

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

TOWNHOMES OF ORIOLE HOMEOWNERS ASSOCIATION, INC.. SALE PACKAGE

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 **\$100.00** Check or money order for each application made payable to **TOWNHOMES OF ORIOLE**.

This application fee is non-refundable.

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

1. Signed copy of the Sales Contract along with photo ID for each adult occupant.
Mortgage Commitment letter from the bank/mortgage company which includes the amount of the loan, rate of interest, terms of the loan, and monthly P&I payment.
2. Copies of Motor Vehicle Registrations (only 2 vehicles per household will be approved)
3. Signed Buyers Agreement (\$500 common area deposit from buyer in certified funds)
4. Copy of current pay stub or bank statements if retired
5. Copy of last years tax returns.
6. Number of pets, breed/type of pet. Only two pets permitted and must not be over 50 lbs. Copy of Veterinarian records verifying pet is up to date on all shots.

NO RENTALS ARE PERMITTED

This Sales 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.

OCCUPANCY PRIOR TO BOARD APPROVAL IS PROHIBITED!



In Order to Get Your Certificate Of Approval

Please Fill out this form with the following information!

FAX # _____

Name and Address of the Title Co. _____

Certificates WILL NOT be hand delivered

Your Certificate of Approval will be faxed and the original will be mailed to your Title Company

By signing below, I/We understand and agree to the conditions stated above.

Signature: _____ Signature: _____

Date: _____ Date: _____



POTENTIAL NEW OWNERS QUESTIONNAIRE

How would you define the difference between living in an association where your unit is attached to your neighbors versus living in an individual home?

Please give a brief description of "Common Grounds" and why there needs to be regulations governing them.

You happen to be walking on the side walk and see an empty water bottle, the mail hut and trash can are 20 feet away. How would you respond?

What would you like to receive in your "welcome package"?

TOWNHOMES OF ORIOLE

A Family Community

HOMEOWNERS ASSOCIATION INC.

LOCATION

Building _____ Unit _____

OWNER

Name: _____

Phone: _____ Cell _____ Email _____

Address(if different) _____

EMERGENCY CONTACT

Name: _____ Relationship _____

Phone: _____ Cell _____ Email _____

HOUSEHOLD

Name: _____ Relationship _____

Name: _____ Relationship _____

Name: _____ Relationship _____

Name: _____ Relationship _____

Name: _____ Relationship _____

Name: _____ Relationship _____

Name: _____ Relationship _____

Name: _____ Relationship _____

Note: the Townhomes of Oriole is a *non-rental community*,
However, a family member can live at the residence.



PURCHASER'S AGREEMENT

I, _____ AS OWNER OF: _____ Unit _____
(Print name) (Address)

Enter into an agreement as the "Townhouse Owner" and the "Association" defined as the Townhomes of Oriole, Inc. A Florida Non for-Profit Corporation, organized under the Florida State Statues 720, as a Homeowner's Association.

I, agree to a \$500.00 refundable common area security deposit due at the time I/We submit the application to the association.

Funds are to be made payable to the "Townhomes of Oriole Association, Inc." In certified funds ONLY!

- . Cashier's Check or Money orders are the only forms of payment accepted.
- . NO PERSONAL CHECKS WILL BE ACCEPTED!

Funds will be refunded thirty (30) days after purchaser(s) sells the townhouse unit, when closing date of the new owners has been verified and it has been determined that NO damage to the "Association's" common areas has occurred while moving out nor any disposal costs incurred due to debris left in the "Association's" common areas.

All fees/costs due to the "Association" for any or all of the above mentioned incidents will be deducted from the deposit. All remaining funds, if any, will be refunded to the owner within thirty (30) days of the closing of the new purchaser of the townhome.

Print Name: (Purchaser)

Print Name: (Co-Purchaser)

Signature: (Purchaser)

Signature: (Co-Purchaser)

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: Townhomes of Oriole

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)



1401 NW 80th Ave, Margate, FL 33063

Acknowledgement of Receipt of Rules and Regulations and Governing Documents

BUILDING: _____ UNIT: _____

Florida State statute provides that prior to the sale of a unit, prospective owners must be advised about the condominium and receive at the seller's expense, a copy of the **Declaration of Condominium** and its exhibits, as well as, current **Rules and Regulations** for the Community.

