

Ambassador

Community Management, Inc.

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

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

www.ambassadormanagement.com

WOOD HUE CONDOMINIUM ASSOCIATION, INC.

SALES/LEASE APPLICATION

1. This application packet must be completed in detail by each adult occupant other than husband/wife or parent/dependent child (which are 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 signed Sales Contract or Lease Agreement when returning this application.
4. Please attach a copy of a Broward County Criminal Records Search when returning this application.
5. The completed application packet must be submitted to Ambassador Community Management at least 14 days prior to the desired date of occupancy.
6. Upon receipt and verification of ALL material, a personal interview will be scheduled with the Screening Committee. The applicants will be notified by the Board of Directors of the date and time of the interview. Occupancy prior to Board approval is prohibited.
7. NO PETS ARE PERMITTED AT ANY TIME
8. Lease applications will not be accepted or considered if the owner is delinquent to the association.

Homeowner Signature Date

Homeowner signature Date

Prospective Occupant Signature

Prospective Occupant Signature

MUST BE SIGNED BY ALL PARTIES INVOLVED IN THE TRANSACTION

NOTICE

The City of Lauderhill requires that owners who rent their properties have an Occupational Business Licence. A copy of this licence must be supplied with the completed application before an approval will be given. This Licence can be obtained from the City of Lauderhill

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: Wood Hue

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 _____

WOOD HUE CONDOMINIUM

PET AGREEMENT

I / WE, THE UNDERSIGNED, ACKNOWLEDGE THE RULE DISALLOWING PETS TO RENTERS AND AGREE NOT TO HAVE A PET OF ANY KIND IN THIS UNIT FOR AL LONG AS I/WE OCCUPY SAME. I/WE UNDERSTAND THAT IF I/WE BREAK THIS RULE, I/WE WILL HAVE TWO (2) WEEKS IN WHICH TO VACATE THIS UNIT WITHOUT FURTHER NOTICE.

UNIT NUMBER: _____

UNIT OWNER: _____
Please Print Name Date

UNIT OWNER: _____
Signature

RENTER: _____
Please Print Name Date

RENTER: _____
Signature

PAGE MUST BE SIGNED

LEASE RIDER

In the event the LESSOR (Owner) becomes delinquent in the payment of any monthly maintenance assessment due the Condominium Association and if such delinquency continues for a period in excess of ten (10) days, the LESSEE (Tenant), upon receiving written notice of such delinquency from the Condominium Association or its Agent, shall pay the full amount of such delinquency as set forth in said notice to the condominium Association, in care of the Management Company for the benefit of the Condominium Association.

LESSEE is authorized to deduct from rental payment due to the LESSOR the amount paid to cure the delinquency. It is understood and agreed by the LESSOR that the LESSEE shall continue to pay the monthly maintenance payments thereafter until the expiration of the lease. It is further understood and agreed by the LESSOR that the LESSEE shall continue to pay the monthly maintenance payments thereafter until the expiration of the lease. It is further understood and agreed that such deduction from the rental payment will not constitute default of rent to the LESSOR.

It is understood the Association has the right to evict the tenant(s) for non-payment of the Association's assessments with seven days notice. Additionally, the LESSOR understands payments of the Association effectively are to be considered payments to the LESSOR and cannot pursue eviction for failure to receive funds personally.

WOOD HUE ADDRESS: _____

Lessor/Owner: _____
Printed Name Signature

Lessor/Owner: _____
Printed Name Signature

Date: _____

Lessee/Tenant: _____
Printed Name Signature

Lessee/Tenant: _____
Printed Name Signature

Date: _____

WOOD HUE CONDOMINIUM

RENTAL SCREENING

The following documents should be completed:

- | | |
|---------------------------------|--------------------------|
| A. APPLICATION FOR OCCUPANCY | F. RULES AND REGULATIONS |
| B. RESIDENT SURVEY | G. SCREENING INFORMATION |
| C. OWNERS RESPONSIBILITY | |
| D. LEASE AGREEMENT | |
| E. PET AGREEMENT/ACKNOWLEDGMENT | |

RULES

- A. Lease may be for one year only and must be renewed each year.
- B. Loud noise is not acceptable, the complex is to be kept quiet.
- C. The grounds are to be kept neat and clean - do not litter. Do not leave any articles outside of the dumpster.
- D. One parking space has been assigned to each apartment. A second car or visitor's car must be parked in a guest parking spot.
- E. Patios are not for storage. They must be kept neat and clean at all times. Patios are considered limited common elements.
- F. You should receive the following keys from the owner: Medeco, apartment and mail box. The Medeco key is for the clubhouse, tennis courts, laundry rooms, storage doors, swimming pool gate and the gate to 19th Street.
- G. Pool tags must be worn while at the swimming pool.
- H. Visitors who are staying for an extended period of time must be screened. Everyone living in the apartment must be screened including children, if any.
- I. Work order forms are available in the bay area in front of the office. Please complete a work order to request any service on the common areas (any area outside the apartment) or to register a complaint.

