



Flagler Plaza Condominium Association, Inc.

APPLICATION FOR CONSENT TO LEASE OR FOR SALE

To process an application for the sale or lease of a unit, the application package must be completed in full and submitted with all required documents and fees. The complete package must be received by the Management Office at least ten (10) working days before Association action is requested. The Board of Directors will have ten (10) days after the applicant's interview to take action on the application.

INCOMPLETE APPLICATIONS WILL BE RETURNED WITHOUT ACTION.

Required Documents

- Copy of the proposed sales contract or rental/lease agreement.
- Copy of a valid photo ID for each applicant.
- Copy of a valid, unexpired vehicle registration.
- Two (2) letters of recommendation for each applicant over 18 years of age.
- Original police report for each applicant over 18 years of age.
- Cashier's check or money order for all applicable fees listed below.

FEES (NON-REFUNDABLE)

- \$175.00 - Married couple, with a copy of the marriage certificate.
- \$150.00 - Per applicant over 18 years of age, payable to VTE Consulting LLC.
- \$30.00 - Background check fee per applicant, payable to VTE Consulting LLC by money order or cashier's check
- \$100.00 - Impact fee, payable to Flagler Plaza

STANDARD PROCESSING TIME: 20-25 BUSINESS DAYS

Rush processing (7-10 business days) is available for an additional \$100.00 fee.

ALL APPLICATIONS MUST BE SUBMITTED IN PERSON. APPLICATIONS WILL NOT BE ACCEPTED BY EMAIL.

An application will not be considered and will be automatically denied if a national background check and full credit report cannot be completed.

Occupancy is limited to a maximum of two (2) occupants per bedroom. A minimum credit score of 650 is required for all applicants. **IMPORTANT:** Any approval issued by the association is contingent upon the Association's Management certifying the payment of any outstanding assessment, fines, late charges, or other fees owed by the current unit owner to the association. Approval may be rightfully withheld until all such outstanding maintenance assessment debts have been paid to the Association.

IMPORTANT: No one may move into the unit before approval by the association has been given. Any UNAPPROVED sale /lease of a unit is a voidable transaction and can be set aside through appropriate legal action.

The Board of Directors feels that this procedure will serve the best interests of the community. We thank you in advance for your cooperation.

AFTER A SALE IS FINAL

Please provide Management with a copy of the recorded Warranty Deed and the Settlement Statement showing the closing date and the name(s) of the new owner(s). This information is required in order to update the Association's records.

Applicant Name (Print) _____ Applicant Signature _____ Date _____

Flagler Plaza Condominium Association, Inc.

Email: ninagarcia@vteconsultingllc.com | office@vteconsultingllc.com

APPLICATION MUST BE COMPLETED IN FULL BY PROSPECTIVE TENANT(S) OR BUYER(S)

VTE Consulting LLC, 1840 West 49 Street, Suite 216, Hialeah, FL 33012 | 305-603-7879



VTE CONSULTING LLC

INTEGRITY DEFINES ALL ODDS

APPLICATION RESTRICTIONS & ACKNOWLEDGMENT

Restrictions

- New Residents must be interviewed and approved by the Association, with five (5) days advance notice of move in or out.
- Residents are permitted to move into the building between the hours of 9:00 A.M. - 4:30 P.M. Monday through Friday.
- If you are having work done in your unit, it must be done between the hours of 9:00 A.M. - 4:30 P.M. Monday through Friday.
- All maintenance fees must be current at the time of application.
- All boxes are to be crushed and folded, taken to the dumpster in the parking area, and placed in the dumpster container. If boxes are not broken down, the unit will receive a fine of \$100.00 violation.
- If sale, the buyer agrees to provide the Management Company with a copy of the Closing Statement no later than seven (7) days after the closing date. If a lease, you must provide a copy of the lease agreement.
- No excess furniture from moves in or out may be left by the dumpster area. A fine will be given to the unit owner.

I certify that I have read and understand the above application and restrictions:

Unit #

Signature of Applicant: _____ **Date:** _____

Signature of Applicant: _____ **Date:** _____

Signature of Owner: _____ **Date:** _____

All Applicants must sign



VTE CONSULTING LLC

INTEGRITY DEFINES ALL ODDS

Application for Consent to Lease or For Sale

This application and the attached Application for Occupancy must be completed in detail by the proposed Buyer/Tenant. Please attach a copy of the Sales Contract to this application or rental agreement. The Seller (current owner) shall provide the Buyer with a copy of all the Condominium documents. Processing of this application will begin after all required forms have been completed, signed, and in the Management's office.

