

Ambassador

Community Management, Inc.

7100 West Commercial Blvd. ~ Suite 107 ~ Lauderhill, FL 33319

Phone: 954-741-8811

www.ambassadormanagement.com

Since 1992

PARC COURT CONDOMINIUM ASSOCIATION **SALES / LEASE AGREEMENT**

The attached application forms MUST be completed in full by each adult applicant. (other than Husband/Wife or Parent/Dependant child which is considered one application) and returned to Ambassador Community Management along with a \$100. Check or money order for each application made **payable to PARC COURT**. This application fee is non-refundable. In addition, the following items are required to accompany the application forms and fee.

1. If any question is not answered or left blank this application may be returned, not processed and not approved.
2. Please attach a copy of the sales contract or lease agreement along with a photo ID for each adult occupant when turning in this application.
3. Please attach a current copy of your credit report
4. All leases must include a common area security deposit equal to one (1) months rent payable to **Parc Court**. This deposit is refundable at the end of the term of the lease (as long as there was no damage to common area)
This deposit is to be turned in at the time of Interview.
5. Upon receipt of the information requested, please allow fifteen (15) days for processing.

The committee meets the 2nd Tuesday and 4th Tuesday of each month at 7:00 P.M. in the clubhouse, please schedule your move-in / closing accordingly.

Occupancy prior to approval is prohibited

APPLICATIONS WILL NOT BE ACCEPTED BY FAX

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: Parc Court

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)

**PLEASE READ OVER
IN FULL -
PLEASE SCHEDULE
CLOSING ACCORDINGLY**

**APPLICATION WILL NOT
BE PROCESSED UNTIL ALL REQUIRED FORMS AND
PROCESSING FEES ARE RECEIVED.**

The screenings are held ONLY on:
2nd Tuesday and 4th Tuesday of every month,
7:00pm
at the pool area/rec room.

Upon delivery of all required forms and fees to Management, you will automatically be required to attend the next available scheduled date as listed above. Please allow 15 days processing.

Signature of applicant: _____

Contact number: _____

NO EXCEPTIONS WILL BE MADE.
NO SPECIAL MEETINGS WILL BE HELD.

Parc Court Condominium Association, Inc.
Owner / Resident Information Form

Property Address: _____

Owner (s): _____

Mailing Address (if not a resident): _____

Assigned Parking Space number: _____
Local Home Telephone Number: _____
Local Business Number: _____
Cell Phone Number: _____
Out of Town Home Telephone Number: _____
Out of Town Business Number: _____
Email Address: _____

EMERGENCY INFORMATION

In case of Emergency Notify: _____

Telephone Number: _____

RENTER & LEASE INFORMATION (if applicable)

Name of Lessee (s): _____
Lease Dates: FROM _____, 200____, TO _____, _____
Home Telephone Number: _____
Work Number (s): _____
Number of Occupants: _____

****ONLY 1 PET PERMITTED****

PARC COURT CONDOMINIUM
PET REGISTRATION FORM

Applicant Information:

Name(s): _____

Unit Address: _____ Phone: _____

Pet Information (if none enter N/A below):

Type: Dog Cat Other: _____

Pet's Name: _____

Pet's Age: _____ Pet's Sex: _____

Pet's License/Tag #: _____

Breed, Description, Color (be specific): _____

Pet's Weight: _____

Please supply a certificate from your veterinarian with regards to each pet.

Unit owner agrees that they will be responsible for all damages caused by pet to the common area. Unit owner agrees to hold the Association, its management, and employees harmless and indemnify the same in any liability or damages arising from the housing of pets on the property. Please be sure that pets are leashed when outside of the unit.

PLEASE SUBMIT A PICTURE OF YOUR PET ALONG WITH YOUR PET REGISTRATION FORM.

Unit Owner

Date

**Rules and Regulations
Of
Parc Court Condominium Association, Inc
April 2011**

The following are the Rules and Regulations for the Parc Court Condominium Association, Inc. as amended by the Board of Directors on April 21, 2011.

These Rules and Regulations shall apply to and be binding upon all unit owners, family members, guests, invitees, tenants, lessees, employees, agents, or any other person under the control or supervision of a unit owner.

The Rules and Regulations are as follows:

Air Conditioning:

Wall or window air conditioning units are prohibited.

Children:

Each unit owner shall be responsible for the actions and any damages caused by their children or children visiting their unit. All children must comply with the Rules and Regulations of Parc Court. Children under twelve (12) years of age are not allowed in the pool, spa, or at the pool deck area unless accompanied by an adult.

Damaged Common Elements:

Any damage to the common elements, limited common elements, the condominium buildings, roadway, pool, pool deck, clubhouse, and/or landscaped areas, caused by a unit owner or family members, guests, invitees, tenants, lessees, employees, agents, or any other person under the control or supervision of a unit owner, shall be the sole responsibility of the unit owner.

