

Ambassador

Community Management, Inc.

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

Phone: 954-741-8811 Fax: 954-741-8051

www.ambassadormanagement.com

Since 1992

WIMBLEDON TOWNHOUSE CONDOMINIUM III ASSOCIATION SALES / LEASE PACKET

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 **\$50.00** Check or money order for each application made payable to **WIMBLEDON TOWNHOUSE III**. This application fee is non-refundable.

In addition, the following items and or terms are required to accompany the application forms and fee.

1. Copy of the signed Sales Contract or Lease Agreement along with a copy of a photo ID for each adult occupant.
2. A current copy of a Credit Report.
3. Pets are limited to one (1) per household.
4. The seller (current owner) must provide the purchaser/ tenant with a copy of the Association Documents and or Rules & Regulations.
5. Proof of employment (copy of current pay stub or letter from employer) showing year to date income
6. Copy of W2

This Sales/lease packet is considered incomplete and will not be accepted until all information has been received. The Association is allowed thirty (30) days to process and approve all applications.

Upon receipt and verification of all materials submitted, a personal interview with the Board of Directors will be scheduled. The applicant(s) will be notified of the date, time and place of the personal interview.
OCCUPANCY PRIOR TO BOARD APPROVAL IS PROHIBITED!

OTHER PERSON who will usually, frequently or occasionally occupy the unit: _____
 Name Age Relationship

Have you ever been convicted or pled guilty to a crime? _____ If yes, please state the date(s), charge(s) and disposition(s): _____

1. In making the foregoing application, I represent to the Board of Directors that the purpose for the Purchase of an apartment at WIMBLEDON TOWNHOUSE ASSOCIATION III is as follows:
 Permanent Residence _____ Seasonal Residence _____ Other (Explain) _____
2. I hereby agree for myself and on behalf of all persons who may use the apartment which I seek to purchase that I will abide by all of the restrictions contained in the By-Laws, Rules and Regulations, Association Documents, and restrictions which are or may in the future be imposed by the WIMBLEDON TOWNHOUSE ASSOCIATION III, INC.
3. Do you know that the condominium you are about to purchase will be owned by you? It will be your HOME and YOU will be responsible for its interior maintenance and contents: Plumbing, electrical equipment, air conditioning, decoration, furniture, etc. - the same as your own home. Exterior maintenance of buildings and grounds is the responsibility of the Association, and is covered by your monthly assessment.
4. I/we have received from the current owner a copy of all Condominium Documents and Rules and Regulations: Yes _____ No _____
5. I/we understand that I/we will be advised by the Board of Directors as soon as possible from the date of receipt of application forms of either acceptance or denial of this application.
6. If this application is accepted, I/we will provide the Association with a copy of the Closing Statement and a copy of the recorded Deed within ten (10) days after closing.
7. I understand that the acceptance for purchase of an apartment at WIMBLEDON TOWNHOUSE ASSOCIATION III, INC. is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of the information on these forms will result in the automatic disqualification of your application. Occupancy prior to Board of Directors approval is prohibited.
8. I understand that the Board of Directors of WIMBLEDON TOWNHOUSE ASSOCIATION III, INC. may cause to be instituted an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors, Management and Associated Credit Reporting, INC. to make such investigation and agree that the information contained in this and the attached application may be used in such investigation, and that the Board of Directors, Officers and Management of the WIMBLEDON TOWNHOUSE ASSOCIATION III, INC. itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.
9. This interview is NOT to be considered an approval, Article XII of the Declaration of Condominium requires that "No apartment owner may dispose of a unit or any interest herein by sale or by lease without approval of the Association." (Approval to be in a recordable form signed by a Member of the Board - with seal affixed thereon.)

In making the foregoing application, I/we am/are aware that the decision of the WIMBLEDON TOWNHOUSE ASSOCIATION, INC. will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

APPLICANT _____ APPLICANT _____

REVIEWING COMMITTEE _____ APPROVED _____ YES _____ NO _____
 Approval subject to Investigation Report: APPROVED _____ YES _____ NO _____
 INITIAL _____

WIMBLEDON TOWNHOUSE CONDOMINIUM III ASSOCIATION, INC.

