VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC
APPLICATION FOR OCCUPANCY

New residents (owners and/or tenants) are required to complete and submit this application to obtain Association approval at least fifteen (15) business days prior to the proposed occupancy date.

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

To avoid delays in processing, **all applications must be submitted to VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC** Every form must be completed in its entirety, be accurate, and be signed by all required parties. All required supporting documentation and applicable fees must be submitted with the application.

Incomplete, applications will not be accepted or processed until all required information, documentation, is received. Please print legibly using **black or blue ink**.

Incomplete applications will be automatically canceled thirty (30) days after the date of submission date. 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.**

_____ **Sales Only:** A completed Estoppel Request must be submitted prior to closing. Pursuant to Section 718.116, Florida Statutes, the Association or its authorized agent will issue the estoppel certificate within ten (10) business days after receipt of a written request and the applicable statutory fee. Payment must be made by cashier's check or money order payable to **GRS Management, Inc.** The current fee is **$250.00 for standard processing service (issued within 10 business days** and **$350.00 for expedited service (issued within 3 business days. An additional $150.00 if the account is in collection.**

_____ **Rentals Only**: Applications will not be approved if there are any outstanding assessments, fees, fines, or other amounts due to the Association.

_____**Pet Registration Fee (If Applicable): A $100.00 non-refundable Pet Registration Fee is required for each pet. Payment must be made before the pet is registered and approved by the Association.** Payment must be made by cashier's check or money order payable to **VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC**.

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

All inquiries regarding the application process must be made via e-mail to customer@grsmanagement.com.

VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC
APPLICATION FOR OCCUPANCY

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

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

Date: _____ Desired Date of Occupancy: _____

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

Agent Information (if applicable)

Property Address: _____

Realtor's Name: _____ Phone # _____

Applicant information:

Applicant's Name_____Phone# _____

Email Address: _____

SSN#_____ DOB _____

DL # _____ State _____

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

Spouse's Name: _____

Phone# _____

Email Address: _____

SSN#_____ DOB _____

DL # _____ State _____

LIST OF OCCUPANTS

Total number of individuals who will occupy the unit: _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC
APPLICATION FOR OCCUPANCY

PETS

Yes (_) No (_) How Many: _____

Weight: _____ Breed: _____ Color _____

Weight: _____ Breed: _____ Color _____

Pet Policy: A maximum of **two (2) pets** is permitted per unit. A **$100.00 non-refundable Pet Registration Fee** is required for each pet. **All fees must be paid by cashier's check or money order payable to VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC** Pet registration and payment must be completed prior to bringing the pet onto the property.

VEHICLES

Make: _____ Model: _____ Tag #:_____

Make: _____ Model: _____ Tag #:_____

Parking: All resident vehicles must display a valid Association parking decal at all times while parked on the property. Vehicles parked without a valid decal may be subject to towing and/or other enforcement actions in accordance with the Association's parking rules.

RESIDENCE HISTORY

Applicants must provide a complete employment history for the past three (3) years.

Present Address: _____ Years_____

City_____ State_____ Zip _____ OWN ( ) RENT ( )

Name of Landlord_____ Phone # _____

Previous Address: _____ Years_____

City_____ State_____ Zip _____ OWN ( ) RENT ( )

Name of Landlord_____ Phone # _____

Previous Address: _____ Years_____

City_____ State_____ Zip _____ OWN ( ) RENT ( )

Name of Landlord_____ Phone # _____

VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC
APPLICATION FOR OCCUPANCY

EMPLOYMENT HISTORY
Applicants must provide a complete employment history for the past three (3) years

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

Present Employment Name: _____

Address _____ Phone _____

City _____ State _____ Zip _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income _____

Prior Employment Name: _____

Address _____ Phone _____

City _____ State _____ Zip _____

From: _____ To _____ Dept or Position: _____

Prior Employment Name: _____

Address _____ Phone _____

City _____ State _____ Zip _____

From: _____ To _____ Dept or Position: _____

Spouse's Employer ARE YOU: Self-Employed? Yes (_) No (_) Retired? Yes (_) No (_)

