

# **APPLICATION FOR OCCUPANCY**

All new residents (owners and/or tenants) are required to apply with **VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDOMINIUM ASSOCIATION, INC.** prior to moving in. The application process could take roughly one to two weeks. A proposed buyer or tenant **MUST** be approved before moving in. You **MUST** obtain the required forms from the office of:

GRS MANAGEMENT, INC  
15280 NW 79<sup>TH</sup> COURT, SUITE 101  
MIAMI LAKES, FL 33016  
PHONE 305-823-0072  
FAX 305-823-4888

All applications **MUST** be submitted to **VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDOMINIUM ASSOCIATION, INC.** All forms must be 100% complete and correct and must be signed by the appropriate parties. Incomplete applications **WILL NOT** be accepted nor processed.

**Please note all application requests are only valid for 30 days. If there are any pending items, the application will automatically be cancelled upon 30 days after submission. All application fees are non-refundable.**

The following must be included with the application:

- \_\_\_\_\_ Application processing fee of \$150.00 for legally married couples. Any other applicant over 18 years of age must pay an additional \$150.00 per applicant. Made payable to: **GRS MANAGEMENT, INC. (Cashier's check or money order only) - Application fees are non-refundable.**
- \_\_\_\_\_ Pet registration fee of \$100.00 per pet. Made payable to: **VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDOMINIUM ASSOCIATION, INC. (Cashier's check or money order only)**
  - Maximum of two (2) pets per unit
- \_\_\_\_\_ If the application is for sale, an estoppel **MUST** be requested before or at the time this application is submitted. ESTOPPEL FEE OF \$250.00 (standard) OR \$350.00 (rush) is required. Made payable to: **GRS MANAGEMENT, INC (Cashier's check or money order only)**
- \_\_\_\_\_ Signed copy of the contract for sale or lease.
- \_\_\_\_\_ Completed application with a copy of all applicants' driver licenses or photo IDs.

When a complete application package is received, we will commence the process for the background screening. Once the background screening is completed, we will be forward the application to the Board of Directors for approval.

All inquiries in reference to the application process must be done via e-mail to customer@grsmanagement.com.

Sincerely,

Applications Department  
GRS Management, Inc.

**\*\*Please note: Vehicle decals are required before moving in. Vehicles parked on property without a proper decal will be subject to tow with no prior warning.\*\***

**VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDOMINIUM  
ASSOCIATION, INC.**

**Application for Occupancy**

**PLEASE FILL IN ALL BLANKS. APPLICATIONS NOT FULLY COMPLETED, WILL NOT BE PROCESSED.**

Note: Please note all applicants over the age of 18 (not married to primary applicant) must complete a **separate** application.

Date: \_\_\_\_\_ Desired Date of Occupancy: \_\_\_\_\_

This Application is for a: Lease ( ) Purchase ( ) of Unit # \_\_\_\_\_

Property Address: \_\_\_\_\_

Realtor's Name: \_\_\_\_\_ Phone # \_\_\_\_\_

Applicant's Name \_\_\_\_\_

Phone# \_\_\_\_\_ Cell Phone# \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

SSN# \_\_\_\_\_ DOB \_\_\_\_\_

DL # \_\_\_\_\_ State \_\_\_\_\_

MARITAL STATUS: Married ( ) Separated ( ) Divorce ( ) Single ( )

Spouse's Name: \_\_\_\_\_

Phone# \_\_\_\_\_ Cell Phone# \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

SSN# \_\_\_\_\_ DOB \_\_\_\_\_

DL # \_\_\_\_\_ State \_\_\_\_\_

No. Of People who will occupy the unit: \_\_\_\_\_

**LIST OF OCCUPANTS**

Name \_\_\_\_\_ Age \_\_\_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_

**PETS**

Yes ( ) No ( ) How Many: \_\_\_\_\_ Weight: \_\_\_\_\_ Breed: \_\_\_\_\_

Weight: \_\_\_\_\_ Breed: \_\_\_\_\_

**VEHICLES**

Make: \_\_\_\_\_ Model: \_\_\_\_\_

Tag # \_\_\_\_\_ State: \_\_\_\_\_ Year: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_

Tag # \_\_\_\_\_ State: \_\_\_\_\_ Year: \_\_\_\_\_

**RESIDENCE HISTORY**

Present Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ OWN ( ) RENT ( ) Years \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Phone # \_\_\_\_\_

Previous Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ OWN ( ) RENT ( ) Years \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Phone # \_\_\_\_\_

Previous Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ OWN ( ) RENT ( ) Years \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Phone # \_\_\_\_\_

**EMPLOYMENT HISTORY**

ARE YOU: Self-Employed? Yes ( ) No ( ) Retired? Yes ( ) No ( )

Present Employment:

Employer Name: \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone # \_\_\_\_\_

From: \_\_\_\_\_ To \_\_\_\_\_ Dept or Position: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Monthly Income \_\_\_\_\_

Previous Employer: Employer Name: \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone # \_\_\_\_\_

From: \_\_\_\_\_ To \_\_\_\_\_ Dept or Position: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Monthly Income \_\_\_\_\_

Spouse's Employer

Self-Employed? Yes ( ) No ( ) Retired? Yes ( ) No ( )

Present Employment: Employer Name: \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone # \_\_\_\_\_

From: \_\_\_\_\_ To \_\_\_\_\_ Dept or Position: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Monthly Income \_\_\_\_\_

Previous Employer: Employer Name: \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone # \_\_\_\_\_

From: \_\_\_\_\_ To \_\_\_\_\_ Dept or Position: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Monthly Income \_\_\_\_\_

**REFERENCES (No Relatives)**

Name \_\_\_\_\_ Years Known \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone # \_\_\_\_\_

Name \_\_\_\_\_ Years Known \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone # \_\_\_\_\_

Name \_\_\_\_\_ Years Known \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone # \_\_\_\_\_

### LEASE ADDENDUM

In the event the Lesser is delinquent in his or her obligation to pay to the Association, any general or special maintenance assessments, or any installment, the Association shall have the right, but not the obligation, to require the Lessee to pay said rental installment, or a portion thereof sufficient to pay said delinquent maintenance assessments, directly to the Association, upon the Association giving written notice of exercise of such right to the Lessee and Lesser. The right of the Association is cumulative and in addition to any and all other rights or remedies the Association may have against the Lessee or Lesser.