Please circle the appropriate answer to each question.

1. I did / did not receive the *Condominium Documents*
2. I did / did not receive a copy of the *Rules and Regulations*.

I further acknowledge that I have read these Rules and Regulations and that I understand them. I agree to abide by these Rules and Regulations (to include any further amendments of said Rules and Regulations), as well as any other restrictions contained with the Declaration of Condominium, By-Laws, Articles of Incorporation, and that all my family members, guests, workers, invitees, etc. will abide by them.

Applicant

Applicant

Date



INSTR # 101028567
 OR BK 31587 PG 1855
 RECORDED 05/14/2001 08:07 AM
 COMMISSION
 BROWARD COUNTY
 DEPUTY CLERK 1038

CERTIFICATE of AMENDMENT to the DECLARATIONS OF COVENANTS AND
 RESTRICTIONS, ARTICLES OF INCORPORATION AND BYLAWS of
 THE TOWNHOMES OF ORIOLE ASSOCIATION, INC.

(Text that is underlined is additional text; text containing a ~~line through it~~ is text from the prior version that is being deleted) .

NOTICE IS HEREBY GIVEN that on April 10, 2001, by a vote obtained at a duly noticed Annual Members' Meeting in accordance with the requirements of the Association's Declarations, Articles of Incorporation and Bylaws, the Members adopted amendments to various portions of the the Association's cluster declarations as outlined in the attached page. Furthermore, the members adopted amendments to various articles of the Articles of Incorporation, and to various articles of the Bylaws as shown on the attached pages. The original cluster declarations are recorded in the Official Records of Broward County, Florida in the official records book and page numbers listed on the attached page; the Bylaws are recorded in OR Book 6910 at page 97. The exact language of the amendments appears on the attached pages.

IN WITNESS WHEREOF, THE TOWNHOMES OF ORIOLE ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 30 day of April, 2001.

(CORPORATE SEAL)

THE TOWNHOMES OF ORIOLE
 ASSOCIATION, INC.

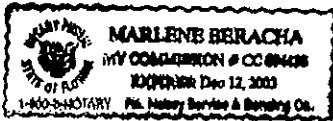
ATTEST:

Richard J. Depont
 Secretary

By: Sheldon W. Glassner
 Sheldon Glassner, President

STATE OF FLORIDA }
 COUNTY OF BROWARD }

On this 30 day of April, 2001, personally appeared SHELDON GLASSNER, President, and Richard Dupont as Secretary, who are personally known to me/who produced _____ as identification, and who acknowledged before me that they executed this instrument for the purposes herein expressed.



my commission expires:

Marlene Beracha
Notary Public

MARLENE BERACHA
Notary Public [name printed]

Cluster No.	OR Book	Page
1	7116	319
2	6387	270
3	6647	479
4	6387	303
5	6422	1
6	6421	957
7	6415	924
8	6466	796
9	6578	260
10	6549	375
11	6484	600
12	6600	1
14	6611	145

Cluster 15	-	O.R. Book 6826, Page 916
Cluster 16	-	O.R. Book 6844, Page 292
Cluster 17	-	O.R. Book 6893, Page 802
Cluster 18	-	O.R. Book 7159, Page 1
Cluster 19	-	O.R. Book 7010, Page 899
Cluster 20	-	O.R. Book 6947, Page 1
Cluster 21	-	O.R. Book 7193, Page 55
Cluster 22	-	O.R. Book 7193, Page 88
Cluster 23	-	O.R. Book 7193, Page 121
Cluster 24	-	O.R. Book 7367, Page 93
Cluster 25	-	O.R. Book 7525, Page 355
Cluster 26	-	O.R. Book 7621, Page 669
Cluster 27	-	O.R. Book 7645, Page 490
Cluster 28	-	O.R. Book 7865, Page 125
Cluster 29	-	O.R. Book 7716, Page 687
Cluster 30	-	O.R. Book 7762, Page 664
Cluster 31	-	O.R. Book 7775, Page 311
Cluster 32	-	O.R. Book 7802, Page 190
Cluster 33	-	O.R. Book 7834, Page 409
Cluster 34	-	O.R. Book 7756, Page 331
Cluster 35	-	O.R. Book 7958, Page 77
Cluster 36	-	O.R. Book 7929, Page 521
Cluster 37	-	O.R. Book 7958, Page 111
Cluster 38	-	O.R. Book 7929, Page 487

(1) Article X.B of the Declaration of Cluster Covenants and Cross Easements for each Cluster in the Association was amended to add the following underlined language to that article: "... In addition to the remedies set forth in this paragraph, the Association may levy reasonable fines against any member or any tenant, guest or other visitor. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, except that the fine may not exceed the amount allowed by the statute governing the Association at the time the fine is imposed. Furthermore, the fine may not be imposed unless all procedures outlined in the statute governing homeowners associations at the time the fine is imposed are followed."

