

# *Ambassador*

*Community Management, Inc.*

7100 West Commercial Blvd. ~ Suite 107 ~ Lauderhill, FL 33319  
Phone: 954-741-8811  
[www.ambassadormanagement.com](http://www.ambassadormanagement.com)

## **Kahlua Gardens Condominium Association. Inc** **Sales / Lease Application**

1. This application packet must be completed in detail by each proposed adult occupant other than husband/wife. (which is considered one application)
2. If any question is not answered or left blank this application may be returned, not processed, and not approved.
3. Please attach a copy of the sales contract/Lease agreement along with a photo ID for each adult (ie:drivers licence or state ID) when turning in this application.
4. A copy of a current Credit Report must be submitted with this application.
5. Units may be rented only once per 12 month period.
6. Kahlua Gardens is a 55 years of age and older Community. All residents must be 55 or over.
7. Please attach a non refundable processing fee of \$100.00 for each application, made payable to **Kahlua Gardens Condominium**.  
Acceptance of processing fee does not in any way constitute approval.
8. The completed application packet must be turned into **Ambassador Community Management**. No application will be accepted by fax. If you mail your application please make certain that all the information is completed and all material is included. if any part of the application is missing it will be returned to you not processed or approved.

**The association will call and schedule an appointment for your interview**

**Occupancy prior to approval is prohibited**

Thank you for your interest in the Kahlua Gardens association. If you have any questions, please contact Barbara Da Costa at 954-741-8811 EX 204

IMPORTANT NOTE: Complete all questions and fill in all blanks. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, order can not be cancelled or refunded.

PLEASE USE BLACK INK

\*\*\* THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! \*\*\*

### APPLICATION FOR OCCUPANCY

Association Name: Kahlua Gardens

NOTE: All information supplied is subject to verification. All telephone numbers must be able to be reached between 9-5 P.M. Date \_\_\_\_\_

Purchase  Lease  Occupant  Apt.# \_\_\_\_\_ Bldg.# \_\_\_\_\_ Address applied for: \_\_\_\_\_

Full Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ Social Security # \_\_\_\_\_

Single  Married  Separated  Divorced  How Long? \_\_\_\_\_ Other legal or maiden name \_\_\_\_\_

Have you ever been convicted of a crime? \_\_\_\_\_ Date(s) \_\_\_\_\_ County/State Convicted in \_\_\_\_\_

Charge (s) \_\_\_\_\_

Spouse \_\_\_\_\_ Date of Birth \_\_\_\_\_ Social Security # \_\_\_\_\_

Maiden Name \_\_\_\_\_ Have you ever been convicted of a crime? \_\_\_\_\_ Date (s) \_\_\_\_\_

County/State Convicted in \_\_\_\_\_ Charge (s) \_\_\_\_\_

No. of people who will occupy unit – Adults (over age 18) \_\_\_\_\_ Description of Pets \_\_\_\_\_

Names and ages of others who will occupy unit \_\_\_\_\_

Applicants Cell Number(s) \_\_\_\_\_ Applicants Email Address \_\_\_\_\_

In case of emergency notify \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

### PART I – RESIDENCE HISTORY

A. Present address \_\_\_\_\_ Phone \_\_\_\_\_  
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ to \_\_\_\_\_

Own Home  Parent/Family Member  Rented Home  Rented Apt  Other \_\_\_\_\_ Rent/Mtg Amount \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Mortgage Holder \_\_\_\_\_ Mortgage No. \_\_\_\_\_ Phone \_\_\_\_\_

B. Previous address \_\_\_\_\_  
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ to \_\_\_\_\_

Own Home  Parent/Family Member  Rented Home  Rented Apt  Other \_\_\_\_\_ Rent/Mtg Amount \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Mortgage Holder \_\_\_\_\_ Mortgage No. \_\_\_\_\_ Phone \_\_\_\_\_

C. Previous address \_\_\_\_\_  
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ to \_\_\_\_\_

Own Home  Parent/Family Member  Rented Home  Rented Apt  Other \_\_\_\_\_ Rent/Mtg Amount \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Mortgage Holder \_\_\_\_\_ Mortgage No. \_\_\_\_\_ Phone \_\_\_\_\_