Present Employment Name: _____

Address _____ Phone _____

City _____ State _____ Zip _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income _____

Prior Employment Name: _____

Address _____ Phone _____

City _____ State _____ Zip _____

From: _____ To _____ Dept or Position: _____

Prior Employment Name: _____

Address _____ Phone _____

City _____ State _____ Zip _____

From: _____ To _____ Dept or Position: _____

VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC
APPLICATION FOR OCCUPANCY

REFERENCES (No Relatives)

Name _____ Years Known_____

Phone # _____ **Email Address:** _____

Name _____ Years Known_____

Phone # _____ **Email Address:** _____

Name _____ Years Known_____

Phone # _____ **Email Address:** _____

LEASE ADDENDUM

Lessor/Unit Owner becomes delinquent in the payment of any general or special assessments, installments thereof, or any other monetary obligation due and owing to the Association the Association shall have the right, but not the obligation, pursuant to Section 718.116(11), Florida Statutes, to make written demand upon the Lessee/Tenant requiring the Lessee/Tenant to pay subsequent rental payments, or any portion thereof, directly to the Association.

Upon receipt of written demand from the Association the Lessee/Tenant shall remit rental payments directly to the Association in accordance with the Association's written instructions and shall continue making such payments until:

The Association provides written notice releasing the Lessee/Tenant from this obligation; The Lessor/Unit Owner's delinquent monetary obligations to the Association have been satisfied; or the Lessee/Tenant's tenancy in the unit has terminated.

Any rental payments received by the Association shall be applied toward the outstanding monetary obligations owed by the Lessor/Unit Owner to the Association. The Association shall provide written notice of its demand to both the Lessee/Tenant and the Lessor/Unit Owner as required by applicable Florida law.

The Lessee/Tenant shall receive credit against rental obligations owed to the Lessor/Unit Owner for all rental payments properly made to the Association pursuant to the Association's written demand. Payment of rent directly to the Association following proper notice shall provide the Lessee/Tenant protection from any claim by the Lessor/Unit Owner for those amounts timely paid to the Association.

The Association's rights under this provision are cumulative and are in addition to any other rights and remedies available under the Condominium Declaration, Bylaws, Rules and Regulations, Chapter 718, Florida Statutes, or applicable law, including, but not limited to, the right to pursue collection remedies against the Lessor/Unit Owner for delinquent obligations.

The Association's exercise of this right shall not create a landlord-tenant relationship between the Association and the Lessee/Tenant, except as specifically provided by applicable Florida law.

_____ _____

Lesser (Owner) Signature Lessee (Tenant) Signature

VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC
APPLICATION FOR OCCUPANCY

RULES & REGULATIONS

Acknowledgment of receipt of the association rules and regulations

I/We acknowledge that I/we have received a copy of the Association's Rules and Regulations as part of the application package for **VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC** I/We agree to comply with all provisions of the Association's governing documents, including the Declaration, Bylaws, Rules and Regulations, and any duly adopted amendments.

I/We understand that occupancy of the Unit is limited to the individuals identified in the approved application. No additional person may occupy or reside in the Unit without the prior written approval of the Association when required by the Association's governing documents.

I/We further understand that any violation of the Association's governing documents, including unauthorized occupancy or failure to comply with community rules, may result in enforcement action by the Association as permitted by the Declaration, Bylaws, Rules and Regulations, the lease agreement, and applicable Florida law.

Such enforcement action may include, where authorized, the imposition of fines, suspension of use rights, legal action, and other remedies available to the Association. I/We acknowledge that any termination of tenancy or eviction proceedings must be pursued through the Unit Owner/Landlord and the appropriate legal process as required by applicable law.

All adult applicants must sign below to acknowledge receipt of an agreement to comply with the Association's Rules and Regulations.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

ACKNOWLEDGMENT OF INSURANCE RESPONSIBILITY

I acknowledge and understand that the Association's master insurance policy does **not** provide coverage for damage occurring within my condominium unit. This includes, but is not limited to, damage to interior walls, flooring, cabinets, countertops, fixtures, appliances, personal property, improvements, and losses resulting from water intrusion or flooding, except as otherwise required by the Association's governing documents or applicable law.