INFORMATION SHEET

I have been advised, by the Board of Directors of the Assn., of the information listed below:

1. The monthly maintenance, for my building, is Que and payable on the first day of each month. I have been issued a copy of the current year's budget.
2. Should there be a shortage in reserves or if no reserve account is being maintained for my building, monies for work needed, will be obtained by way of special assessment to the owners in my building.
3. The garage roof, the garage, the front door, any other entry door, the balcony, the front and rear tile overhangs and the patio, although on the exterior, are a part of the unit. Each owner is responsible for the maintenance and repair of these areas of his unit.
4. Each unit has a water meter and separate sewer line and is billed by the City of Lauderdale for the service.
5. There will be one vote for my unit for all matters to come before the membership.
6. My unit is for single family residential use only.
7. My unit may not be leased for less than 1 year with all prospective lessees to be approved by the Board of Directors prior to taking occupancy.
8. There are no land or recreation leases on the common areas.
9. The Assn. is not involved in any court case in which it may face liability in excess of \$100,000.
10. There is a separate Assn. for the recreation areas, known as Land Assn., maintenance for which is included in my monthly maintenance to this Assn.

DATE

SIGNATURE

DATE

SIGNATURE

NOTE: Complete all questions and fill in all blanks. If any question is not answered or left blank, this application may be returned, not processed, and/or not approved. Print legibly or type all information. Missing information will cause delays. All information on this application will be verified.

PLEASE USE BLACK INK

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

APPLICATION FOR OCCUPANCY

Association Name: WIMBLEDON TOWNHOUSE CONDOMINIUM III

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 _____ Apt. _____ Bldg. No. _____ Property Address: _____

Full Name _____ Date of Birth _____ Social Security # _____

() Single () Married () Separated () Divorced - How Long _____ 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 _____

Applicant(s) Cellular Telephone Number _____ Applicant(s) Email Address _____

In case of emergency notify _____ Address _____ Phone _____

PART I - RESIDENCE HISTORY

PLEASE PRINT FULL ADDRESS, INCLUDING UNIT/APT NUMBER, CITY, STATE & ZIP CODE

A. Present address _____ Phone _____

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 _____ Phone _____

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 _____ Phone _____

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

Phone: 954-543-9400
Toll Free: 800-676-7640
Fax: 954-543-9411
Toll Free Fax: 800-235-7185

APPLICANTS: Most banks, financial institutions, mortgage companies and employers require your signature and name printed to verify information. Please complete the form below: Thank you.

AUTHORIZATION FORM

You are hereby authorized to release to any and all information requested with regards to verification of my bank account (s), credit history, residential history, criminal record history, employment verification and character references to **Associated Credit Reporting, Inc.** This information is to be used for my/our credit report for my/our Application for Occupancy.

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 for the exclusive use of the association for residential screening purposes only

PLEASE INCLUDE COPY OF DRIVER'S LICENSE and SOCIAL SECURITY CARD TO CONFIRM IDENTITY. If you do not have a Social Security Card, please include a copy of your Passport or current identification card.

Please notify your Landlord(s), Employer(s), and Character References that we will be contacting them to obtain a reference pursuant to your application.

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 signature.

I/We certify under penalty of perjury that the foregoing is true and correct.

(Applicant's Signature)

(Applicant's Name Printed)

(Spouse's Signature)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)

NOTE TO APPLICANTS: Banks and some employers require your signature and name printed as authorization to verify information. If it is not your bank or employer's policy to verify by fax or verbally-please enclose a copy of your most recent bank statement and check stub. Thank You!

WIMBLEDON TOWNHOUSE CONDO. ASSOCIATION PHASE III

Dear New Resident,

On behalf of the Board of Directors of Wimbledon Phase III we would like to take this opportunity to welcome you to our community.

Wimbledon Condominium has five phases. Phases I, II and III consist of 304 townhouses surrounding a 13 acre lake. Phase IV and V are on the east side of NW 56th Avenue. The recreational facilities include two tennis courts, four basketball courts, an enclosed, paved kids play area, two swimming pools, a children's wading pool and playground, and a meeting room. All residents over the age of twelve are required to have a WIMBLEDON PHOTO I.D. CARD to gain admittance to the recreational facilities. Cards may be obtained by supplying a small photo and making an appointment with the President of the Wimbledon Land Association, Carol Cone (954-735-2751).