Initials: \_\_\_\_\_

\_\_\_\_\_  
Lesser (Owner) Signature

\_\_\_\_\_  
Lessee (Tenant) Signature

### RULES & REGULATIONS

I, \_\_\_\_\_, acknowledge that a copy of the rules and regulations of the Association have been included in this package. If I wish to receive a full copy of the bylaws, the full package is purchasable at the GRS Management, Inc office. I understand that all members of my household and/or any guests are required to comply with all rules of the Association.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Have any of the applicants ever been arrested for any other than a minor traffic violation?

Yes ( ) No ( )      Convicted Yes ( ) No ( )

Name of applicant: \_\_\_\_\_

If yes, please explain: \_\_\_\_\_

Applicant acknowledges that all information given is true and correct, and understands that as part of our procedure for processing your application, an outside screening agency, will make an investigation from the information given and present their findings to GRS Management Inc. and the association for review. This investigation may include, but is not limited to, character, general reputation, credit, residence and criminal search. Applicants agree not to hold the Association or its agent or GRS Management, Inc or the unit owner liable for the discovery or non-discovery of information or any actions taken as a result of this investigation. Authorization is hereby given to release banking, credit, residency, employment and other information pertinent to this application. I/We acknowledge that upon request, a copy of any adverse information may be provided to solely the applicant in which had an adverse report with valid ID. The Association reserves the right to deny this application based on its investigative findings.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**GRS Management, Inc.**

15280 NW 79<sup>th</sup> Court, Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: [Customer@grsmanagement.com](mailto:Customer@grsmanagement.com)

## **AUTHORIZATION FOR FILE DISCLOSURE**

I hereby consent to allow GRS Management, Inc. and Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow GRS Management, Inc. and Verify Screening Solutions, Inc. and its designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction. Results may only be provided, upon request, to the following applicant:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Full Name- First, Middle and Last Name (Please Print):

\_\_\_\_\_

Home Address (Unit # if applicable): \_\_\_\_\_

Applicant's Contact Phone Number (Required): \_\_\_\_\_

Social Security Number: \_\_\_\_\_ DOB: \_\_\_\_\_

Driver's License Number and State Issued: \_\_\_\_\_



**VENETIAN GARDENS AT COUNTRY CLUB  
OF MIAMI CONDOMINIUM ASSOCIATION, INC.**

**GRS Management, Inc.**

15280 NW 79<sup>th</sup> Court, Suite 101

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PH: (305) 823-0072 Fax: (305) 823-4888

Email: [Customer@grsmanagement.com](mailto:Customer@grsmanagement.com)

## Vehicle Registration

All residents must register their vehicle(s). Any vehicle that does not have the appropriate parking decal will not be allowed to park on the property. Each unit is entitled to only two (2) parking permits and any visitors who will be leaving their vehicles over night require a visitor's pass (no exceptions). **There is no parking allowed in fire lanes, grassy areas, or in front of the entrance and exit gates. Any vehicle in violation will be towed at the owner's expense.**

Todos los residentes deben registrar su(s) vehículo(s). Cualquier vehículo que no tenga la calcomanía de estacionamiento apropiada no podrá estacionarse en la propiedad. Cada unidad tiene derecho a solo dos (2) permisos de estacionamiento y los visitantes que dejarán sus vehículos durante la noche requieren un pase de visitante (sin excepciones). **No se permite estacionar en carriles de incendios, áreas verdes o frente a las puertas de entrada y salida. Cualquier vehículo en violación será remolcado a expensas del propietario.**

Date/Fecha: \_\_\_\_\_ Unit/Unidad: \_\_\_\_\_

Name/Nombre: \_\_\_\_\_

Phone: \_\_\_\_\_  Owner /  Tenant

Email: \_\_\_\_\_

***\*\*Documents required for obtaining a decal / Documentos requeridos para obtener una calcomanía\*\****

- ***Copy of driver's license / Copia de la licencia de conducir***
- ***Copy of vehicle registration / Copia del registro del vehículo***

***\*\*Tenants must be previously approved / Los inquilinos deben ser previamente aprobados\*\****

**Note / Nota:**

- **If your decal does not match your vehicle, it will be subject to towing with no prior warning / Si su calcomanía no coincide con su vehículo, estará sujeto a remolque sin previo aviso.**
- **No commercial vehicles allowed on property / No hay vehículos comerciales permitido en la propiedad.**
- **Immobile vehicles or vehicles with expired tags will be subject to towing with no prior warning / Vehículos inmóviles o vehículos con etiquetas expiradas estarán sujetos a remolque sin previo aviso.**

**ONCE OBTAINED, PLEASE PLACE THE DECAL ON THE BOTTOM OF THE WINDSHIELD ON THE DRIVER'S SIDE/ UNA VEZ OBTENIDO, COLOQUE LA CALCOMANIA EN LA PARTE INFERIOR DEL PARABRISAS EN EL LADO DEL CONDUCTOR**

**All fees are payable to: VENETIAN GARDENS CONDOMINIUM ASSOCIATION, INC.**

\*\*\*\*\*

**\*\*For Official Use Only\*\***

Permit #1: \_\_\_\_\_

Permit #2: \_\_\_\_\_

Completed By: \_\_\_\_\_

Date Completed: \_\_\_\_\_

**Venetian Gardens at Country Club of  
Miami Condominium Association, Inc.**

**If your vehicle is booted due to  
not following the parking Rules  
& Regulations of the  
community, please contact:**

**Dade Booting  
305-694-7911**





## PET REGULATIONS

1. All pets must be registered with the Association and have an updated tag.
2. Pets must be on a leash at all time while outside. Any loose pets may result in a fine charged to the unit.
3. No pets allowed inside the pool or pool area.
4. No pets allowed inside the tennis court.
5. Pets cannot be left alone on balconies or common areas.
6. Pets are not allowed to urinate or defecate in the hallways or stairs
7. Residents are responsible for picking up after their pets (please use bags and trash bins in pet stations).
8. Do not feed any undomesticated animals (stray cats, ducks, etc.)