I further acknowledge that it is my responsibility, as the unit owner, to obtain and maintain an **HO-6 Condominium Unit Owners Insurance Policy**. An HO-6 policy is specifically designed for condominium owners and provides coverage for personal property, interior improvements, liability, loss assessments (when applicable), and other items not covered by the Association's master insurance policy.

By signing below, I acknowledge that I have read and understand my insurance responsibilities and agree that the Association shall not be responsible for losses or damages that are the responsibility of the unit owner under the governing documents or the owner's individual insurance policy.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC

APPLICATION FOR OCCUPANCY

CRIMINAL HISTORY DISCLOSURE

Has any applicant been convicted of a felony or misdemeanor (excluding minor traffic violations)?

☐ Yes ☐ No

Applicant Name: _____

If yes, please provide the following information:

Offense: _____

Date of Conviction: _____

Jurisdiction (City/State): _____

Additional Explanation (Optional): _____

_____

I/We certify that the information provided in this application is true, complete, and accurate to the best of my/our knowledge. I/We understand that failure to provide complete and accurate information, including the omission or misrepresentation of required information, may result in denial of occupancy approval.

Applicant Signature: _____ Date: _____

VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC
APPLICATION FOR OCCUPANCY

AUTHORIZATION FOR FILE DISCLOSURE AND CONSUMER REPORTING

I hereby authorize **GRS Management, Inc.** and **Verify Screening Solutions, Inc.**, including their designated agents, employees, and authorized representatives, to obtain, review, and verify consumer reports and related information for the purpose of evaluating my application for residency, lease approval, or purchase eligibility.

I understand that the screening process may include, but is not limited to, obtaining and reviewing the following information:

- Consumer credit reports;
- Criminal history information;
- Eviction records;
- Rental payment history;
- Rental and occupancy history; and
- Other information necessary to evaluate my eligibility as a prospective resident.

I further authorize the association **VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC, GRS Management, Inc.,** and **Verify Screening Solutions, Inc.**, and their authorized representatives, to obtain and review applicable information during the term of my occupancy.

I certify that all information provided in my application for residency is true, accurate, and complete. I understand that providing false, fraudulent, incomplete, or misleading information may result in the denial of my application, the termination of my residency, or other remedies available under applicable law.

I understand that screening results and related information will be maintained in confidence and may be disclosed only to authorized parties as permitted by applicable law or upon my written authorization.

Applicant Information

Full Legal Name (First, Middle, Last): _____

Current Home Address (including Unit No., if applicable):

Address: _____

City_____ State_____ Zip _____

Applicant Telephone Number: _____

Social Security Number: _____Date of Birth: _____

Driver's License Number and State Issued: _____

Applicant Signature: _____Date: _____

GRS Management, Inc
15280 NW 79TH Court Suite 101
Miami Lakes, FL 33016
PH: (305) 823-0072 Fax: (305) 823-4888
Email: Customer@grsmanagement.com
Website: www.grsmanagement.com

VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC
PET REGISTRATION INFORMATION

Date: _____ Unit/Account Number: _____

Resident/Occupant Name: _____

Property Address: _____

Phone Number: _____

Email Address: _____

Pet restrictions may vary in accordance with the Association's Declaration, Bylaws, and Rules and Regulations.

Pet Policy: A maximum of **two (2) pets** is permitted per unit. A **$100.00 non-refundable Pet Registration Fee** is required for each pet. **All fees must be paid by cashier's check or money order payable to VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC.** Pet registration and payment must be completed prior to bringing the pet into the property

Pet Age: _____ **Weight (lbs):** _____

Miami-Dade County Tag/License Number:

License information may be verified through the applicable County records.

Date of Most Recent Rabies Vaccination:

Please attach a current copy of the pet's vaccination records.