Application For: ☐ Sale ☐ Lease

Unit #:

Applicant #1

First Name:	Middle Name:	Last Name:
D.O.B:	Social Security:	
Driver License State:	Driver License:	
Phone Number:	Phone:	
Email:		

Employment of Applicant #1

Employer:	Position:
How Long at Present Job:	Phone Number:
Address:	

Applicant #1 - Background Information

Have you ever been arrested or convicted of a crime? YES or NO:	
Dates:	County / State / Convicted in:



VTE CONSULTING LLC

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Applicant #2

First Name:	Middle Name:	Last Name:
D.O.B:	Social Security:	
Driver License State:	Driver License:	
Phone Number:	Phone:	
Email:		

Employment of Applicant #2

Employer:	Position:
How Long at Present Job:	Phone Number:
Address:	

Applicant #2 - Background Information

Have you ever been arrested or convicted of a crime? YES or NO:	
Dates:	County / State / Convicted in:
Charges:	



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Applicant #3

First Name:	Middle Name:	Last Name:
D.O.B:	Social Security:	
Driver License State:	Driver License:	
Phone Number:	Phone:	
Email:		

Employment of Applicant #3

Employer:	Position:
How Long at Present Job:	Phone Number #:
Address:	

Applicant #3 - Background Information

Have you ever been arrested or convicted of a crime? YES or NO:	
Dates:	County / State / Convicted in:
Charges:	



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Children Under 18 years old

1. First and Last Name	Age
2. First and Last Name	Age:
3. First and Last Name	Age:

Emergency Contact

Name:	Relationship:
Phone:	
Name:	Relationship:
Phone:	

VEHICLE INFORMATION

Make:	Year:	Color:	Tag:

PET'S INFORMATION

Name:	Type:	Weight:	Tag:
Vaccine Information:			



APPLICATION CHECKLIST

Rush: ☐ Yes ☐ No (additional fee required).

- ☐ 1) Fully completed Application.
- ☐ 2) \$175.00 per married couple with the Marriage Certificate.
- ☐ 3) \$150.00 Money Order or Cashier's Check - Made payable to VTE Consulting LLC.
- ☐ 4) \$30.00 Background Check, Money Order, or Cashier's check - Made payable to VTE Consulting LLC.
- ☐ 5) Two Personal Reference Letters per applicant over the age of 18.
- ☐ 6) U.S. Government-issued photo ID per applicant.
- ☐ 7) Copy of Executed Lease or purchase contract - Must be fully executed.
- ☐ 8) Sales Only. Please provide proof of income.
- ☐ 9) Copy of License (All Adults over the age of 18).
- ☐ 10) Copy of vehicle registration (All vehicles owned).
- ☐ 11) Copy of vehicle insurance (All vehicles owned).
- ☐ 12) Signed and acknowledged receipt of Rules and Regulations.
- ☐ 15) \$100.00 Impact Fee payable to Flagler Plaza

If the above requirements are not met, the application will not be accepted. (No Exceptions)

Application and documentation received (Date):

Received By:

This document must be filled out by the office manager.

VTE Consulting LLC, 1840 West 49 Street, Ste 216, Hialeah, FL 33012, 305-603-7879

VTE CONSULTING LLC
1840 WEST 49TH STREET HIALEAH FL, 33012

Pet Affidavit

NAME OF LESSEE _____

UNIT NO. _____

ANIMAL INFORMATION

WEIGHT	BREED	COLOR(S)	NAME OF PET
_____	_____	_____	_____

The undersign hereby understands and agrees to maintain his/her pet(s) contained within a Unit. No pet(s) may be maintained within a Unit if such pet constitutes a nuisance or annoyance to the owners of other units. Pet(s) outside in the common areas must be on a leash and accompanied by adult at all times.

By signing this affidavit, I understand and agree that failure to follow the above-mentioned instructions may result in my pet being removed from the property and termination of the unit lease agreement between unit owner and tenant.

Signature of Unit Owner/Pet's Owner

Date



Rent Interception

The Condominium Act was amended effective July 1, 2010, to allow an Association to demand that a tenant in possession must pay any future monetary obligation related to the unit, i.e., rent, directly to the Association.