**Initial:** \_\_\_\_\_ **Date:** \_\_\_\_\_

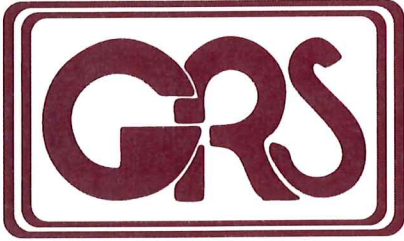


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## REGULACIONES DE LAS MASCOTAS

1. Todas las mascotas deben estar registradas en la Asociación y tener una etiqueta actualizada.
2. Las mascotas tienen que ser caminadas con una cuerda. Las mascotas sueltas pueden resultar en una multa cargada a la unidad
3. No mascotas dentro de la piscina o en el área de la piscina.
4. No mascotas dentro de la cancha de tenis.
5. No se puede dejar las mascotas fuera en el balcón o fuera en las áreas comunes.
6. No pueden dejar que sus mascotas que orinen o defecan en los pasillos o escaleras
7. Residentes son responsables de recoger o limpiar las necesidades de sus mascotas (por favor usen las bolsas y basureros en las estaciones de mascotas.
8. No se permite dar comida a los animales no domesticados (gatos, patos, etc.)

**Inicial:** \_\_\_\_\_ **Fecha:** \_\_\_\_\_



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[www.grsmanagement.com](http://www.grsmanagement.com)

**Venetian Gardens at Country Club of Miami  
Condominium Association, Inc.  
Pet Registration Form**

Association: \_\_\_\_\_

Date: \_\_\_\_\_ Unit/Account Number: \_\_\_\_\_

Resident/Occupant Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Alt. Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Type of Pet(s) (Breed and Color): \_\_\_\_\_

*All units are limited to two (2) pets*

Pet age and weight (lbs): \_\_\_\_\_

County Tag License # (will be verified on County Website): \_\_\_\_\_

Last time pet was vaccinated (attach proof of vaccination): \_\_\_\_\_

Veterinarian Name: \_\_\_\_\_

Veterinarian Phone: \_\_\_\_\_

**PLEASE ATTACH PHOTOGRAPH OF PET:**

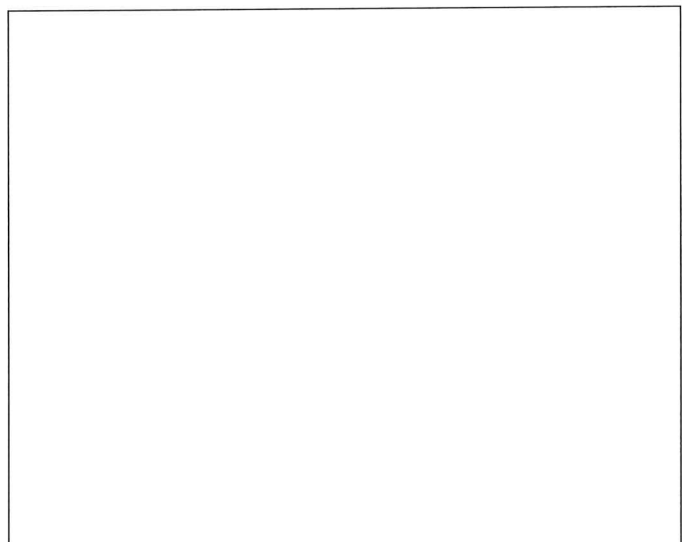
\_\_\_\_\_  
Pet Owner Signature

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Date

**For Official Use Only:**

Dog Tag # \_\_\_\_\_

Paid Cashier's Check or Money Order #:  
\_\_\_\_\_





## POOL REGULATIONS

1. Shower before entering
  2. No food, drinks, alcoholic beverages, or glass allowed.
  3. No radio allowed without earphones (no loud music).
  4. No running, jumping, or diving (lifesaver is for emergency use only).
  5. Do not move any of the pool furniture.
  6. Do not block club house exit doors.
  7. No parties allowed. Two guests allowed for each apartment only.
  8. All trash is to be disposed of in the proper garbage containers.
  9. No minor is allowed in the pool area without parental supervision.
- **Pool pass required to be in the pool area (if you do not have a pool pass you will be asked to leave the pool area)**
  - **Please help us keep the community clean and beautiful**
  - **Pool hours are from Dawn to Dusk**

Initial: \_\_\_\_\_

Date: \_\_\_\_\_

## REGULACIONES DE LA PISCINA

1. Ducharse antes de entrar.
  2. No comida, bebidas, tragos alcohólicas, o envase de vidrios.
  3. No se permite la radio sin auriculares (no hay música alta).
  4. No correr, saltar o clavados (el salvavidas es para uso de emergencia solamente).
  5. No mover los muebles de la piscina.
  6. No bloquear las salidas de la oficina.
  7. No fiestas. Dos invitados por apartamento solamente.
  8. Favor de tirar la basura en los basureros.
  9. No se permite menores de edad en el área de la piscina sin supervisión de los padres.
- **Permiso de piscina es requerido para estar en el área de la piscina (si no tiene un permiso de piscina, se le pedirá que se retire del área de la piscina).**
  - **Favor de ayudarnos a mantener la comunidad limpia y bonita**
  - **Las horas de la piscina son del amanecer hasta el atardecer**

Initial: \_\_\_\_\_

Fecha: \_\_\_\_\_



**POOL PASS REGISTRATION FORM  
(MAX: TWO (2) PASSES PER APARTMENT)**

A maximum of two guests per apartment are allowed in the pool area. All guests must be accompanied with the unit owner or approved tenant.