**PART II – EMPLOYMENT REFERENCES**

\*Include a recent copy of an earnings statement to expedite processing\*

A. Employed by \_\_\_\_\_ Phone \_\_\_\_\_

Dates of Employment: From: \_\_\_\_\_ To: \_\_\_\_\_ Position \_\_\_\_\_ Fax \_\_\_\_\_

Monthly Gross Income \_\_\_\_\_ Address \_\_\_\_\_

B. Spouse Employed by \_\_\_\_\_ Phone \_\_\_\_\_

Dates of Employment: From: \_\_\_\_\_ To: \_\_\_\_\_ Position \_\_\_\_\_ Fax \_\_\_\_\_

Monthly Gross Income \_\_\_\_\_ Address \_\_\_\_\_

**PART III – BANK REFERENCES**

\*Include a recent copy of a bank statement to expedite processing\*

A. Bank Name \_\_\_\_\_ Checking Acct. # \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Fax \_\_\_\_\_

B. Bank Name \_\_\_\_\_ Savings Acct. # \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Fax \_\_\_\_\_

**PART IV – CHARACTER REFERENCES (No Family Members)**

\*Please notify Character References that we will be contacting them to obtain a reference\*

1. Name \_\_\_\_\_ Home Phone \_\_\_\_\_

Address \_\_\_\_\_ Business Phone \_\_\_\_\_

Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

2. Name \_\_\_\_\_ Home Phone \_\_\_\_\_

Address \_\_\_\_\_ Business Phone \_\_\_\_\_

Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

3. Name \_\_\_\_\_ Home Phone \_\_\_\_\_

Address \_\_\_\_\_ Business Phone \_\_\_\_\_

Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

4. Name \_\_\_\_\_ Home Phone \_\_\_\_\_

Address \_\_\_\_\_ Business Phone \_\_\_\_\_

Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

Driver's License Number (Primary Applicant) \_\_\_\_\_ State Issued \_\_\_\_\_

Driver's License Number (Secondary Applicant) \_\_\_\_\_ State Issued \_\_\_\_\_

Make \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ License Plate No. \_\_\_\_\_

Make \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ License Plate No. \_\_\_\_\_

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_ Spouse's Signature \_\_\_\_\_ Date \_\_\_\_\_

# ASSOCIATED CREDIT REPORTING, INC.

Established 1985

8795 West McNab Road, First Floor, Tamarac, Florida 33321

www.associatedcreditreporting.com

## \*\*\*AUTHORIZATION FORM\*\*\*

I/We hereby authorize **Associated Credit Reporting, Inc.** to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY. If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
(Spouse's Signature)

\_\_\_\_\_  
(Applicant's Name Printed)

\_\_\_\_\_  
(Spouse's Name Printed)

\_\_\_\_\_  
(Date Signed)

\_\_\_\_\_  
(Date Signed)

KAHLUA GARDENS, INC.  
5121 W. Oakland Pk. Blvd.  
Lauderdale Lakes, FL 33313

TO WHOM IT MAY CONCERN:

The below signed applicant being fully eligible (over 55 years of age), to purchase a condominium in Kahlua Gardens, does fully understand that he or she must be full time residents of said condominium, or that no other person or persons shall be allowed to reside there in the owners absence.

If such should occur, I/we fully understand that the Board of Directors shall have the full right to have such person or persons legally removed from the premises.

\_\_\_\_\_  
APPLICANT

\_\_\_\_\_  
PRESIDENT KAHLUA GARDENS

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ YEAR \_\_\_\_\_

KAHLUA GARDENS CONDOMINIUM

5121 WEST OAKLAND PARK BOULEVARD  
LAUDERDALE LAKES, FLORIDA 33313

APPLICATION FOR APPROVAL OF SALE

DATE: \_\_\_\_\_ KAHLUA GARDENS CONDOMINIUM  
FROM \_\_\_\_\_ UNIT NO. \_\_\_\_\_  
Purchaser

GENTLEMEN:

Pursuant to the DECLARATION OF CONDOMINIUM affecting the above unit. APPLICATION is hereby made to the KAHLUA Gardens Condominium Corporation for approval of the proposed sale of said unit to the undersigned. A copy of the contract of purchase, has been furnished to you. The undersigned warrants that said contract reflects a bona-fide sale and that the answers by the attached questionnaire are true and accurate and have been furnished with this intent that the KAHLUA Gardens Condominium Corp. rely thereon to consider favorably the proposed sale.