Fla. Stat. & 718.166(11)

(11)(a) If the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make written demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all monetary obligations of the unit owners related to the unit have been paid in full to the association. The tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. Pursuant to section 718.116 (11), Florida Statutes, the association demands that you pay your rent directly to the condominium association and continue doing so until the association notifies you otherwise.

This is commonly known as "rent interception", and if the tenant fails to comply, the tenant may be subject to eviction. The statute allows the association to demand that the tenant pay to the association the subsequent rental payments and continue to make such payment until all monetary obligations of the unit owner related to the unit have been paid in full to the association." The rent interception statute provides the association a tool to preclude an owner, who is often in foreclosure, from pocketing the rent obligation while shorting the owner's obligation to the association.

As an owner, you understand that 10% of the rental interception amount is collected as a processing fee for the efforts made. Also, you understand that a \$25.00 fee for each notice posted/mailed is also charged to you.

You understand the law that has been stated above and will adhere to such recourse if needed.

Applicant Name

Applicant Signature



VTE CONSULTING LLC

INTEGRITY DEFINES ALL ODDS

DISCLOSURE AND AUTHORIZATION AGREEMENT

DISCLOSURE

A consumer report and/or investigative consumer report, including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit, and/or indebtedness, may be obtained in connection with your application for and/or continued residence.

A consumer report and/or an investigative consumer report may be obtained at any time during the application process or at your residence. Upon timely written request of the management, and within 5 days of the request, the name, address, and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you. Before any adverse action is taken, based in whole or in part on the information contained in the consumer report, you will be provided with a copy of your rights under the Fair Credit Reporting Act.

AUTHORIZATION

This requested information will be used in reference to my (our) Purchase/Rental/Lease Application.

I/We hereby authorize you to release any and all information concerning my/our Employment, Banking, Credit, and Residence information to:

VTE Consulting LLC
1840 W 49th Street, Suite #216
Hialeah, FL 33012

I/We hereby authorize VTE Consulting LLC to investigate all statements contained in my/our application, if necessary. I/We understand that I/We hereby waive any privileges I/We may have regarding the requested information by releasing it to the above-named party. A copy of this form may be used in lieu of the original.

READ, ACKNOWLEDGED, AND AUTHORIZED

Applicant Name

Applicant Name

Applicant Signature

Applicant Signature

Date

Date

RESTRICTED VEHICLES

These vehicles are not allowed to park in the condominium.

Pickup trucks



Commercial vehicles



Vehicles with signs or lettering



Moving trucks



Limousines



Heavy-duty trucks



**Long-bed pickups /
F-250 / F-350**



Motorcycles



**All types of
trailers**



FLAGLER PLAZA CONDOMINIUM

"THE OWNER/LESSOR, IN CONSIDERATION OF THE APPROVAL OF THE FOREGOING APPLICATION HERBY AGREES TO APPOINT **FLAGLER PLAZA CONDOMINIUM** AS THE OWNER/ LESSOR AUTHORIZED AGENT ATTORNEY-IN FACT FOR THE PURPOSES OF BRINGING AND MANTAINING AN ACTION FOR EVICTION, INJUCTION OR SUCH OTHER LEGAL ACTION NECESSITATED BY LESSEE'S FAILURE TO COMPLY WITH AND/OR ABIDE BY THE TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS OF THE DECLARATION OF CONDOMINIUM, BY LAWS AND/OR RULES AND REGULATIONS OF **FLAGLER PLAZA CONDOMINIUM** PRESENTLY IN EFFECT OR AS AMENDED OR ENACTED FROM TIME TO TIME. LESSOR FURTHER AGREES TO REIMBURSE **FLAGLER PLAZA CONDOMINIUM** FOR ANY AND ALL ATTORNEY'S FEES AND COSTS INCURRED BY THE ASSOCIATION WITH SUCH ACTION".

DATE: _____ SIGNATURE (OWNER): _____

WITNESS: _____

NOTE: *Owner must sign.*

FLAGLER PLAZA CONDOMINIUM ASSOCIATION, INC.

Rules and Regulations of Strict Compliance

NOTE: MAINTENANCE CHECKS MUST BE PAYABLE TO:

FLAGLER PLAZA CONDOMINIUM ASSOCIATION, INC. - The name has to be exact.