Your residence is located in the Phase III section of Wimbledon. Phase III has 84 townhouses. Each building is in itself a condominium with a representative sitting on the Board of Directors. Election to the Board of Directors takes place at the Annual Meeting each February. The Board of Directors meets each month on the first Thursday in the meeting room at 6:00 p.m. All unit owners are encouraged to attend.

The monthly maintenance fee for 200₂ is \$ —.00 per month. Our Management Company is Ambassador Community Management and the Manager is Terri. Payments should be made payable to Wimbledon Townhouse Condo III and mailed to:-

Ambassador Community Management
7100 W. Commercial Blvd.
Suite 107,
Lauderhill, Fl. 33319

Included in the monthly fee is trash pick-up. Almost anything may be placed in the large green container. You are encouraged to recycle glass, cans, aluminum, plastic and newspapers using the red recycle container. If you do not have either

container, please call the City of Lauderhill or Waste Management. Pick-up days are Wednesday and Saturday. Place containers at curbside no sooner than 5:00 PM on the preceding day. Large trash such as furniture, lumber, boxes and toys are picked up usually on the third or fourth Saturday of each month. TIRES AND BATTERIES WILL NOT BE PICKED UP. If you put things out before 5:00 pm on the preceding day, the maintenance man will put them back into your entry way.

All problems associated with common and limited common property should be directed to Ambassador at 954-741-8811. We have a full-time maintenance man to handle most problems that arise regarding sprinklers and minor exterior repairs.

If you have any further questions, please don't hesitate to call Ambassador or attend one of the B.O.D. meetings.

Sincerely,

The Board of Directors.

WIMBLEDON TOWNHOUSE CONDOMINIUM

RULES AND REGULATIONS

1. Use of each individual unit is restricted as a single family private dwelling for the owner and/or assigned and immediate family only and for no other purposes.
2. The walkways in front of the townhouse units and the entranceways to the townhouse units shall not be obstructed or used for any purpose other than to enter or leave from the townhouse unit. (Not a storage area)
3. The exterior of the townhouse units and the patios, boundary walls, fences, garages and all other areas appurtenant to the townhouse unit shall not be painted, decorated or modified by any owner in any manner without prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
4. No article shall be hung or shaken from the doors or windows or placed upon the outside window sills of the townhouse.
5. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the townhouse units or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.
6. Each owner shall keep the exterior and interior of their townhouse unit in good state of preservation and cleanliness and shall not sweep, throw, permit to be swept or thrown from the door or windows thereof, any dirt or other substance.
7. No bicycles, scooter, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand on any of the common areas or driveways.
8. Awnings, window guards, light reflective materials, hurricane or storm shutters. in or about the townhouse unit shall not be installed without prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association
9. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the townhouse units including common or limited common areas, except such shall have been approved in writing by the Association, nor shall anything be projected out of any window in the townhouse units without similar approval
10. All garbage refuse from the townhouse units shall be deposited with care in garbage containers intended for such purpose. No trash, debris, tree cuttings or other items shall be left out before 5.00 PM of the evening prior to regular pick-up service. Any branches, debris, bush cuttings or other items must be tied in four foot bundles. Items left out at any other time will be removed by the Association at the unit owners expense
11. Toilets and other water apparatus in the buildings shall not be used for any purpose other than those for which they were constructed. Any damage resulting from misuse of any toilets or other apparatus shall be paid for by the owner of townhouse unit.
12. No owner shall request or cause any employee of the Association (or Management Company) to perform any private business of the owner.
13. In no event shall dogs be permitted in any of the public portions of the condominium, and shall be allowed only in such places as may from time to time be designated by the Association. The owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in Wimbledon.
14. All dogs must be walked on a leash.
15. No aerial or antenna shall be attached to or hung from, the exterior of the townhouse units or the roofs thereon.