WE FULLY UNDERSTAND THAT:

1. That we will be required to appear at your office for a personal interview when requested, and will do so.
2. That final evidence of approval will be issued only upon actual presentation to you of the executed instrument of conveyance, which must be satisfactory to the Board of Directors.
3. The approval will be issued only if all maintenance and/or other charges that may be due to the Corporation for the above unit are current.
4. That all of the Right, Title, and Interest which may acquire in said apartment by reason of this sale, are defined and set forth in the DECLARATION OF CONDOMINIUM, including all of its Exhibits. We incur the duties and obligations of a unit owner as therein defined, which duties and obligations we agree and bind ourselves to keep and perform. Further, by accepting conveyance, of such unit we will ratify, confirm, and approve the DECLARATION OF CONDOMINIUM including all of its Exhibits.

KAHLUA GARDENS CONDOMINIUM

MAINTENANCE FEE ACKNOWLEDGEMENT

I understand as an owner, I am responsible to pay the monthly maintenance fee required for my unit, the maintenance fee for the calendar year January 1,200 to December 31,200 are as follows

One Bedroom \$. . . . .per month. The  
Two bedroom \$. . . . .per month plus one  
payment in March to make 13 payments per year.

The maintenance fee is due on the first day of the month. The payment will become delinquent after the 10th day of the month, and a late fee of \$25.00 will be assessed.

I/We must supply the Association with a copy of the Warranty Deed after I close on my unit.

I further understand that I am responsible for the making of the maintenance payment from the date of closing on the unit, whether I have moved into the unit or not.

All checks for maintenance or any assessments there may be to be made payable to Kahlua Gardens Inc. and given to Sylvia Cooper in #107 or Jackie Fogg in # 209.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

HAWAIIAN GARDENS PHASE II MANAGEMENT ASSOCIATION, INC.

RULES

FOREWORD

In Condominium dwellings certain rules are necessary to preserve the rights of the individuals and to insure harmonious living. Every law or rule places some restrictions for the common good. Owners\*\* are entitled to complete use of their apartments and the outside facilities, but such use must not unnecessarily or unreasonably disturb or conflict with rights of other owners.

The following rules are dictated by common sense, fairness and decency. They may not be all-inclusive. Experience may reveal the need for amending or deleting existing ones. Wherever exceptional situations arise, necessitating possible justifiable departure from the rules, the Board of Directors will review the problem upon request and render a decision.

We have pleasant surroundings, a beautiful club house, as well as fine pools and recreation area. However, only by living up to the rules governing these areas can we all enjoy them.

OWNERS MUST INFORM THEIR GUESTS OF THESE RULES

Rules will be revised if and when they become obsolete, inequitable, or fail to cover existing situations. Suggestions for such changes should be submitted to the Association which at all times is concerned with the best interests of its members.

The officers, Board Members and Members of the Rules Committee would like to avoid the unpleasant duty of calling attention to rules violations. Your cooperation will be appreciated.

THE BOARD OF DIRECTORS

\*\* wherever the word "owner" appears, it includes an actual owner and any person holding a power of attorney or equivalent legal instrument, certifying that such a person is a legally authorized agent of the owner.

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RULES AND REGULATIONS  
OF

HAWAIIAN GARDENS PHASE II- MANAGEMENT ASSOCIATION, INC.