1. The sidewalks, driveways, walkways, corridors, and stairways of the apartment buildings shall not be obstructed or used for any purpose other than entering and exiting the apartments.
2. No item will be placed in the corridors or on any wall or staircase of the building since it could obstruct the passage in some way, and on the balconies only 2 chairs and a small patio table and a maximum of 4 pots with plants that do not protrude above nor by the sides of railings. Nothing will be hung from the doors, windows, hallways or corridors of the apartment building. **DO NOT PLACE CARPETS OR GARBAGE BAGS AT THE ENTRANCES OF THE APARTMENTS.**
3. No owner or visitor will be allowed to play in the hallways, corridors, stairwells, and especially in the driveway of the apartment building.
4. None of the common elements of the Condominium will be decorated or furnished by any apartment unit owner.
5. Apartment owners are specifically advised of their right to make any additions, changes, window air conditioners (not window air conditioners), alterations, or decorations to the exterior appearance of any part of the apartment, including balconies belonging to the apartment, will be subject to the stipulations of the Declaration of Condominium.
6. No apartment owner or resident shall play or permit to be played any musical instrument or operate or permit to operate a phonograph, radio, television set or other horn in an apartment if it would disturb other occupants of the building.
7. All garbage and waste will be put in bags (garbage bags cannot be left in front of the doors of any apartment) and will be thrown only in the deposits provided in the building for that purpose (garbage containers). **PROHIBITED FURNITURE DISPOSAL, TIRES, ELECTRICAL APPLIANCES, CONSTRUCTION MATERIALS, CIGARETTE BUTTS, OR ANY LARGE OBJECT THAT DOES NOT FIT IN THE DEPOSITS in the garbage, in the garbage area or in the common areas and parking lot. The boxes must be broken into small pieces.**
8. It will not be allowed to cook on any balcony or terrace of the apartment, nor to have a BBQ (grill) or grills of any kind.
9. Since the water is collective in this Condominium, **IT IS NOT ALLOWED TO WASH CARS OR USE THE WATER FOR ANY USE OTHER THAN DOMESTIC.**
10. The entrance door that leads from an apartment to the common elements will be kept closed at all times except when it is in use to enter or exit the common elements.
11. Parking spaces will be used solely and exclusively for parking personal vehicles. They will not be used to store boats, inoperative cars, (a fine of \$250.00 will be applied). You cannot change oil, do any type of mechanics or work other than parking.
12. Complaints related to the Condominium service will be submitted in writing to the Board of Directors and the Manager.
13. Apartment unit owners, residents, their families, guests, employees, agents and visitors shall not enter or attempt to enter at any time or for any reason on the roof or electrical appliance rooms of any building.

14. No material, chemical or flammable, combustible or explosive material will be kept in any apartment except for normal domestic use.
15. The use of common areas will be at all times subject to the rules and regulations established by the Board of Directors.
16. Pets (dogs) will weigh a maximum of 35 pounds and must have the Approval of the Board of Directors to be admitted. Pets must not exceed 35 pounds. When you take your pet out to relieve themselves, you should take them out on a leash and pick up their feces immediately; any violator will be fined \$250.00
17. **FOR NO REASON IT WILL BE ALLOWED** to feed dogs, cats or any animal in common areas; if you want to feed them it must be inside your unit. All offenders will be fined \$250.00 per violation.
18. No apartment unit owner or resident shall direct, supervise, or in any other way attempt to exercise control over Management employees, or attempt to have such employees take care of the private business of an apartment owner or resident.
19. Minor **GUESTS or RESIDENTS** may not go out to play without adult supervision; they should not leave garbage, bottles, fruit peels on the stairs and other areas of the Condominium.
20. You cannot let your guests **PAINT OR WRITE** with colored pencils on the stairs, corridors and walls.
21. It is not allowed to go out **SHIRTLESS** in the common areas.
22. Glass and/or crystal containers and alcoholic beverages will not be allowed in the common areas.
23. Unsupervised minors will not be allowed in the Club House area, in the pool, and especially in the entrance of cars or people of the apartment building.
24. Any tenant can receive visitors and the visitor can stay in the unit for 30 days (1 month). If the visit plan is to stay more than 30 days (1 month), you must fill out an application with the Association, provide the police report and said stay will be subject to the approval of the Board of Directors.
25. It is not allowed to place any type of posters, advertisements, signs, etc. in the common areas of the condominium. **FOR RENT or FOR SALE** signs will only be placed in the window of the unit being rented and/or sold.
26. The washers and dryers in the laundry room will be used from 8 A.M. to 10 PM only.
27. It will not be allowed to block manually or in any way the entrance gate to the parking lots unless with prior authorization from the administration.
28. It is forbidden to leave the lights of the cars on once they have been parked since that light bothers the neighbors.
29. Loud talking or excessive music or other noise is prohibited in the parking lots after 10 PM.
30. The entrance doors to the condominium that have key or code access will be closed at all times, and it is prohibited to keep them open with objects such as stones, sticks, bricks, etc. unless it is a delivery or a move.
31. Cars will not be parked in spaces for the disabled without the proper banner/poster (sticker) authorizing it. Neither will parking be allowed in green areas belonging to the condominium.
32. When parking, be sure to do so within the established parking lines without crossing into the adjacent parking lot.
33. It will not be allowed to park motorcycles in undesignated areas, only in parking spaces designated for motorcycles.