ADDITIONS TO RULES

| ITEM | | YES | NO |
|--|-------------------------------|--------------|-----|
| 1. Potted plants on front walls | | | X |
| 2. If so how many & what color | | | X |
| 3. Stepping stones along drive way | Monitor | X | |
| 4. If so how many & what color | Approval required | N/A | |
| 5. Ground lighting in front of wall (fr. yard) | | | X |
| 6. Ground lighting in back yard | | | X |
| 7. Ground lighting along driveway | | | X |
| 8. Lights attached anywhere else | Approval required | X | |
| 10. Mail box location | Front corner entry wall | X | |
| 11. Type of mailbox | Condo colors (white or brown) | | |
| 12. Potted plants in front yard | | | |
| 13. Potted plants in back yard | Decorative pots ONLY | X | |
| 14. Potted plants on walls | | | X |
| 15. Back yard gardens | Up to 2 ½ ft from patio | X | |
| 16. How big and where | | N/A | |
| 17. Side yard gardens (end units) | | X | |
| 18. How big and where | Between out-crops ONLY | X | |
| 19. Seawall fence gardens | | | X |
| 20. What plants & how big | | | N/A |
| 21. Roll-up blinds on patios | | | X |
| 22. Front & rear balcony storage | Nothing visible from street | | X |
| 23. Green trash bin location | Entry way ONLY or in garage | X | |
| 24. Paint entry walkway | Concrete gray ONLY | X | |

Further limitations to plantings are:

1. Shrubbery on either side of entry walls will be no higher than the wall.
2. All other planted shrubbery will be no higher than three (3) feet..
3. All gardens are to be maintained by the unit owner or they will be removed.
4. No scheffeleras (umbrella trees) are allowed in entryway planters.
5. No vines will be allowed to grow on painted walls.
6. Single trunk palm trees including coconut are allowed (no arecas)

FREQUENTLY CALLED NUMBERS

| | |
|---------------------------------------|----------------|
| All Emergencies | 911 |
| Animal Control | 359-1313 |
| Area Agency on Aging | 485-6370 |
| Atlantic Gas Company | 733-9936 |
| Auto Tags | 765-5050 |
| Bell South | 780-2355 |
| Broward Transit Authority (Bus) | 357-8400 |
| Chamber of Commerce | 677-2409 |
| Clerk of the Courts | 731-7000x7805 |
| Consumer Affairs | 765-5355 |
| Media One | 532-1111 |
| Drivers Licenses | 327-6333 |
| Election Supervisor (County) | 357-7050 |
| Emission Testing Station | 583-7440 |
| Florida Power & Light | 797-5000 |
| Homestead Exemption | 357-6897 |
| Hurricane Preparedness | 357-8250 |
| I.R.S. Information | 1-800-333-7586 |
| Marriage Licenses | 731-7000x7842 |
| Medicare Information | 1-800-333-7586 |
| Mosquito Control | 765-4062 |
| Poison Control | 1-800-282-3171 |
| Property Appraiser | 357-6830 |
| School Board | 765-6000 |
| Social Security | 1-800-772-1213 |
| Waste Management | 974-7500 |
| Veteran's Aid | 765-5380 |
| Zip Codes | 527-2074 |

PLEASE NOTE:

Dates listed in this calendar are subject to change. Please check with appropriate office to confirm date, time and location of scheduled events.

This 1999 Calendar has been a joint undertaking by the City of Lauderhill, Waste Management and Broward County Recycling. Please enjoy with our compliments.

Some Information and Illustration throughout this calendar are courtesy of Waste Management, Inc. - Florida. Any copyrighted material must received permission form

CITY OF LAUDERHILL

| | |
|--|----------|
| Administration/City Manager's Office | 730-3000 |
| Building Permits & Licenses | 730-3060 |
| City Clerk/Commissioners | 730-3010 |
| City Hall/Information | 739-0100 |
| Code Enforcement | 730-3070 |
| Community Development | 730-3050 |
| Community Relations | 730-4218 |
| DEES Public Works | 730-2960 |
| DEES Utility | 730-2970 |
| Finance Department | 730-3030 |
| Fire Department | 730-2950 |
| Health & Social Services | 321-2450 |
| Human Resources/Risk Management | 730-3090 |
| Job Hotline | 730-4244 |
| Lauderhill Police | 497-4700 |
| Library - City Hall | 497-1630 |
| Library - Lauderhill Mail | 791-1000 |
| MIS | 730-3099 |
| Parks & Leisure Services | 730-3080 |

LEGISLATIVE INFORMATION

| | |
|------------------------------------|--------------|
| U.S. Senator | |
| Bob Graham | 305-536-7293 |
| U.S House Representatives | |
| Peter Deutsch | 437-3936 |
| Robert Wexler | 988-6302 |
| District #31 | |
| Sen. Jim Scott | 566-8600 |
| District #95 | |
| Rep. Ron Greenstein | 977-8876 |
| County Commission | |
| Commissioner Ilene Lieberman | 357-7001 |