Pool passes are provided at a cost of \$25.00 to the unit owner or approved tenant payable to Venetian Gardens at Country Club of Miami Condominium Association, Inc. Any replacements for lost or stolen passes are provided at a cost of \$25.00. Please refer to the complete list of pool rules in the rules and regulations. All violators will be asked to leave the pool area.

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**REGISTRACION DE PASES DE PISCINA  
(DOS (2) PASES MAXIMO POR APARTAMENTO)**

Se permite un máximo de dos huéspedes por apartamento en el área de la piscina. Todos los invitados deben estar acompañados con el propietario de la unidad o el inquilino aprobado.

Los permisos para la piscina se proporcionan a un costo de \$25.00 al propietario de la unidad o el inquilino aprobado pagadero a Venetian Gardens at Country Club of Miami Condominium Association, Inc. Todos los reemplazos de pases perdidos o robados se proporcionan a un costo de \$25.00. Consulte la lista completa de reglas de la piscina en las reglas y regulaciones. A todos los infractores se les pedirá que se retire del área de la piscina.

**Unit:** \_\_\_\_\_

**Name/Nombre:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Signature/Firma:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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**FOR OFFICE USE ONLY**

**Pool Pass 1:** \_\_\_\_\_ **Pool Pass 2:** \_\_\_\_\_

**Signature/Firma:** \_\_\_\_\_ **Date:** \_\_\_\_\_



## TENNIS COURT ENTRY BOX

Date: \_\_\_\_\_  Owner /  Tenant Unit Number: \_\_\_\_\_

Resident/Occupant Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Alt. Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Please note that all entry box codes are only valid for a short period of time. If you wish to continue to use the tennis court after the code expires, you will need to complete a new registration form at the condominium office to obtain the new code. Each resident is responsible for obtaining the code and they are not allowed to be shared amongst residents. **This code can be changed at the management's digression without prior notice if necessary.** Furthermore, please note the following rules that are also posted at the tennis court:

- No bicycles, roller skates, skate boards, etc.
- No motorized vehicles
- No food or drink
- No unsupervised children (under 12)
- No pets
- No tampering with tennis court equipment (net or lock)
- Appropriate footwear required
- Open from Dawn to Dusk

Please keep in mind that the tennis court is under 24-hour video surveillance and anyone found in violation of the rules will encounter an immediate fine of \$250.00.

.....  
**\*\*For Official Use Only\*\***

Date Received: \_\_\_\_\_

Date Completed: \_\_\_\_\_

Completed By: \_\_\_\_\_



Below are some of the rules and regulations of Venetian Gardens at Country Club of Miami Condominium Association, Inc. A complete copy of the official rules and regulations is included in this application package.

**AUTHORIZED WORKING HOURS:** Please be aware that vendors are only allowed on property at certain times, as follows:

- Monday-Friday: 8:00AM- 6:30PM
- Saturday: 8:30AM- 5:30PM
- **Sunday & Holidays: NO VENDORS ALLOWED (emergencies only)**

**AMENITY OPERATING HOURS:**

- Pool: Dawn to Dusk
- BBQ Area: Dawn to Dusk
- Club House Area & Gym: Monday-Friday 8:00AM- 5:00PM  
**(24 hour access to gym area available by purchasing a gym key)**
- Tennis Court: Dawn to Dusk

**PARKING RULES:**

- No parking in common areas (grass) or double parking
- Inoperable vehicles are not permitted on property
- Vehicles with expired registration tags or without tags are not permitted on property
- Parking permits must be visibly placed on the front windshield. Vehicles without a valid parking permit or visitor parking pass are not permitted on the property. **Vehicles will be towed without warning and at the owner's expense** (expiration date on temporary parking pass must be visible)

**OTHER IMPORTANT RULES:**

- All pets must be walked with a leash and all droppings must be picked up by the owner
- Common areas cannot be utilized for private events (parties or gatherings), this includes the pool area and grassy areas
- No loud music, alcohol, glass bottles or food is allowed in the pool or on the pool deck
- No garbage or any item may be left in front of the apartment or laundry rooms
- No furniture, appliances, or construction materials may be left in or near the dumpster
- No bicycling, skating or skate boarding is allowed in common areas (including but not limited to, the hallways, on sidewalks or in parking areas)
- No BBQs are permitted on balconies (as per Miami-Dade ordinances and the National Fire Protection Association)
- Children shall not play or loiter in the hallways, stairways, or other public areas
- Satellite dishes are only permitted in the balcony area (attached to the railing only or on a tripod)

**We thank you for complying with the rules and helping to ensure we keep a peaceful, well-maintained and harmonious living environment. Please follow and respect these policies to the best of your abilities and encourage your neighbors to do the same.**

Initial: \_\_\_\_\_

Date: \_\_\_\_\_



A continuación se incluyen algunas de las reglas y regulaciones de Venetian Gardens at Country Club of Miami Condominium Association, Inc. Una copia de las reglas y las regulaciones oficiales están incluidas en este paquete de la aplicación.

**HORARIO DE TRABAJO AUTORIZADO:** Por favor tenga en cuenta que los vendedores solo están permitidos en la propiedad en ciertos momentos, de la siguiente manera:

- Lunes- Viernes: 8:00AM- 6:30PM
- Sábado: 8:30AM- 5:30PM
- Domingos & Festivos: **NO SE PERMITEN VENEDORES (solo emergencias)**

**AMENIDAD HORAS DE FUNCIONAMIENTO:**

- Piscina: Amanecer hasta el anochecer
- Zona de BBQ: Amanecer hasta el anochecer
- Salón de recreo & Gimnasio: Lunes- Viernes 8:00AM- 5:00PM  
**(acceso de 24 horas al área del gimnasio disponible por la compra de una llave de gimnasio)**
- Cancha de Tenis: Amanecer hasta el anochecer

**REGLAS DE ESTACIONAMIENTO:**

- No se permite estacionar en áreas comunes (césped) o estacionarse doble
- No se permiten vehículos inoperables en la propiedad.
- Los vehículos con etiquetas de registro vencidas o sin etiquetas no están permitidos en la propiedad
- Los permisos de estacionamiento deben colocarse visiblemente en el parabrisas delantero. Los vehículos sin un permiso de estacionamiento válido o pase de estacionamiento para visitantes no están permitidos en la propiedad. **Los vehículos serán remolcados sin previo aviso y a cargo del propietario** (la fecha de vencimiento del pase de estacionamiento temporal debe ser visible)