Initials _____ Initials _____

FLAGLER PLAZA CONDOMINIUM ASSOCIATION, INC.

Normas y Reglamentos de Estricto Cumplimiento

NOTA: LOS CHEQUES DE MANTENIMIENTO DEBEN SER PAGADEROS A:

FLAGLER PLAZA CONDOMINIUM ASSOCIATION, INC. - El nombre tiene que ser exacto.

1. Las aceras, entradas de vehículos, pasillos, pasillos y escaleras de los edificios de apartamentos no deben obstruirse ni usarse para ningún otro propósito que no sea entrar y salir de los apartamentos.
2. No se colocará ningún elemento en los pasillos ni en ninguna pared o escalera del edificio ya que pudiera obstruir de alguna manera el paso, y en los balcones solo 2 sillas y una pequeña mesa de patio y un máximo de 4 macetas con plantas que no sobresalgan por encima ni por los lados de las barandillas. No se colgará nada de las puertas, ventanas, pasillos o pasillos del edificio de apartamentos. **NO COLOQUE ALFOMBRAS O BOLSAS DE BASURA EN LAS ENTRADAS DE LOS APARTAMENTOS.**
3. Ningún propietario o visitante podrá jugar en los pasillos, pasillos, escaleras y, especialmente, en el camino de entrada del edificio de apartamentos.
4. Ninguno de los elementos comunes del Condominio será decorado o amueblado por ningún propietario de una unidad de apartamento.
5. Se informa específicamente a los propietarios de apartamentos de su derecho a realizar adiciones, cambios, acondicionadores de aire de ventana (no acondicionadores de aire de ventana), alteraciones o decoraciones a la apariencia exterior de cualquier parte del apartamento, incluidos los balcones que pertenecen al apartamento, estarán sujetos a las estipulaciones de la Declaración de Condominio.
6. Ningún propietario o residente de un apartamento tocará o permitirá que se toque ningún instrumento musical ni operará o permitirá operar un fonógrafo, radio, televisor u otra bocina en un apartamento si eso molestaría a otros ocupantes del edificio.
7. Toda la basura y los residuos se colocarán en bolsas (no se pueden dejar bolsas de basura delante de las puertas de ningún apartamento) y se tirarán únicamente en los depósitos previstos en el edificio para tal fin (contenedores de basura). **PROHIBIDO DESECHO DE MUEBLES, LLANTAS, ELECTRODOMÉSTICOS, MATERIALES DE CONSTRUCCIÓN, COLILLAS DE CIGARRILLOS, O CUALQUIER OBJETO GRANDE QUE NO QUEPA EN LOS DEPÓSITOS** en la basura, en el área de basura o en las áreas comunes y estacionamiento. Las cajas deben romperse en pedazos pequeños.
8. No se permitirá cocinar en ningún balcón o terraza del apartamento, ni tener una parrilla (parrilla) o parrillas de ningún tipo.
9. Dado que el agua es colectiva en este Condominio, **NO ESTÁ PERMITIDO LAVAR AUTOS NI USAR EL AGUA PARA CUALQUIER OTRO USO QUE NO SEA DOMÉSTICO.**
10. La puerta de entrada que conduce desde una vivienda a los elementos comunes se mantendrá cerrada en todo momento excepto cuando esté en uso para entrar o salir de los elementos comunes.
11. Las plazas de aparcamiento se utilizarán única y exclusivamente para el estacionamiento de vehículos personales. No se utilizarán para almacenar embarcaciones, coches inoperativos, (se aplicará una multa de \$250.00). No se puede cambiar aceite, hacer ningún tipo de mecánica o trabajos que no sean aparcar.
12. Las quejas relacionadas con el servicio de Condominio se presentarán por escrito a la Junta Directiva y al Gerente.
13. Los propietarios de unidades de apartamentos, residentes, sus familias, invitados, empleados, agentes y visitantes no ingresarán ni intentarán ingresar en ningún momento ni por ningún motivo en el techo o en las habitaciones de electrodomésticos de ningún edificio.