Required Attachments

Please submit the following with this registration:

☐ Current photograph of the pet
☐ Current rabies vaccination certificate
☐ Miami-Dade County pet license/tag information (if applicable)

Owner Certification

I certify that the information provided above is true and correct. I understand that all pets must comply with the Association's Governing Documents, including all applicable pet restrictions, rules, and regulations. I further acknowledge that any change in pet ownership or pet information shall be reported to the Association within thirty (30) days.

Pet Owner Name: _____

Pet Owner Signature: _____

Date: _____ / _____ / _____

January 2026

VENETIAN GARDENS
AT COUNTRY CLUB OF MIAMI

COMMUNITY RULES & REGULATIONS REMINDER

Dear Residents,

This notice serves as a friendly reminder of the community's rules, regulations, and operating hours. All owners, tenants, occupants, guests, and vendors are expected to comply with these requirements to help maintain a safe, clean, and enjoyable community.

OFFICE & AMENITY HOURS

ON-SITE OFFICE: (305) 824-1388

- Monday–Friday: 9:00 AM–2:00 PM
- Saturday: Maintenance personnel only
- Sunday: Closed

AMENITIES

- Pool: Dawn to Dusk
- BBQ Area: Dawn to Dusk
- Clubhouse & Gym: Monday–Friday, 9:00 AM–5:00 PM
- Gym: 24-hour access available with the purchase of a gym key
- Tennis Court: Dawn to Dusk

MOVE-IN / MOVE-OUT

All new owners and tenants must complete the condominium application process.

- Monday–Friday: 9:00 AM–7:00 PM
- Saturday: 9:00 AM–6:00 PM
- Sunday: **NO MOVE-INS OR MOVE-OUTS**

VENDORS & AUTHORIZED WORKING HOURS

- Monday–Friday: 8:00 AM–6:30 PM
- Saturday: 8:30 AM–5:30 PM
- Sundays & Holidays: **No vendor work is permitted**, except in emergency situations.

All vendors must be authorized by the Association before performing any work within the community.

Initial _____

VENETIAN GARDENS
AT COUNTRY CLUB OF MIAMI

SAFETY & BBQ RULES

- BBQs, hibachis, gas-fired grills, charcoal grills, and similar cooking or heating devices are prohibited on balconies.
- Grills may not be used under overhanging portions of the building or within 10 feet of a structure.
- Gas grills may not be stored on balconies.
- The designated BBQ area may be used from Dawn to Dusk.
- Violations may result in a **$250 Association fine**.
- Fire Inspectors may issue a **$50-per-day civil citation** while a violation continues.

PET RULES

- All pets must be registered with the Association and have an updated tag.
- Pets must remain on a leash while outside.
- Pets are prohibited from the pool, pool area, and tennis court.
- Pets may not be left unattended on balconies or in common areas.
- Pets may not urinate or defecate in hallways or stairways.
- Pet waste must be picked up immediately and properly disposed of.
- Pet-waste violations may result in a **$50 fine**.
- Do not feed stray cats, ducks, or other undomesticated animals.
- Do not leave food outside where it may attract wildlife.

LAUNDRY ROOM RULES

- Do not leave laundry unattended.
- Once a machine stops, unattended laundry may be removed if another resident needs the machine.
- Do not overload washers or dryers.
- Remove all objects from pockets before using the machines.
- Do not wash pet items in community washing machines.
- Use the manufacturer's recommended amount of detergent.

Initial _____

VENETIAN GARDENS
AT COUNTRY CLUB OF MIAMI

POOL RULES

- Pool hours are Dawn to Dusk.
- A pool pass is required.
- Maximum of 2 pool passes per apartment.
- Maximum of 2 guests per apartment.
- Guests must be accompanied by the unit owner or approved tenant.
- Pool passes and replacement passes cost $25.
- Shower before entering the pool.
- No food, drinks, alcoholic beverages, or glass.
- No parties or loud music; radios require earphones.
- No running, jumping, or diving.
- Pool furniture may not be moved.
- Clubhouse exit doors must not be blocked.
- Dispose of trash in the appropriate containers.
- Minors require parental supervision.
- Violators may be asked to leave the pool area.