OCCUPANCY CAPACITY

2 bedrooms = 2 adults

1 bedroom = 2 adults, each over 18 years of age, no children

E. RENTER / TENANT LEASES

1. Each tenant lease **MUST BE RENEWED** on an annual basis, and must be on record with Wood Hue. Should a tenant/renter move out **BEFORE** the current lease term has passed, the owner **MAY NOT** rent the unit again until that lease period has passed. Notices like: "Apartment for Rent" affixed to any structure within Wood Hue will not be tolerated under any circumstances.
2. Owners **ARE RESPONSIBLE** for their tenants. **NO PROSPECTIVE TENANT / OWNER MAY MOVE INTO ANY UNIT PRIOR TO BEING APPROVED BY WOOD HUE.**
3. As stated in every lease and signed by every new renter, pets are **NOT** allowed on the premises. Seeing eye dogs are the exception. If it becomes known that one or more pets are on premises, renters can and will be evicted if said pets are not removed within two weeks of notice being received.
4. If renters are not abiding by Wood Hue rules, owners will be contacted and advised of this situation. Should no cooperation by owner/renter come forth, Wood Hue reserves the right **NOT** to renew the lease.

F. MAINTENANCE FEES

1. **MAINTENANCE FEES ARE DUE ON THE FIRST OF EACH MONTH.** After the 10th of each month, a \$10.00 late fee will be charged. "Late Letters" will go out on the 11th day of the month. After this procedure has been accomplished and no cooperation comes forth, the overdue account may be turned over to Wood Hue's attorney for collection. A lien may be imposed against the delinquent owner's unit.
2. Maintenance payments may be mailed to the Management Company's office, or they may be hand delivered there. Post dated checks will not be accepted. Checks are deposited a daily basis.
3. Our maintenance fee is the only source of income we have; you are taking away Wood Hue's livelihood if you do not pay on a timely basis.

E. HOUSEKEEPING

1. Stairwells must not be obstructed. Access to units must be provided in case of fire or other emergencies.
2. Chaining of **ANY** articles to railings is unacceptable.
3. Patios are limited common elements, therefore only lawn furniture, plants and similar items are allowed. Anything else must be discarded appropriately.

RULES AND REGULATIONS

OF

WOOD HUE CONDOMINIUM
ASSOCIATION

In addition to the provisions of the By-Laws and the Declaration of Condominium of WOOD HUE CONDOMINIUMS, the following Rules and Regulations, together with such additional Rules and Regulations as may hereafter be adopted by the Board of Directors of the Wood Hue Condominium Association, Inc. (the "Association"), shall govern the use of the Units located in the Condominium and the conduct of all residents therein.

1. Each Unit in the Condominium shall be used only for residential purposes, and as a single-family private dwelling for the Unit Owner and the members of his family and social guests and for no other purposes. This restriction shall not prevent the Developer of Wood Hue Condominiums, from utilizing certain units as models and for sales and a portion of the property as a sales and office area.

2. No member, or approved lessee of a Member's Apartment shall permit more than two children to reside in any of the apartments, except as otherwise provided herein and except for children born to resident Members after the acquisition of their Unit.

3. No one-bedroom apartment shall be permanently occupied by more than two individuals, each of which must be over 18 years of age; no two-bedroom apartment shall be permanently occupied at any time by more than four individuals of which no more than two shall be under 18 years of age.

Members, or Members' approved lessees, shall be permitted to have visitor occupants for up to three (3) weeks during any four month period, for a maximum of nine (9) weeks in any twelve (12) month period; provided that at no time shall any one-bedroom apartment be occupied by more than four individuals, nor any two-bedroom apartment by more than six individuals. However in no event shall there be more than a total of two children (guests) in a one-bedroom unit or more than four children (guests and/or residents) in a two-bedroom unit.

4. No pets shall be permitted any place on the Condominium other than in the Member's Apartment without being leashed or caged as appropriate. No pets shall be permitted in the recreational area or in the recreation room at any time. All pets shall be walked only on areas designated for pets by the Board of Directors of the Association.

The Board of Directors of the Association shall be entitled to make the sole determination as to whether a particular pet constitutes a nuisance. The Member shall forthwith discontinue the keeping of the said pet immediately upon notification by the Board of Directors of such determination. No pets can be replaced unless permitted by the Board of Directors. A Unit Owner may keep only a single animal, which may be only a small caged bird, a cat, or a dog in the Unit. The right to keep canaries, cats and dogs by any Unit Owner may be revoked at any time by the decision of the Board of Directors of the Association in the exercise of their judgment, and in their sole discretion; and upon such revocation, the Unit Owner shall forthwith remove the pet which the Board of Directors directs the Owner to remove from the Unit. The Unit Owner will have no recourse against any Member or Members, or the Association, for any decision made regarding the removal of pets from the Unit. During such time when a cat or dog is housed in a Unit, the Owner will hold the Association harmless against any and all claims, debts, demands,

obligations. Costs and expenses, which may be sustained by or asserted against the Association and the Members of its Board, by reason of acts of said cat or dog committed in or about the Condominium; and the Unit Owner will be responsible for the repair of all damage resulting from acts of said cat or dog.