14. No se guardará ningún material, químico o material inflamable, combustible o explosivo en ningún apartamento, excepto para uso doméstico normal.
15. El uso de las zonas comunes estará sujeto en todo momento a las normas y reglamentos establecidos por la Junta Directiva.
16. Las mascotas (perros) pesarán un máximo de 35 libras y deben contar con la aprobación de la Junta Directiva para ser admitidas. Las mascotas no deben exceder las 35 libras. Cuando saques a tu mascota para que haga sus necesidades, debes sacarla con correa y recoger sus heces inmediatamente; Cualquier infractor será multado con \$250.00
17. **POR NINGÚN MOTIVO SE PERMITIRÁ** alimentar a perros, gatos o cualquier animal en las áreas comunes; si desea alimentarlos debe ser dentro de su unidad. Todos los infractores serán multados con \$250.00 por infracción.
18. Ningún propietario o residente de una unidad de apartamento dirigirá, supervisará o de cualquier otra manera intentará ejercer control sobre los empleados de la Administración, o intentará que dichos empleados se ocupen de los asuntos privados de un propietario o residente de un apartamento.
19. Los **HUÉSPEDES o RESIDENTES menores** de edad no podrán salir a jugar sin la supervisión de un adulto; no deben dejar basura, botellas, cáscaras de frutas en las escaleras y otras áreas del Condominio.
20. No puedes dejar que tus invitados PINTEN O ESCRIBAN con lápices de colores en las escaleras, pasillos y paredes. 21. No está permitido salir SIN CAMISA en las zonas comunes.
22. No se permitirá el ingreso de envases de vidrio y/o cristal y bebidas alcohólicas en las áreas comunes.
23. No se permitirá el ingreso de menores de edad sin supervisión en el área de la Casa Club, en la piscina, y en especial en la entrada de autos o personas del edificio de apartamentos.
24. Cualquier inquilino puede recibir visitas y el visitante puede permanecer en la unidad durante 30 días (1 mes). Si el plan de visita es para permanecer más de 30 días (1 mes), debe llenar una solicitud ante la Asociación, proporcionar la denuncia policial y dicha estadía estará sujeta a la aprobación de la Junta Directiva.
25. No está permitido colocar ningún tipo de carteles, anuncios, letreros, etc. en las áreas comunes del condominio. Los letreros de **SE ALQUILA o SE VENDE** solo se colocarán en la ventana de la unidad que se alquila y / o vende.
26. Las lavadoras y secadoras del lavadero se utilizarán únicamente de 8 a.m. a 10 p.m.
27. No se permitirá bloquear manualmente o de cualquier manera la puerta de entrada a los estacionamientos a menos que se cuente con autorización previa de la administración.
28. Está prohibido dejar las luces de los coches encendidos una vez aparcados ya que esa luz molesta a los vecinos.
29. Se prohíbe hablar en voz alta o música excesiva u otro ruido en los estacionamientos después de las 10 p.m.
30. Las puertas de ingreso al condominio que cuenten con llave o código de acceso estarán cerradas en todo momento, y está prohibido mantenerlas abiertas con objetos como piedras, palos, ladrillos, etc. a menos que se trate de una entrega o una mudanza. 31. Los automóviles no se estacionarán en espacios para discapacitados sin la pancarta / cartel (pegatina) adecuada que lo autorice. Tampoco se permitirá el estacionamiento en las áreas verdes pertenecientes al condominio.
32. Al estacionar, asegúrese de hacerlo dentro de las líneas de estacionamiento establecidas sin cruzar al estacionamiento adyacente.
33. No se permitirá estacionar motocicletas en áreas no designadas, solo en espacios de estacionamiento designados para Motocicletas.

Initials _____ Iniciales _____

FLAGLER PLAZA CONDOMINIUM, INC.