(2) Article VIII of the Declaration of Cluster Covenants and Cross Easements for each Cluster in the Association was amended to add the following underlined language at the end of the article: "The Townhome Residence Owners acknowledge that their Townhome Residences shall be subject to the lien rights, remedies and powers of collection and enforcement granted the Association and Developer under Article VI of the Declaration and that such provisions are valid and binding upon each of their Townhome Residences. Furthermore, it is understood that the Association has an automatic, continuing lien against each homeowner for each maintenance payment until that amount is paid. This lien relates back to the effective date of this amendment. It is the members' intent that this lien is superior to any mortgage given after the effective date of this amendment. Therefore, the portion of the amendment to Article VI.A, recorded in 1979 in Official Records Book 8613 at page 876 (providing that the lien is effective from the date the lien is recorded) is rescinded. However, pursuant to article X.I of the Declarations as originally recorded, this amendment will not affect the rights or priorities of any Institutional Mortgagee with liens that were perfected before the effective date of this amendment."

(3) The following was added as paragraph K to Article X ("General Provisions") of each Cluster's Declaration: "K. Clubhouse. The Board of Directors may establish and amend reasonable rules and regulations governing the use of the Clubhouse as it deems necessary. These rules may include, but are not limited to, the hours of use and the fees for clubhouse rental."

(4) The following was added as paragraph L to Article X ("General Provisions") of each Cluster's Declaration: "Association Costs Incurred in Connection With the Sale of Units. The

Association may impose a reasonable charge for the costs it incurs in preparing responses to requests for information in connection with the sales of units (commonly referred to as "PUD and Estoppel Letters"). These charges are to be paid by one or both of the parties to the transaction, as they decide amongst themselves)."

(5) The May 1989 amendment regarding screening of lease applicants was amended again to delete the fifteen dollar screening fee and to replace it with the following: "...In addition, the Association shall receive a non-refundable screening fee per applicant in the amount of \$15.00 per applicant not to exceed the highest amount allowed by law..."

(6) The following paragraph 25 was added to the May 1989 amendment to provide for the gradual elimination of rentals at the Townhomes: "25. Elimination of Rentals. Inasmuch as the Association has experienced an increase in vandalism to property, a steady decline in property maintenance and appearance, and an increase in the number of units failing to pay maintenance fees, all of which has occurred just as the number of tenancies increases, the members now decide that there shall be no more leasing of homes at the Townhomes. This provision will not apply retroactively and current lease agreements are not affected. However, once a lease agreement expires it cannot be renewed and the tenants living here under that lease agreement must vacate the premises. Nor can they be replaced with new tenants or new lease agreements."

(7) Section 6.1 of the 1977 Bylaws (recorded in OR Book 6910 at page 97) was amended to add the following underlined language: "6.1 The officers of the Association shall be a President, who shall be a Director, one or several Vice Presidents, a Treasurer, a Secretary, and, if the Board so determines an Assistant Treasurer and an Assistant Secretary, all of whom shall be elected annually by the Board, subject to a two-year term limit per office unless the directors, by majority vote, decide otherwise at the time the officers are being selected..." (the remainder of this section remains as originally recorded).

(8) Section 4.9 of the 1977 Bylaws (recorded in OR Book 6910 at page 97) was amended to add the following underlined language: "4.9 A quorum of the Board shall consist of the Directors entitled to cast a majority of the votes of the entire Board. A Director may join in the action of a meeting of the Board by signing the minutes thereof, and such a signing shall constitute the presence of such Director for the purpose of determining a quorum. However, a director or officer who fails to attend three consecutive meetings is deemed to have resigned from the position unless a majority of the Board decides otherwise..." (the remainder of this section remains as originally recorded).