**OTRAS REGLAS IMPORTANTES:**

- Todas las mascotas deben caminar con una correa y todos los excrementos deben ser recogidos por el propietario
- Las áreas comunes no se pueden utilizar para eventos privados (fiestas o reuniones), esto incluye el área de la piscina y las áreas verdes
- No se permite música alta, alcohol, botellas de vidrio o comida en la piscina o en la terraza de la piscina
- No se puede dejar basura ni ningún artículo delante del apartamento o la lavandería
- No se pueden dejar muebles, electrodomésticos o materiales de construcción en o cerca del contenedor de basura
- No se permite andar en bicicleta, patines o patinetas en áreas comunes (incluidos, entre otros, los pasillos, las aceras o las áreas de estacionamiento)
- No se permiten barbacoas en los balcones (según las ordenanzas de Miami-Dade y la Asociación Nacional de Protección contra Incendios)
- Los niños no deben jugar o merodear en los pasillos, escaleras u otras áreas públicas
- Los satélites de TV solo se permiten en el área del balcón (unidas a la barandilla solamente o en un trípode)

**Le agradecemos por cumplir con las reglas y ayudar a garantizar que mantengamos un ambiente de vida pacífico, bien mantenido y armonioso. Siga y respete estas políticas lo mejor que pueda y anime a sus vecinos a hacer lo mismo.**

Inicial: \_\_\_\_\_

Fecha: \_\_\_\_\_



## **PARKING POLICY**

It is extremely important that all residents carefully read the parking policy to ensure compliance with Venetian Gardens at Country Club of Miami's Parking Rules & Regulations. Please keep in mind these Rules & Regulations are put in place to allow parking uniformity as well as to ensure all registered residents of the community have access to parking.

### **PARKING RULES & REGULATIONS:**

- All vehicles must have a valid decal or guest pass when parking their vehicle overnight. Unregistered vehicles will be subject to automatic booting after 12:00 AM, without warning.
- All vehicles must be in working condition and have a valid tag. Any vehicle with an expired tag, no tag or in unacceptable condition (leaking gas, flat tire(s), etc.) will be subject to automatic booting, without warning.
- All vehicles must be parked in a designated parking space. Any vehicle improperly parked, double parked, parked in a fire lane, parked along the curb, blocking the dumpsters or parked on the grass will be subject to automatic booting, without warning.
- No commercial vehicles/trucks are allowed on property. Any vehicle/truck parked overnight will be subject to automatic booting, without warning.
- No boats, vessels, trailers, RVs, or campers are allowed on property. They will be subject to automatic booting, without warning.
- All vehicles parked in a handicap parking space must have a valid handicap permit displayed. Any vehicle parked in a designated handicap parking without a proper, valid permit will be subject to automatic booting, without warning.

### **PARKING DECALS:**

- In order to register your vehicle, you must be named on the lease or be the registered owner of the unit.
- Valid photo identification and vehicle registration must be provided.
- Cost of parking decal is \$25.00 and only 2 decals per unit is allowed.

### **REGISTERING A GUEST FOR OVERNIGHT PARKING:**

- All requests for guest passes must be made at the management's office.
- Only the authorized resident of a unit can request a guest pass for their visitor.
- Vehicle must show a valid vehicle registration. No exceptions.
- Only one (1) guest pass per unit at a time will be allowed.

**Initial:** \_\_\_\_\_

**Date:** \_\_\_\_\_



## **POLÍTICA DE ESTACIONAMIENTO**

Es extremadamente importante que todos los residentes lean cuidadosamente la política de estacionamiento para garantizar el cumplimiento de Venetian Gardens en las Reglas y Regulaciones de Estacionamiento del Country Club of Miami. Tenga en cuenta que estas Reglas y Regulaciones se establecen para permitir la uniformidad del estacionamiento y para garantizar que todos los residentes registrados de la comunidad tengan acceso al estacionamiento.

### **NORMAS Y REGLAMENTOS DE ESTACIONAMIENTO:**

- Todos los vehículos deben tener una calcomanía válida o un pase de invitado al estacionar su vehículo durante la noche. Los vehículos no registrados estarán sujetos a una bota automáticamente después de las 12:00 a.m., sin previo aviso.
- Todos los vehículos deben estar en condiciones de funcionamiento y tener una etiqueta válida. Cualquier vehículo con una etiqueta vencida, sin etiqueta o en condiciones inaceptables (fugas de gas, llantas pinchadas, etc.) estará sujeto a una bota automáticamente, sin previo aviso.
- Todos los vehículos deben estacionarse en un espacio designado de estacionamiento. Cualquier vehículo estacionado incorrectamente, doble estacionado, estacionado en un carril de incendio, estacionado a lo largo de la acera, bloqueando los contenedores de basura o estacionado en el césped estará sujeto a una bota automáticamente, sin previo aviso.
- No se permiten vehículos/camiones comerciales en la propiedad. Cualquier vehículo/camión estacionado durante la noche estará sujeto a una bota automáticamente, sin previo aviso.
- No se permiten botes, embarcaciones, remolques, vehículos recreativos ni campistas en la propiedad. Estarán sujetos a una bota automáticamente, sin previo aviso.
- Todos los vehículos estacionados en un espacio de estacionamiento para discapacitados deben tener un permiso válido para discapacitados. Cualquier vehículo estacionado en un estacionamiento designado para discapacitados sin un permiso apropiado y válido estará sujeto a una bota automáticamente, sin previo aviso.

### **CALCOMANIA DE ESTACIONAMIENTO:**

- Para registrar su vehículo, debe ser nombrado en el contrato de arrendamiento o ser el propietario registrado de la unidad.
- Se debe proporcionar una identificación con foto válida y el registro del vehículo.
- El costo de la calcomanía de estacionamiento es de \$ 25.00 y solo se permiten 2 calcomanías por unidad.