Exterior Alterations and/or Modifications:

No alterations, additions, improvements, changes or modifications to the common elements, limited common elements, the exterior of the buildings, or the exterior of a unit, is allowed without prior written consent of the Board. No awning, canopy, shutter, hurricane shutter, antenna, satellite dish, aerial, wiring or any other projection shall be attached to or placed upon the outside walls, doors, or roof of the condominium without the prior written consent of the Board.

Flammable Material:

No flammable, combustible or explosive fluid, chemical or substance shall be kept in any unit, garage, storage area or common area, except as required for normal household use.

Guest Occupancy:

Temporary guests residing in a unit shall not create or cause an unreasonable source of noise, annoyance, or disturbance to other residents. Guests are required to comply

with the Rules and Regulations of the condominium, and the obligations created by the Declaration of Condominium. The Board reserves the right to limit the number of temporary guests that may reside in a unit at any time. The Board reserves the right to expel any guests who violate these Rules and Regulations.

Guns:

No guns or weapons may be discharged on any portion of the condominium property, including the common areas and inside units, except as permitted in the event of an emergency under the laws of the State of Florida. For purposes of this Rule, guns and weapons include, but are not limited to: rifles; shotguns; handguns; pistols; dart guns; BB guns; pellet guns; cross bows; bow and arrows; and slingshots.

Hurricane Preparations:

Each unit owner who plans to be absent from his unit during the hurricane season must make the following preparations prior to their departure:

- Remove all furniture, plants, and other moveable objects from the exterior portion of the unit and patio area; and
- Designate a responsible firm or person to care for the unit should the unit suffer hurricane damage and furnish the management company with the contact information of such firm or person.

Any unit owner failing to make hurricane preparations and/or making improper preparations shall be responsible for any damage done to the property of other unit owners and/or the common elements resulting from such failure.

Insurance:

The Association will continue to satisfy its insurance obligations under Florida law. However, the insurance for the Association generally only provides coverage for the damage to the structural elements of the building. It does not include coverage for floor coverings, wall or ceiling finishes, cabinetry, improvements, or the personal property contained within the unit, which is the insurance obligation of the unit owner or tenant. All unit owners, or permanent residents, such as tenants, lessees, or long term guests must comply with their insurance obligations under the laws of the State of Florida.

Miscellaneous Rules Governing Units:

- No waterbed or flotation bedding system is permitted in any unit unless proof of insurance in the amount deemed reasonable to protect against personal injury and property damage which may result there from is provided to the Association;
- If replacing carpet with tile or wood floors an insulating, sound proofing layer must be utilized under the tile or wood to inhibit the effect of noise to the adjacent or below units; and

- Garage Doors should not be kept open while the resident is not utilizing the garage or driveway.

Noise/Nuisances:

No stereo, television, radio, or other sound equipment may be played or operated in such a manner that disturbs or annoys other residents. No person shall make or permit any disturbing noises (including barking dogs), engage in loud activities that disturb or annoy other residents, or engage in disorderly, profane, indecent or unlawful conduct on any portion of the condominium property, including inside any unit.

Parking:

The following parking rules shall apply to all unit owners, family members, guests, invitees, tenants, lessees, employees, agents, or any other person under the control or supervision of a unit owner:

- Parking in a fire lane or designated "No Parking" area is strictly prohibited;
- Parking on the grass, on a sidewalk, or in such a manner where any portion of a vehicle comes into contact with the grass or other landscaping is strictly prohibited;
- Unit owners, or permanent residents, such as tenants, lessees, or long term guests may not park in the guest parking spaces located throughout Parc Court;
- Guests utilizing a guest parking space must have a Parc Court guest pass visible in their vehicle;
- Commercial vehicles, including vehicles with any visible advertisement, lettering, or commercial equipment may only be parked within a garage, with the door closed;
- Parking of any commercial vehicles, or vehicles with any visible advertisement, lettering, or commercial equipment along the road, in a driveway, or in a guest parking space, is strictly prohibited, without the prior written consent of the Board. This restriction does not prohibit the temporary parking of commercial vehicles making deliveries or providing services to any unit or the condominium property;
- Only automobiles, motorcycles, trucks, or vans constructed as private passenger vehicles with permanent rear seats and side windows, may be parked on the condominium property without the prior written consent of the Board. Boats, jet skis, recreational vehicles or trailers may only be parked within a garage, with the door closed and may not be parked along the road, in a driveway, or in a guest parking space without the prior written consent of the Board;
- Motorcycles and motorized scooters shall not be parked or placed in any area other than in a garage, driveway or designated parking space. Motorcycles and

motorized scooters shall not be parked on the sidewalks or in the courtyards. Motorcycles and motorized scooters may not be driven upon or across common areas other than roadways, driveways, and parking areas;

- Bicycles must be stored inside the garage or unit. They are not permitted to be stored outside the unit or garage;
- No vehicle may be placed upon blocks, jacks, or similar device, anywhere on the condominium property for a period longer than 12 hours. No major repair of any vehicle is allowed; and
- Regular or frequent street side parking of vehicles by unit owners, or permanent residents, such as tenants, lessees, or long term guests is prohibited. If a unit has too many vehicles to fit in its garage or driveway, off site parking arrangements must be made.