COMMON AREAS & COMMUNITY CONDUCT

- Common areas may not be used for private parties or gatherings.
- Do not leave garbage or personal items in front of apartments or laundry rooms.
- Furniture, appliances, and construction materials may not be left in or near dumpsters.
- Bicycling, skating, and skateboarding are prohibited in common areas, including hallways, sidewalks, and parking areas.
- Motorcycles and scooters are not permitted under the stated community rule.
- Children may not play or loiter in hallways, stairways, or other public areas.
- Residents are expected to keep all common areas clean and orderly.

Initial _____

VENETIAN GARDENS
AT COUNTRY CLUB OF MIAMI

PARKING & VEHICLE RULES

- Vehicles parked overnight must display a valid parking decal or guest pass.
- Vehicles must be operational and have valid registration/tags.
- No double parking or parking on grass, fire lanes, or curbs.
- Vehicles may not block dumpsters.
- Commercial vehicles and trucks are not permitted overnight.
- Boats, vessels, trailers, RVs, and campers are not permitted.
- Handicap spaces require a valid handicap permit.
- Vehicles in violation may be booted or towed without warning, as permitted by the applicable parking rules.

PARKING DECALS & GUEST PARKING

- Vehicle registration is available only to registered unit owners or individuals named on the lease.
- Valid photo identification and vehicle registration are required.
- Parking decals cost $25.
- Maximum of 2 decals per unit.
- Guest passes must be requested through the Management Office.
- Only an authorized resident may request a guest pass.
- Guest vehicles must have valid vehicle registration.

THANK YOU FOR YOUR COOPERATION

Please ensure that all members of your household, occupants, guests, and vendors are aware of and comply with the community rules.

Your cooperation helps maintain the safety, appearance, and enjoyment of the community for everyone.

LEGAL NOTICE/AVISO LEGAL

This translated version is provided solely for informational and reference purposes. It is not intended to replace, amend, or serve as the official document.

The original version must be used, completed, signed, and/or executed, as applicable, for all official records and legal purposes. In the event of any discrepancy, inconsistency, or difference in interpretation between this translation and the original document, the original version shall control.

Initial _____

VENETIAN GARDENS
AT COUNTRY CLUB OF MIAMI

Esta versión traducida se proporciona únicamente con fines informativos y de referencia. No pretende sustituir, modificar ni constituir el documento oficial.

La versión original deberá utilizarse, completarse, firmarse y/o formalizarse, según corresponda, para todos los registros oficiales y fines legales. En caso de discrepancia, inconsistencia o diferencia de interpretación entre esta traducción y el documento original, prevalecerá la versión original.

RECORDATORIO DE LAS REGLAS Y REGULACIONES DE LA COMUNIDAD

Estimados Residentes:

Este aviso sirve como un recordatorio cordial de las reglas, regulaciones y horarios de operación de la comunidad. Se espera que todos los propietarios, inquilinos, ocupantes, invitados y proveedores cumplan con estos requisitos para ayudar a mantener una comunidad segura, limpia y agradable para todos.

HORARIO DE OFICINA Y AMENIDADES

OFICINA EN LA PROPIEDAD: (305) 824-1388

- Lunes a Viernes: 9:00 AM–2:00 PM
- Sábado: Solamente personal de mantenimiento
- Domingo: Cerrado

AMENIDADES

- Piscina: Del amanecer al anochecer
- Área de BBQ: Del amanecer al anochecer
- Casa Club y Gimnasio: Lunes a viernes, 9:00 AM–5:00 PM
- Gimnasio: Acceso las 24 horas disponible con la compra de una llave para el gimnasio
- Cancha de tenis: Del amanecer al anochecer

MUDANZAS DE ENTRADA / SALIDA

Todos los nuevos propietarios e inquilinos deben completar el proceso de solicitud del condominio.

- Lunes a viernes: 9:00 AM–7:00 PM
- Sábado: 9:00 AM–6:00 PM
- Domingo: **NO SE PERMITEN MUDANZAS DE ENTRADA NI DE SALIDA**

Initial _____

VENETIAN GARDENS
AT COUNTRY CLUB OF MIAMI

PROVEEDORES Y HORARIOS DE TRABAJO AUTORIZADOS

- Lunes a viernes: 8:00 AM–6:30 PM
- Sábado: 8:30 AM–5:30 PM
- Domingos y días feriados: **No se permite que los proveedores realicen trabajos**, excepto en situaciones de emergencia.