### **REGISTRO DE UN INVITADO PARA ESTACIONAR POR LA NOCHE:**

- Todas las solicitudes de pases de invitado deben hacerse en la oficina de la gerencia.
- Solo el residente autorizado de una unidad puede solicitar un pase de invitado para su visitante.
- El vehículo debe mostrar un registro de vehículo válido. Sin excepciones.
- Solo se permitirá un (1) pase de invitado por unidad a la vez.

**Inicial:** \_\_\_\_\_

**Fecha:** \_\_\_\_\_



## **LAUNDRY ROOM**

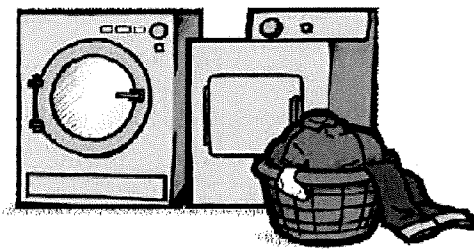
Please be courteous to your neighbors and follow laundry room etiquette. The laundry room is for the use and convenience of all residents. Please be respectful of your neighbors.

Please follow the following rules for laundry etiquette:

1. Refrain from leaving your clothes unattended- Unattended laundry can be removed from a washing machine or dryer when the machine stops if it is needed by another resident.
2. Refrain from washing your clothes at late hours of the night.
3. Machines must not be overloaded. Overloading can reduce the effectiveness of the machines and can cause them to break down.
4. Remove all objects (money, paper, gum, makeup, tissues, etc.) from the pockets of your clothing before putting them in the washing machines or dryers.
5. Detergent must be measured carefully- Be sure to use the amount recommended by the manufacturer.

Initial: \_\_\_\_\_

Date: \_\_\_\_\_



## **LAVANDERÍA**

Por favor sea cortés con sus vecinos y siga la etiqueta de la lavandería. El cuarto de lavado es para uso y conveniencia de todos los residentes. Por favor sea respetuoso con sus vecinos.

Siga las siguientes reglas para la etiqueta de la ropa:

1. Abstenerse de dejar su ropa desatendida: la ropa desatendida se puede quitar de una lavadora o secadora cuando la máquina se detiene si otro residente la necesita.
2. Abstenerse de lavar su ropa a altas horas de la noche.
3. Las máquinas no deben sobrecargarse. La sobrecarga puede reducir la efectividad de las máquinas y hacer que se descompongan.
4. Retire todos los objetos (dinero, papel, goma, maquillaje, pañuelos de papel, etc.) de los bolsillos de su ropa antes de ponerlos en las lavadoras o secadoras.
5. El detergente debe medirse con cuidado. Asegúrese de utilizar la cantidad recomendada por el fabricante.

Inicial: \_\_\_\_\_

Fecha: \_\_\_\_\_



**GRS Management, Inc.**  
15280 NW 79<sup>TH</sup> Court, Suite 101  
Miami Lakes, FL 33016  
PH: (305) 823-0072 Fax: (305) 823-4888  
Email: [Customer@grsmanagement.com](mailto:Customer@grsmanagement.com)

## **ACKNOWLEDGEMENT OF RULES AND REGULATIONS**

I, \_\_\_\_\_, the applicant of this property (property address listed below) acknowledge that I have been provided with a copy of the rules and regulations of the Association. I understand that all members of my household and/or any guests are required to comply with all rules of the Association.

I, \_\_\_\_\_, the owner of this property understand that if I lease this property, I will be responsible for any violations of any rules and regulations caused by my lessee/tenant and I may be subject to violations and/or fines to my property.

Association Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI, A CONDOMINIUM

INITIAL RULES AND REGULATIONS

Under the condominium documents, the Board of Directors of VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDOMINIUM ASSOCIATION, INC. has the responsibility and authority for the operation of the Association, management of the Condominium Property and for the establishment and enforcement of Rules and Regulations.

These Initial Rules and Regulations may be modified, added to or repealed at any time by the Board. Any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time, except for its approval of re-sales or leases. These Rules and Regulations and all others hereinafter promulgated shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said Rules and Regulations and shall use their best efforts to see to it that they are faithfully observed by their families, guests, invitees, servants, lessees and other persons over whom they exercise control and supervision. Said Initial Rules and Regulations are as follows:

1. The sidewalk, entrances, passages, if applicable, vestibules, stairways, corridors, halls and all of the Common Elements must not be obstructed or encumbered or used for any purpose other than ingress and egress, to and from the premises; nor shall any carriages, bicycles, shopping carts, chairs, benches, tables or any other object of a similar type and nature be stored therein. Children shall not play or loiter in halls, stairways, or other public areas. For security purposes, all doors leading from the building to the outside or from stairways shall be closed at all times and shall not be blocked open.
2. Exterior apartment doors must not be blocked or otherwise left open.
3. The personal property of all Unit Owners shall be stored within their Condominium Units or assigned storage areas.
4. No garbage cans, supplies, milk bottles or other articles shall be placed in the halls or on the staircase landings, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors or balconies, or exposed on any part of the Common Elements. Fire exits shall not be obstructed in any manner, and the Common Elements shall be kept free and clear of rubbish, debris and other unsightly material.
5. No Owner shall allow anything whatsoever to fall from the windows or doors of the premises; nor shall he sweep or throw from the premises any dirt or other substance into any of the corridors, halls, ventilators, or elsewhere in the building or upon the grounds.
6. Refuse and bagged garbage shall be deposited only in the area provided therefore. In this regard, all refuse must be bagged in sealed garbage bags.
7. Water closets and other water apparatus and plumbing facilities on the Condominium Property shall not be used for any purpose other than those for which they were constructed. Any damages resulting from misuse of any of such items in the Condominium Unit or elsewhere shall be paid for by the Unit Owner in whose Unit it shall have been caused or by the Unit Owner whose family, guest, invitee, servant, lessee or other person who is on the Condominium Property pursuant to the request of the Unit Owner shall have caused such damage.
8. Bicycle riding, skateboarding or roller-blading is prohibited in common areas.
9. Employees of the Association shall not be sent out of the building by any Unit Owner 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.
10. The parking facilities shall be used in accordance with the regulations therefore adopted from time to time.
11. The exterior of the Condominium Units and all other exterior areas appurtenant to a Condominium Unit, including, but not limited to, ceilings or doors, shall not be painted, decorated or modified by a Unit Owner in any manner without the prior consent of the Association.