BUILDING

1. The Condominium Units shall be used for residential purposes only.
2. Owners shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other owners, or in such a way as to be injurious to the reputation of the property.
3. Condominium Units shall not be used for business use or for any commercial use whatsoever.
4. No one shall be permitted to play in the walks, corridors, elevators, stairways or grass areas of the Condominium Building or other common elements of the Condominium.
5. Common elements and limited common elements shall not be obstructed, littered, defaced or misused in any manner.
6. No structural changes or alterations shall be made in any Unit or to any of the common elements, except upon the approval of the Board of Directors.
7. All of the definitions, terms and provisions of and all restrictions, limitations and obligations of members as provided in the Declaration of Condominium are incorporated herein by reference, but not by way of limitation.
8. Laundry and card rooms shall be used in such manner and at such times as the Building Board of Directors may direct. No washer or dryer may be permitted in apartment.
9. No radio or television antenna or any wiring for any purpose may be installed on the exterior of a building without the written consent of the Board of Directors. Any antenna or other wiring erected on the roof or exterior walls of the building without the consent of the Association in writing, is subject to being removed without notice.
10. Televisions, radios and musical instruments must be used at such times as will provide a minimum of disturbance to other apartment owners. The use of musical instruments after 11:00 P.M. and before 8:00 A.M. is prohibited. Volume on radios and televisions must be regulated so as not to disturb other owners.
11. No awnings or other projections shall be attached to the outside walls of the building. No signs, notice or advertising shall be displayed from or posted on the exterior of a Condominium Unit or the building, except as may be authorized by the Board of Directors for placement in space provided in the card room or breezeway corridor.

12. Walks, corridors, elevators, stairways and grass areas shall be used only for the purposes intended and shall not be used for the hanging of garments or other objects, or for the cleaning of rugs or other household items.
13. No garbage cans, supplies, bottles or other articles shall be placed in the walks, corridors, elevators, stairways or grass areas, nor shall anything be hung from the windows or terraces or placed upon the window sills.
14. Applications for approval of sale, of apartments shall be submitted, on the form approved by the Condominium Corporation.
15. No pets permitted on condominium grounds. Violators will be charged at the rate of \$25.00 per day until the pet is removed. This charge will be made against the owner, not the guest.
16. Cooking or barbecuing is not permitted on any patio or public balcony.
17. No apartment may be occupied by guests during owner's absence for more than cumulative total of 30 days per calendar year.
18. Apartment keys must be left with a designated owner registered on building list. Non complying owner will be subject to costs incurred for entry into said owner's apartment in event of emergency.
19. No unit owner shall permit to be brought into the storage bins any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzine or other explosive articles.
20. All garbage from the units shall be placed in plastic bags to be deposited in dumpsters.
21. Unit owners must use only their designated parking and guest spots of their building.
22. Recreation vehicles and campers are prohibited from use of parking lots.
23. Disabled vehicles may not remain in parking lot more than 10 days.
24. The building rules and regulations heretofore enumerated shall be deemed in effect until amended by the Board of Directors and shall apply to and be binding upon all Condominium unit owners, tenants and guests. The unit owners and tenants shall, at all times, obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control or supervision.

## RECREATION

1. The use of all recreational facilities including but not limited to those in the improved park areas and the clubhouse, shall at all times be subject to such rules and regulations as the Board of Directors may establish.
2. No unit-owner or resident shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Condominium Corporation or Management Association, nor shall he attempt to send any such employee upon private business of such owner or resident during working hours.
3. The recreation facilities and improved park areas are for the use of unit owners and their guests.
4. Barbecuing permitted only in Bar-B-Que area, where no more than ten outside guests may be invited.
5. (a) All regulations as posted from time to time by the Management Association must be observed.  
(b) All guests must wear identification tags in pool areas (when in bathing attire) and in their possession when in Billiard room or exercise room.  
(c) Identification tags are not transferable. Violators are subject to penalty at discretion of Enforcement Committee.  
(d) Pool side chairs are for the priority use of owners and their guests.  
(e) Children not toilet trained may not enter the pools.  
(f) Eating or use of glassware in pool areas is prohibited.
6. Regulations regarding use of Clubhouse facilities:  
(a) No smoking.  
(b) Anyone under 18 years of age, not permitted in Clubhouse unless accompanied by an adult.  
(c) Anyone under 18 years of age, not permitted to use facilities or Billiard Room or exercise room.  
(d) Shirts and shoes must be worn in Clubhouse.  
(e) No dripping bathing suits permitted in Clubhouse.

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