Todos los proveedores deben estar autorizados por la Asociación antes de realizar cualquier trabajo dentro de la comunidad.

REGLAS DE SEGURIDAD Y BBQ

- Se prohíben en los balcones las barbacoas, hibachis, parrillas de gas, parrillas de carbón y otros dispositivos similares para cocinar o calentar.
- Las parrillas no pueden utilizarse debajo de partes sobresalientes del edificio ni a menos de 10 pies de una estructura.
- Las parrillas de gas no pueden almacenarse en los balcones.
- El área designada de BBQ puede utilizarse desde el amanecer hasta el anochecer.
- Las infracciones pueden resultar en una **multa de $250 por parte de la Asociación**.
- Los Inspectores de Incendios pueden emitir una **multa civil de $50 por día** mientras continúe la infracción.

REGLAS PARA MASCOTAS

- Todas las mascotas deben estar registradas con la Asociación y tener una placa actualizada.
- Las mascotas deben permanecer con correa cuando estén fuera de la unidad.
- Las mascotas están prohibidas en la piscina, el área de la piscina y la cancha de tenis.
- Las mascotas no pueden dejarse sin supervisión en balcones o áreas comunes.
- Las mascotas no pueden orinar ni defecar en pasillos o escaleras.
- Los desperdicios de las mascotas deben recogerse inmediatamente y desecharse adecuadamente.
- Las infracciones relacionadas con desperdicios de mascotas pueden resultar en una **multa de $50**.
- No alimente a gatos callejeros, patos u otros animales no domesticados.
- No deje comida afuera que pueda atraer animales silvestres.

Initial _____

VENETIAN GARDENS
AT COUNTRY CLUB OF MIAMI

REGLAS DEL CUARTO DE LAVANDERÍA

- No deje la ropa desatendida.
- Una vez que una máquina termine su ciclo, la ropa desatendida podrá ser retirada si otro residente necesita utilizar la máquina.
- No sobrecargue las lavadoras ni las secadoras.
- Retire todos los objetos de los bolsillos antes de utilizar las máquinas.
- No lave artículos de mascotas en las lavadoras comunitarias.
- Utilice la cantidad de detergente recomendada por el fabricante.

REGLAS DE LA PISCINA

- El horario de la piscina es desde el amanecer hasta el anochecer.
- Se requiere un pase para utilizar la piscina.
- Máximo de 2 pases de piscina por apartamento.
- Máximo de 2 invitados por apartamento.
- Los invitados deben estar acompañados por el propietario de la unidad o un inquilino autorizado.
- Los pases de piscina y los pases de reemplazo cuestan $25.
- Dúchese antes de entrar a la piscina.
- No se permiten alimentos, bebidas, bebidas alcohólicas ni artículos de vidrio.
- No se permiten fiestas ni música a alto volumen; las radios deben utilizarse con audífonos.
- No se permite correr, saltar ni lanzarse al agua.
- Los muebles de la piscina no pueden moverse.
- Las puertas de salida de la Casa Club no pueden bloquearse.
- La basura debe depositarse en los recipientes correspondientes.
- Los menores de edad requieren supervisión de sus padres o de un adulto responsable.
- A las personas que incumplan las reglas se les podrá solicitar que abandonen el área de la piscina.

Initial _____

VENETIAN GARDENS
AT COUNTRY CLUB OF MIAMI

ÁREAS COMUNES Y CONDUCTA EN LA COMUNIDAD

- Las áreas comunes no pueden utilizarse para fiestas o reuniones privadas.
- No deje basura ni artículos personales frente a los apartamentos o cuartos de lavandería.
- Los muebles, electrodomésticos y materiales de construcción no pueden dejarse dentro ni cerca de los contenedores de basura.
- Se prohíbe montar bicicleta, patinar o usar patineta en las áreas comunes, incluyendo pasillos, aceras y áreas de estacionamiento.
- Las motocicletas y scooters no están permitidos conforme a la regla establecida por la comunidad.
- Los niños no pueden jugar ni permanecer innecesariamente en pasillos, escaleras u otras áreas públicas.
- Se espera que los residentes mantengan todas las áreas comunes limpias y ordenadas.