12. Other than an United States flag respectfully displayed, nothing, including, but not limited to, radio or television aeriels or antennas, signs, notices or advertisements, awnings, curtains, shades, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices, or other items shall be attached or affixed to the exterior of any Unit or exposed on or projected out of any window or door of any Unit without the prior written consent of the Association. No one shall alter the outside appearance of any window of any Unit without the prior written consent of the Association. The consent of the Association to all or any of the above may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors of the Association. In addition, pursuant to 718.113(4), Florida Statutes, which was amended by Chapter 2003-23, Laws of Florida, effective July 1, 2003, a unit owner on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day is permitted to display in a respectful way, portable, removable official flags, not larger than 4-1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

13. No interior of a Condominium Unit shall be altered in any manner as such would have any effect on the structural elements of the building or its electrical, mechanical, plumbing or air conditioning systems or on any of the Common or Limited Common Elements without the prior written consent of the Association, except that, to the extent permitted by law, this rule shall not apply to the Developer.

14. No Unit Owner shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comfort or convenience of the Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other occupants of the Condominium. All parties shall lower the volume as to the foregoing after 11:00 p.m. of each day. No Unit Owner shall conduct or permit to be conducted vocal or instrumental instruction at any time.

15. 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 or Condominium Property by any Unit Owner or occupant without written permission of the Association or as otherwise provided in the Declaration.

16. No awning, canopy, shutter or other protection shall be attached to or placed upon the outside walls or doors or roof of the building without the written consent of the Board of Directors of the Association. The exterior appearance of all window coverings shall be white in color.

17. The Association may retain a passkey to all Units. In lieu of a passkey, the Association shall have a duplicate key. In the event the Unit Owner fails to supply either a pass-key or duplicate key, and entry into the Unit by the Association is permitted in accordance with the Declaration, Articles, By-Laws or these Regulations, the Association shall not be responsible for any costs or expenses incidental to a forced entry into the Unit. The agents of the Association and any contractor or workman authorized by the Association may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Condominium or By-Laws of the Association. Entry will only be made after pre-arrangement with the respective Unit Owner or the occupant of the Condominium Unit. Nothing herein shall relieve the Association of its duty of ordinary care in carrying out its responsibilities, nor from its negligence or willful activities that caused damage to a Unit Owner's property.

18. Complaints regarding the service of the Condominium shall be made in writing to the Association.

19. No inflammable, combustible or explosive fluid, chemical or substance shall be kept in any Unit or Limited Common Element assigned thereto or storage area, except such as are required for normal household use.

20. Payments of monthly maintenance amounts shall be made at the office of the Association. Payments made in the form of checks shall be made to the order of the Association. Payments of regular assessments are due on the first (1st) day of each month, and if such payments are ten (10) days or more late, they are subject to charges as provided in the Declaration of Condominium.

21. No bicycles, scooters, baby carriages, similar vehicles, toys or other personal articles shall be allowed to stand in any driveways, Common Elements or Limited Common Elements.

22. The Condominium Unit shall be used solely for purposes consistent with applicable zoning laws. No trade, business, profession or other type of commercial activity may be conducted in or from any Condominium Unit.

23. A Unit Owner shall not permit or suffer anything to be done or kept in his Condominium Unit which will increase the insurance rates on his Unit, the Common Elements or any portion of the Condominium or which will obstruct or interfere with the rights of other Unit Owners of the Association.

24. Advance arrangements shall be made with the Association before moving furniture or bulky personal belongings into or out of the building.

25. Rugs, mats, etc. may not be placed outside the Condominium Unit entrance doors.

26. No solicitors are to be permitted on the Condominium Property at any time except by individual appointment with residents.

27. The Association must approve any flooring placed in the Units other than carpeting.

28. Unit Owners are responsible for any damages to the Common Elements or Limited Common Elements caused by themselves, their family, guests, invitees, servants, lessees and persons who are on the Condominium Property because of such Unit Owner.

29. Food and beverages may not be consumed outside of a Unit, except in such areas as are designated by the Board of Directors of the Association.

30. Provisions in the nature of Rules and Regulations are specified in the Declaration of Condominium.

31. The Board of Directors of the Association reserves the right to make additional Rules and Regulations as may be required from time to time. These additional Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.

32. All owners, guests and renters must register at the office upon arrival and acknowledge receipt of all House Rules and comply with same.

33. Assigned parking is in the garage and each numbered space is assigned to a unit. PLEASE DO NOT PARK IN SOMEONE ELSE'S PARKING SPACE. Under no circumstances can you park in another owner's space without written permission from the management or the owner. Parking spaces may be used for parking automobiles that are in operating condition and for no other purposes. Owners must vacate their space when the unit is rented. You must provide parking for your guest or renter. Otherwise, the renter must park outside in the undesignated space. Trucks, commercial vehicles, campers, recreational vehicles, boats, trailers or any vehicle not susceptible to registration by the State of Florida as an "automobile" may not be parked in parking spaces and may not be kept on the common property. [This pertains to scooters, motorcycles and mopeds.] Driving and parking violations are subject to a fine. Commercial vehicles of any type are not permitted to park overnight in any parking area or on premises. A fee of \$100.00 will be charged per day for any parking violation; however, pursuant to Section 718.303(3), Florida Statutes no fine may exceed \$1,000 in the aggregate. This charge will be billed directly to the unit owner. If the vehicle is not moved within five days after violation, it will be towed.