5. All living room, dining room, and bedroom floors must be carpeted over padding.

6. Unit Owners shall not permit or suffer anything to be done or kept in their Units which will increase the rate of insurance or the insurance premium on the Condominium, or which will obstruct or interfere with the rights of other Unit Owners or annoy them by unreasonable noises or otherwise; nor shall the Unit Owners commit or permit any nuisance, immoral or illegal act in or about the Condominium Property.

7. The use of the Unit shall be consistent, and in compliance, with existing laws, the provisions of the Declaration, the other condominium documents, and these rules and regulations.

8. Units may not be used for business use or for any commercial use whatsoever.

9. Common Elements shall not be obstructed, littered, defaced or misused in any manner.

10. No structural changes or alterations shall be made in any Unit, except upon approval, in writing, of the Board of Directors of the Association and the approval of the institutional first mortgagee, if any, encumbering said Unit.

11. No Unit Owner or occupant of a Unit shall post any advertisement or posters of any kind in or on the Condominium Unit or the Condominium Property except as authorized, in writing, by the Board of Directors of the Association.

12. No clothesline or similar devices shall be allowed on any portion of the Condominium Property by any person, firm or corporation without the written consent of the Board of Directors of the Association. No rugs, etc., may be dusted from the windows and terraces of the Units. Rugs, etc., may only be cleaned within the Units and not in any other portion of the Condominium. All garbage and trash shall be deposited in the disposal installations provided for such purposes.

13. Owners and occupants of Units shall exercise extreme care to minimize noises and in the use of musical instruments, radios, television sets, amplifiers or other loud speakers in said Unit so as not to disturb the other persons and parties occupying other Units; and not to play upon or permit to be operated a phonograph, radio, television or other loud speaker in any Unit between the hours of 11:00 o'clock P. M. and the following 8:00 o'clock A. M., if the same shall disturb or annoy other occupants of the Condominium.

14. No Owner or occupant of a Unit shall install wiring for electrical or telephone installations, nor install any type of television antennae, machine or air conditioning equipment, etc., except as authorized, in writing, by the Board of Directors of the Association.

15. No Owner or occupant of a Unit shall use the balcony or terraces of a Unit for the drying of laundry or the airing of bedding, and shall not alter the exterior appearance of said balcony nor enclose the same nor use or install any

screening, blinds or shielding devices thereon unless approved, in writing, by the Board of Directors of the Association, nor to permit any cooking to be done on said balcony or terraces.

16. Each Unit Owner and the occupants of a Unit shall maintain in good condition and repair his Unit and all interior surfaces within or surrounding said Unit (such as the surfaces of the walls, ceilings, floors), whether or not part of the Unit or Common Elements, and maintain and repair the fixtures therein and pay for such utilities as are separately metered to his Unit.

17. All bicycles must be kept in the designated storage areas and must be locked at all times when not in use.

18. All motorcycles or scooters must be parked in the parking lot in regular parking spaces or other spot designated.

19. The utilization of parking spaces not specifically assigned to individual unit owners shall be only as designated on the space by the Association. No unit owner shall misuse such spaces, and the Board of Directors of the Association shall be entitled to correct specific instances felt by it to be misuse.

20. Regulations shall be prescribed for the utilization of the Common Lands of the Wood Hue Project. These regulations shall be designed to insure that these lands and the facilities thereon are used fairly by all residents of apartments which are entitled to use the Common Lands. These regulations will include, but not be limited to, such matters as: swimming pool hours and regulations, decorum and behavior in using recreational facilities, guest privileges, care and maintenance of recreational areas, speed limits on private roads and a system for fairly allocating and reserving use of tennis courts and recreation buildings. These regulations may either be published and distributed to unit owners by the Association or conspicuously posted near the appropriate facility.

21. The Association reserves the right to restrict children to use of some or all parts of the recreational areas for certain hours of the week.

22. Guest use of the recreational facilities will only be with the Member in attendance. The Association reserves the right to further restrict this privilege should the facilities become overburdened during certain periods. There shall be only two guests per unit.

23. Anyone under age 12 using the recreational facilities must be accompanied by an adult.

I/We _____ have read and understand the Rules and Regulations that have been presented to me by the Screening Committee this _____ day of _____, 20_____.

In addition, we have read and intend to comply with the Association's Deed Restrictions, which we have retained for our records.

Additionally, at no future date will any resident, guest or invitee of my home indicate that they did not adhere to said Rules and Regulations of the WOOD HUE CONDOMINIUM ASSOCIATION, INC. due to non-awareness of same.

Printed Name

Signature

Printed Name

Signature