REGLAS DE ESTACIONAMIENTO Y VEHÍCULOS

- Los vehículos estacionados durante la noche deben mostrar una calcomanía de estacionamiento válida o un pase de visitante.
- Los vehículos deben estar en condiciones operativas y tener registro y placas vigentes.
- No se permite estacionar en doble fila, sobre el césped, en carriles de bomberos ni sobre los bordillos.
- Los vehículos no pueden bloquear los contenedores de basura.
- Los vehículos comerciales y camiones no están permitidos durante la noche.
- No se permiten botes, embarcaciones, remolques, vehículos recreativos (RV) ni campers.
- Los espacios para personas con discapacidad requieren un permiso válido para discapacitados.
- Los vehículos que incumplan las reglas pueden ser inmovilizados o remolcados sin previo aviso, según las reglas de estacionamiento aplicables.

Initial _____

VENETIAN GARDENS
AT COUNTRY CLUB OF MIAMI

CALCOMANÍAS DE ESTACIONAMIENTO Y ESTACIONAMIENTO PARA VISITANTES

- El registro de vehículos está disponible únicamente para propietarios registrados de la unidad o personas cuyos nombres aparezcan en el contrato de arrendamiento.
- Se requiere una identificación válida con fotografía y el registro del vehículo.
- Las calcomanías de estacionamiento cuestan $25.
- Máximo de 2 calcomanías por unidad.
- Los pases para visitantes deben solicitarse a través de la Oficina de Administración.
- Solamente un residente autorizado puede solicitar un pase para visitantes.
- Los vehículos de los visitantes deben tener un registro vehicular válido.

GRACIAS POR SU COOPERACIÓN

Por favor, asegúrese de que todos los miembros de su hogar, ocupantes, invitados y proveedores conozcan y cumplan con las reglas de la comunidad.

Su cooperación ayuda a mantener la seguridad, la buena apariencia y disfrute de la comunidad para todos.

Initial _____

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 aerials 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 are 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 many 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 sixth (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.

VENETIAN GARDENS CONDOMINIUM ASSOCIATION, INC.

PARKING ENFORCEMENT & VEHICLE REGISTRATION

EMERGENCY LINE

After-Hours Emergency Line

After hours for major water leaks, electrical, or other maintenance emergencies.

Emergency Line: 305-823-0072

Please do not use this line for non-emergency matters.

OFFICE HOURS

Office hours are from **9:00 AM to 5:00 PM.** For all non-emergency matters, please contact the office during normal business hours.

GRS MANAGEMENT INC

GRS MANAGEMENT, INC.

15280 NW 79th Court, Suite 101
Miami Lakes, FL 33016

Office: **305-823-0072**

customer@grsmanagement.com

PARKING ENFORCEMENT PARTNERS

BOOTING COMPANY
DADE BOOTING
786-442-4900
305-333-6423

TOWING COMPANY
NU-WAY TOWING SERVICES
305-572-0111
7075 NW 10 Ave,
Miami, FL 33150

VEHICLE REGISTRATION

All residents are required to register their vehicles with the management office.

Only properly registered vehicles displaying a **valid parking decal** are authorized to park on Association property.

Failure to register a vehicle or to **display a valid decal** may result in **booting and/or towing** in accordance with the Association's parking rules and regulations.

Residents are responsible for keeping their vehicle information up to date. Any changes to vehicle ownership, license plate, or vehicle information must be reported to the management office promptly.

UNAUTHORIZED VEHICLES OR VEHICLES WITHOUT A VALID DECAL OR TEMPORARY PASS ARE SUBJECT TO BOOTING AND/OR TOWING AT THE OWNER'S EXPENSE.

Thank you for helping us keep our community safe, organized, and welcoming for all.