**CERTIFICATE OF AMENDMENT
TO THE DECLARATIONS OF CLUSTER COVENANTS AND CROSS EASEMENTS FOR
CLUSTERS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 FOR TOWNHOMES OF ORIOLE I
AND DECLARATIONS OF CLUSTER COVENANTS AND CROSS EASEMENTS FOR
CLUSTERS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 29, 30 31, 32, 33, 34, 25, 36, 27, and 38
FOR TOWNHOMES OF ORIOLE II**

WE HEREBY CERTIFY THAT the new section Article X Section M of each Cluster Document was adopted by the majority of unit owners present at a meeting on March 28, 2007 at which a quorum of members were present.

Cluster 1 - O.R Book 7116, page 319
Cluster 2 - O.R Book 6387, page 270
Cluster 3 - O.R Book 6647, page 479
Cluster 4 - O.R Book 6387, page 303
Cluster 5 - O.R Book 6422, page 1
Cluster 6 - O.R Book 6421, page 957
Cluster 7 - O.R Book 6415, page 924
Cluster 8 - O.R Book 6466, page 796
Cluster 9 - O.R Book 6578, page 260
Cluster 10 - O.R Book 6549, page 375
Cluster 11 - O.R Book 6484, page 700
Cluster 12 - O.R Book 6600, page 1
Cluster 13 - O.R Book 6611, page 178
Cluster 14 - O.R Book 6611, page 145
Cluster 15 - O.R Book 6826, page 916
Cluster 16 - O.R Book 6844, page 292
Cluster 17 - O.R Book 6893, page 802
Cluster 18 - O.R Book 7159, page 1
Cluster 19 - O.R Book 7010, page 899
Cluster 20 - O.R Book 6947, page 1
Cluster 21 - O.R Book 7193, page 55
Cluster 22 - O.R Book 7193, page 88
Cluster 23 - O.R Book 7193, page 121
Cluster 24 - O.R Book 7367, page 93
Cluster 25 - O.R Book 7525, page 355
Cluster 26 - O.R Book 7621, page 669
Cluster 27 - O.R Book 7645, page 490
Cluster 28 - O.R Book 7865, page 125
Cluster 29 - O.R Book 7716, page 687
Cluster 30 - O.R Book 7762, page 864
Cluster 31 - O.R Book 7775, page 311
Cluster 32 - O.R Book 7802, page 190
Cluster 33 - O.R Book 7834, page 409

Cluster 34 - O.R Book 7756, page 331
Cluster 35 - O.R Book 7958, page 77
Cluster 36 - O.R Book 7929, page 521
Cluster 37 - O.R Book 7958, page 111
Cluster 38 - O.R Book 7929, page 487

IN WITNESS WHEREOF, we have affixed our hand this 9 day of April, 2007
at Margate, Broward County, Florida

TOWNHOMES OF ORIOLE ASSOCIATION, INC.
a Florida not-for-profit corporation

By: James Bowyer

[Signature] President

By: IRENE H. BANKS

[Signature] Secretary

WITNESS

Sign: Brenda M Melles

Sign: [Signature]

Print Name: Brenda M Melles

Print Name: Peter Long

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17 day of May, 2007, by
James Bowyer, as President and Irene H. Banks, as Secretary of
Townhomes of Oriole Association, Inc. a Florida not-for profit corporation.

Personally Known OR
Produced Identification ✓
Driver License
Type of Identification

NOTARY PUBLIC-STATE OF FLORIDA

Sign: [Signature]

Print: Racquel Swann Lewis



New Section Article X (M) as follows:

Evictions Pursuant to the amendment recorded May 14, 2001 at O.R. Book 31587, page 1855, rentals are prohibited within Townhomes of Oriole. Any occupant residing in a Townhome in excess of the twenty-one (21) days without Association approval as discussed in Article III (B) (23) of the Declaration of Covenants. Restrictions and Easements shall be considered a renter/sub-tenants and shall be subject to the remedies as hereinafter provided. Unauthorized leases shall be voidable and the Association may invoke any remedies provided by

law, including but not limited to the initiation of immediate eviction proceedings to evict the unauthorized persons in possession including without limitation the right to institute an action for eviction against the tenant/tenants in the name of the Association. The Association shall have a right to recover any costs or fees, including attorney's fees, from the owner which shall be secured by assessment and lien in the same manner as common expense charges.