VIOLATION OF ANY OF THE ABOVE PARKING RULES AND REGULATIONS MAY RESULT IN IMMEDIATE TOWING AT THE VEHICLE OWNER'S EXPENSE.

Pets:

All owners of dogs, cats, or other pets (including, but not limited to: other mammals, birds, reptiles, and amphibians) are required to register their pets with the management company on the Pet Registration Form, acknowledging the rules and regulations regarding pets, which are as follows:

- All pets must be on a leash at all times when outdoors;
- All pets must be walked in the designated pet walking areas only, which are the "exterior" boundaries of the community (the North, South, West and East hedge, on property adjacent to the water districts canal on the North, and the lakes on the South and West);
- All owners must clean up and dispose of pet waste;
- No animals may be kept, bred or maintained for any commercial purpose; and
- No pets are permitted within the pool, spa, pool deck area, or club house.

Owning a pet is not a right of the unit owner but is a license subject to termination at any time by the Board of Directors upon finding that the pet is vicious, repeatedly disturbing other residents, has become a nuisance to the community, is a threat to the health, safety, and welfare of the community, or for repeated violations of these rules and regulations. The Board has the right to require the removal of the pet from the community in these instances. Pet owners shall be strictly responsible for all liability or damages to persons or property caused by a pet on the premises.

Roof:

No person shall be permitted upon the roof of any building or shall cause any thing to be placed on the roof of any building, for any reason without prior written consent of the Board.

Service People:

No service people shall be permitted to work inside before 8:00 A.M. on the weekdays or 9:00 A.M. on the weekends or anytime after 9:00 P.M., except in cases of emergencies.

Solicitations:

There shall be no solicitation permitted by any persons anywhere in or about the condominium property without prior written consent of the Board.

Signs:

No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of the outside or inside of any unit so as to be visible from outside of the unit, or upon any portion of the common elements without prior written consent of the Board. When consent is granted, no signs for any events may be left up overnight.

Swimming Pool/Spa:

The pool, spa, and pool deck area are for owners, residents, and guests of Parc Court only. The Association may prevent access to any owner, resident, or tenant, who is not current on their Association fees. All rules and regulations posted at the pool are in full force and effect and should be strictly followed. In addition to any rules posted at the pool, the following rules are also in effect:

- Children under 12 years of age are not permitted in or around the swimming pool, spa, or pool deck area unless accompanied by an adult;
- All persons must shower before entering the swimming pool or spa
- Proper swim attire is required for all adults; All infants and toddlers must wear a rubberized form-fitted or waterproof garment over a diaper while in the swimming pool or spa;
- All garbage must be disposed of properly;
- No diving is permitted in the swimming pool;
- Anyone using suntan lotion or oil must cover the lounge or chair they are sitting on with a towel;
- No pets are permitted in the swimming pool, spa, or pool deck area.

Trash:

Trash and recyclables should be placed in the proper City of Plantation bags. Trash and recyclables may not be put out prior to 5:00 P.M. the evening before pickup. If trash or recyclables are not collected by the City of Plantation, the resident must bring in any trash or recyclables that were not picked up – trash or recyclables cannot remain on the curb for the next pick-up day.

Violations:

In the event of a violation of any of the provisions of the Declaration, the Articles or the By-Laws, or these Rules and Regulations, the Association shall have the right to assess fines against a unit owner or its occupants. The Board of Directors shall appoint a Covenants Committee which shall be charged with determining whether there is probable cause that any of the provisions of the Declaration, the Articles of Incorporation, the By-Laws or the Rules and Regulations of the Association have been violated. The due process procedure is as follows:

1. Informal Action: A letter of notice shall be sent to inform the unit owner or resident of a particular violation with a request for correcting or ceasing a particular activity within thirty (30) days of the date sent; a second notice letter will be sent giving fifteen (15) days to correct or cease the activity.
2. Formal Action: If the violation continues, a hearing before the Covenants Committee will occur within forty-five (45) days after the period for correction set out in the last Informal Action letter. A Notice of Hearing before the Covenants Committee will be sent registered mail to the resident, giving at least fourteen (14) days notice of the hearing. If the Covenants Committee determines that a violation has indeed occurred, fines will be levied;
3. A fine pursuant to this section shall be assessed against the unit which the violator occupied at the time and shall be collectible in the same manner as any other assessment, including the imposition of late fees and the right to invoke the Association's lien rights as provided in the Declaration. Fines, late fees, and interest shall not exceed what is allowable under current Florida law. The person obligated to pay the fine shall also be charged interest at the highest rate permitted by law and costs and reasonable attorney's fees incurred by the Association in connection with the collection of same;

Nothing herein shall be construed as a prohibition of or a limitation on the right of the Board of Directors to pursue other legal means to enforce the provisions of the Rules and Regulations, including but not limited to legal action for damages or injunctive relief.