34. No livestock, reptiles, insects, poultry or other animals of any kind shall be kept in any Unit except that usual and ordinary domestic dogs, cats, fish, and birds inside bird cages may be kept as household pets within any Residential Unit provided that they are not kept, bred or raised therein for commercial purposes or in unreasonable quantities or sizes. As used in the Declaration, "unreasonable quantities" shall ordinarily mean no more than two (2) pets with no weight limitation per Unit; provided, however, that the Board may determine that a reasonable number in any instance may be more. No potbellied pigs, snakes, pitbull dogs, Doberman dogs, or any other animals determined in the Board's sole discretion to be dangerous or a nuisance may be brought onto or kept on the Project at any time. The Board shall have the right to require that any pet, which, in the Board's opinion, endangers the health or security of any Owner or occupant of a Unit or creates a nuisance or unreasonable disturbance, be permanently removed from the Project upon seven (7) days written notice. Animals belonging to Owners, occupants or their licensees, tenants or invitees within the Property must be kept inside the living element of a Residential Unit (and shall not be left or located unattended outside of that Unit), and must be held by a person capable of controlling the animal when outside of a Unit. Furthermore, any Owner shall be liable to each and all remaining Occupants, their families, guests and invitees, for any unreasonable noise or damage to person or property caused by any animals brought or kept upon the Project by an Occupant or by members of his family, his tenants or his guests. It shall be the duty and responsibility of each such

Owner to clean up after such animals, which have deposited droppings on any public street abutting or visible from the Property and properly dispose of any animal waste. Any Occupant who keeps or maintains any pet upon the Project shall be deemed to have indemnified and agreed to hold the Association, its directors, officers, and agents, and the Declarant free and harmless from any loss, claim, or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Project.

35. In the event any Rule or Regulation heretofore set forth or hereinafter promulgated, or any sentence, clause, paragraph, phrase or word thereof is determined to be invalid or unenforceable, all remaining provisions or portions thereof shall be and shall remain in full force and effect.

## Vendors Rules and Regulations

### Construction Guidelines

1. **Vendors, Movers and Cleaning Services** are not permitted to work on weekends. Work is permitted Monday thru Friday between the hours of 9:00 a.m. to 5:00 p.m. Please notify your vendor of this rule in advance.
2. **Unit Access** The owner must e-mail, fax, or call the office giving permission to allow unit access. This rule applies to family members. No entry is granted without authorization.
3. **License and Insurance** License and insurance information must be provided to the management before the subcontractors will be given permission to commence work.
4. **Notification of Construction Crews to be on Site** The contractor, sub-contractors or owner of the unit must submit a specification plan and authorization form to the Manager at least three days in advance. This will allow staff to protect the common areas and to review the plans to ensure compliance.
5. **Sub-contractors' Parking** Loading and unloading of construction materials, furniture, etc., must be done designated areas. Vendors are required to park vehicles in designated parking area. Vendors must register at Management Office.
6. **Specifications** A copy of specifications outlining the exact procedure, color and material to use in order to remain uniform throughout the property may be obtained at the Management Office and must be followed. [Written approval must be obtained from the Board of Directors for the following trades: 1- Hurricane Shutters, 2- Satellite Dish, and 3- Floor tile for correct underlayment.]
7. **Trash Removal** Trash generated from sub-contractors may not be disposed of on the Property.
8. **Responsibility for Damage to Building** Grout or thin set may not be disposed of in the unit plumbing. Workers will be expected to remove their own material. Sub-contractors are not to leave or perform any work in the common areas. Trades using material such as paint, tile, woodwork, etc., must neatly lay heavy paper or plastic from the front door to the unit in order to prevent any damage to carpet. All common areas will be inspected at the end of each day. The cost of any repairs to the common area or to the other units will be assessed to the owner/sub-contractors.

**ANY VENDOR FOUND TO BE IN VIOLATION OF THESE GUIDELINES WILL NOT BE PERMITTED TO RETURN TO THE PROPERTY UNTIL THE VIOLATION HAS BEEN CORRECTED AND PAYMENT HAS BEEN MADE FOR DAMAGES.**

## POOL RULES

1. NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK.
2. Pool hours are 9 a.m. to 10 p.m.
3. No radios, tape decks or CD's are allowed without earphones.
4. No diapers in the pool. Children not toilet trained must wear approved waterproof pants over diapers. Disposable diapers are not allowed. Swim diapers only.
5. No floating devices in pools. No rafts, beach balls, surfboards or similar beach equipment are permitted in pool or pool areas.
6. No reserved seating areas.
7. Children under 12 may not swim or use the pool areas unless accompanied and supervised by an adult.
8. Cover-ups and footwear are required in all common areas. A towel does not constitute a cover-up.
9. Suntan lotion and sand must be removed before entering pools. Use the shower provided at corner of each pool.
10. Cover lounge chairs with a towel if using suntan lotion.
11. Lounges or chairs are not to be removed from the pool decks. Do not drag chairs across pool decks.
12. Running, horseplay, climbing, ball or Frisbee playing or other noisy activities are not permitted in or near pool areas. Parents are responsible for the behavior of their children.
13. Glassware is not permitted in or near the pool areas, only non-breakable plastic containers (State Law).
14. Pets are not permitted in pool areas, even if carried.
15. Shower before entering the pools.

## RENTERS/RENTAL RULES

1. Leasing or renting of a unit by an owner, either directly or through an agent, is permitted with a minimum lease of not less than six (6) months and no more than two (2) times per year. All rental agreements must be sent to the office within seven (7) days in advance of arrival.
2. Upon arrival all occupants (owners, guest and renters) must register within 24 hours.
3. Renters have full use of the facilities. Owners will be held responsible for the actions of their guests or renters. Any damage to the Property will be the responsibility of the owner.
4. Renters and guests are subject to all House Rules adopted by the Board of Directors. It is the responsibility of the owner to see that a copy of the House Rules is given to each renter/guest. Any violation of these rules can be cause to request immediate vacating of the unit.
5. Subletting by renters is not permitted.

None of the above referenced rules shall apply to commercial Unit owners who are using their property for a lawful purpose, other than the rules dealing with use of the common elements.