Acknowledgment for Rules and Regulations of Strict Compliance

A FINE WILL BE IMPOSED FOR ALL VIOLATIONS

Printed Name of Applicant: _____

Applicant Signature: _____ Date: _____

Printed Name of Applicant: _____

Applicant Signature: _____ Date: _____

FLAGLER PLAZA CONDOMINIUM

IMPORTANT

I am aware that I will not be able to move to the Condominium without the authorization of the Board of Directors and without the corresponding Certificate of Approval, which will be given to me the day I am summoned to meet with the members of the Board of Directors.

IMPORTANTE

Es de mi conocimiento que no me podre mudar al Condominio, sin la autorización de la Junta Directiva y sin el correspondiente Certificado de Aprobación, mismo que se me entregara el día que sea citado para entrevistarme con los miembros de la Junta Directiva.

Applicant # 1 _____ Date _____

Applicant # 2 _____ Date _____

Applicant # 3 _____ Date _____

FLAGLER PLAZA CONDOMINIUM

SECURITY DEPOSIT UNIT # _____

(Just for tenants)

The security deposit for the condominium has the purpose of safeguarding the cleanliness and integrity of the place.

When you move into the condo, do not leave boxes, garbage, or furniture thrown in or out of the garbage container. Be careful in hallways and corridors (if this condo has them) not to break any exit lights, walls, sidewalks etc.

In the same way when you leave the condominium and if you have complied with what was previously requested arriving to the condominium; your deposit will be refunded in full once we know that there is nothing broken and that you have not left trash or furniture after moving out of the condo.

I have read and understood the purpose of the security deposit.

Applicant Name

Applicant Signature

Date

FLAGLER PLAZA CONDOMINIUM

DEPOSITO DE SEGURIDAD DE UNIDAD # _____

(Para inquilinos solamente)

El depósito de seguridad para el condominio tiene el propósito de resguardar la limpieza e integridad del lugar.

Cuando se mude al condominio no deje cajas, ni basura, ni muebles tirados ni dentro ni fuera del contenedor de basura; tenga cuidado en los pasillos y corredores (si este condominio los tiene) de no romper ninguna luz de salida, paredes, aceras etc.

De la misma manera cuando se vaya del condominio y si usted ha cumplido con lo que se le pidió a la hora de llegar al condominio; su depósito será reembolsado integro una vez que sepamos que no hay nada roto y que no ha dejado basura ni muebles después de mudarse del condominio.

He leído y entendido el propósito del depósito de seguridad.

Nombre del Apicante

Firma del Apicante

Fecha

FLAGLER PLAZA CONDOMINIUM ASSOCIATION
CLUBHOUSE RENTAL APPLICATION & AGREEMENT

Please complete this application and submit it to Matt Rivera at VTE Consulting, Inc. located at 1840 W. 49 Street, #216, Hialeah, Florida 33012 (305-603-7879) at least seven (7) days prior to the requested event date, along with payment required.

APPLICANT INFORMATION

- Unit Owner Name: _____
- Unit Number: _____
- Phone Number: _____
- Email Address: _____
- Date of Event: _____
- Type of Event: _____
- Expected Number of Guests: _____ (Maximum 50)
- Event Start Time: _____
- Event End Time: _____

FEEES

- Cleaning Fee: \$100 (Non-Refundable)
- Security Deposit: \$100 (Refundable)
- Total Due at Approval: \$200 – Check made payable to FLAGLER PLAZA CONDO ASSOC, INC.

The security deposit will be refunded after inspection of the clubhouse, provided there is no damage, excessive cleaning required, or violation of these rules.

CLUBHOUSE RULES & REGULATIONS

Reservation Requirements

1. Only unit owners in good standing may rent the clubhouse. A unit owner is considered to be in good standing if all assessments, fees, fines, and other amounts owed to the Association are paid in full and there are no unresolved covenant, rule, or maintenance violations associated with the unit.
2. Applications must be submitted at least seven (7) days before the event.
3. Reservations must be approved by one (1) Board Member.
4. The clubhouse is available for use from 9:00 AM to 10:00 PM.
5. The Board reserves the right to deny any application that may create a disturbance, conflict with Association rules, or interfere with other residents' quiet enjoyment of the property.

