated with the Fire equipment of the building that the unit account will be charged the replacement cost of said equipment and if a fine is given by Miami Dade Fire Department, that fine will also be charged to the unit account.

Renter's Name/ Signature

Date

Renter's Name/Signature

Date

Renter's Name/ Signature

Date