Access, Key Control & Security Responsibility

1. The unit owner approved for clubhouse rental will be given the code to the lock box attached to the clubhouse.
2. The issued key remains the property of the Association and is provided solely for the limited purpose of the approved reservation.
3. The key may not be duplicated, copied, or altered under any circumstances.
4. The unit owner shall not transfer, loan, or provide the key or access to the clubhouse to any guest, invitee, vendor, contractor, entertainer, or any other individual at any time.
5. The unit owner must remain physically present inside the clubhouse for the entire duration of the event and must directly supervise all guests at all times. The clubhouse may not be left unattended while guests are present.
6. Any unauthorized use of the key, or any use of the clubhouse while the unit owner is not present, shall constitute a material violation of this Agreement and Association rules and will result in immediate termination of the event if applicable.
7. The unit owner assumes full responsibility and liability for all persons who gain access to the clubhouse during the rental period, whether authorized or unauthorized.
8. The unit owner is responsible for ensuring the clubhouse is secured when not actively in use during the rental period.
9. The key must be returned to the Association by placing it back in the lock box no more than 24 hours after the event.
10. Failure to return the key within the required timeframe will result in forfeiture of the security deposit and may result in additional charges for lock replacement, rekeying, or other security measures deemed necessary by the Association.

Occupancy & Supervision

1. Maximum occupancy is 50 persons.
2. Children under the age of 18 must be supervised by a responsible adult at all times.
3. The unit owner reserving the clubhouse must remain present throughout the entire event.
4. Guest Responsibility: The unit owner reserving the clubhouse is responsible for the conduct of all guests, invitees, contractors, caterers, entertainers, and vendors attending or participating in the event. Any violation of Association rules by such persons shall be deemed a violation by the unit owner.

Noise & Music

1. Music is permitted at a reasonable volume that does not disturb residents.
2. Music must be reduced immediately if requested by the Association, management, or law enforcement.
3. No amplified music or excessively loud activities are permitted after 10:00 PM.

Decorations

1. No nails, screws, staples, tacks, tape, or other fasteners may be attached to walls, ceilings, doors, or fixtures.

2. Only removable adhesive products that do not damage surfaces may be used.
3. Confetti, glitter, rice, birdseed, and similar materials are prohibited.

Cleanup Requirements

1. The clubhouse must be left in the same condition in which it was received.
2. All trash, food, decorations, and event materials must be removed by the renter immediately after the event.
3. Tables and chairs must be cleaned and returned to their original locations.
4. Failure to properly clean the facility may result in forfeiture of all or part of the security deposit.

Damage & Liability

1. The renter is responsible for any damage caused by guests, vendors, or invitees.
2. Repair costs exceeding the security deposit will be charged to the unit owner.
3. The Association assumes no responsibility for lost, stolen, or damaged personal property.
4. The renter agrees to indemnify and hold harmless the Association from claims arising from the event.

Conduct

1. Disorderly conduct, illegal activity, fighting, harassment, or disruptive behavior is prohibited.
2. The Association, management, or law enforcement may require any individual to leave the premises for inappropriate behavior.
3. The Association may immediately terminate an event for violations of these rules.

Parking

1. Guests must park only in designated guest parking areas.
2. Fire lanes, handicapped spaces without proper permits, and resident-assigned spaces may not be used by guests.

Alcohol & Smoking

1. Smoking and vaping are prohibited inside the clubhouse.
2. Alcohol may only be consumed by persons of legal drinking age.
3. The renter assumes full responsibility for alcohol-related incidents involving guests.

End of Event

1. All guests must vacate the clubhouse no later than 10:00 PM.
2. Cleanup must be completed by 10:30 PM.

Cancellation Policy

1. Cancellations made at least 48 hours before the event will receive a full refund of the security deposit and cleaning fee.

APPLICANT CERTIFICATION

I have read and agree to comply with the Clubhouse Rental Rules & Regulations. I understand that violations may result in forfeiture of my deposit, charges for damages, suspension of clubhouse privileges, or other enforcement action by the Association.

SIGNATURES

- Applicant Signature: _____
- Date: _____
- Board Approval: _____
- Date: _____

FOR ASSOCIATION USE ONLY

- ☐ Application Approved
- ☐ Application Denied
- Cleaning Fee Paid: ☐ Yes ☐ No
- Security Deposit Paid: ☐ Yes ☐ No
- Deposit Refunded: ☐ Yes ☐ No
- Date Refunded: _____
- Notes: _____