

LAKES OF JACARANDA CONDOMINIUM ASSOCIATION
10789 Cleary Blvd Plantation, FL 33324
954-372-7992
info@lakesofjacaranda.com
www.lakesofjacaranda.com

SCREENING INSTRUCTIONS - Condominium approval is required to lease or buy a unit
Please fill out all attached screening forms and submit them to the clubhouse office during office hours.

1. Each applicant 18 years and older will need to fill out a separate screening application form. All applicants are required to attend a screening meeting with the screening committee (no exceptions). Non English speaking applicants must attend the screening meeting with a translator or the meeting will be rescheduled.

- Copies of birth certificate or passport of each child that will live in the unit is required.

2. Meetings are held at the clubhouse office every other Tuesday at 7:00 PM. Approval can take up to sixty days.

3. Non-refundable screening cost:	Required Initial parking fees to be paid after approval prior to move in:
\$70 per applicant	\$25.00 per car decal
\$100 Married couple	\$25.00 per visitor tag - See attached price list for discount packages

4. Only cashier's checks or money orders are accepted. Fees are due when paperwork is turned in.

5. All paperwork must be submitted not later than the Friday before the screening meeting. Applications submitted late will need to pay a rushed processing fee of \$50 per applicant. Incomplete paperwork will not be accepted.

6. Lakes of Jacaranda is a pet friendly community; however only one dog and/or one cat are accepted. No Pit Bulls or mix Pit Bull breeds.

8. Maximum occupancy of people (including children) permitted at the Lakes of Jacaranda:

1 BR Unit - No more than (2) people	3 BR Unit - No more than (6) people
2 BR Unit - No more than (4) people	

9. The rules of the community are enforced. Please read all of the rules and regulations. Copies of the rules can be found on our website lakesofjacaranda.com

10. Owner/Landlord must submit proof of both property and liability insurance in order to lease their unit. Applicants will not be accepted into screening without the owner's proof of insurance.

11. Minimal credit score requirements: Applicants 18 years and older must have a credit score greater than 600. If two applicants are applying for the same unit and one has the required credit score and one does not the applicants may apply and will be considered for approval.

12. The Screening Committee may require a condominium deposit based on the background reports with no connection to the credit score.

13. Traffic violations will be taken into account and can serve as reason for denial.

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PRICE LIST

Screening /Background Check per Person- \$70.00

Screening /Background Check Married Couple - \$100

Parking Decal - \$25.00

Visitor Tag - \$25.00

Amenity Key – \$25.00

Renew Expired Parking Decal - \$10.00 (If current decal is not returned for exchange, then the cost is \$25.00)

Renew Expired Visitor Tag- \$10.00

Discount Package Prices

One Parking Decal, One Visitor Tag - \$30.00

One Additional Parking Decal - \$25.00

One Additional Visitor Tag - \$25.00

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Buyer Screening Checklist

Date: _____ Address applying for: _____

Please check that you have included all of the following:

- _____ Separate application for each person 18 and over (screening packet contains 2 applications)
- _____ Copy of photo id for each applicant (Driver's License or Passport for International applicants)
- _____ Copy of Birth Certificate or Passport for each child going to live in unit
- _____ Signed credit release authorization form (one for each applicant)
- _____ Copy of pay stub for proof of income
- _____ Copy of signed sales contract
- _____ Signed rules and regulations acknowledgement form
- _____ Rules and Regulations initialed on all pages (anywhere on page)
- _____ Pet registration form, pet photo, and up-to-date vaccination records if planning on living in unit
- _____ Parking procedure form signed
- _____ Car information form and copy of car registration if planning on living in unit
- _____ Poly pipe forms signed

Office Use Only:

Bldg. # _____ Unit # _____ Screening Meeting Date: _____ Approved _____ Denied _____

Applicants' Names: _____

SCREENING APPLICATION

Please fill out this application completely. Applications with missing information will not be accepted.

Please note if any of the information found on this application is determined to be false, the application shall be denied immediately.

Please place a check on one: Purchasing Unit _____ Renting Unit _____

If you are purchasing the unit are you planning on living in the unit or renting the unit? _____

If you are renting the unit: Start of Lease Date _____ Monthly Rent Amount _____

Proposed address in Lakes of Jacaranda: _____

Have you ever lived in the Lakes of Jacaranda? _____

If Yes: Did you leave in "good standing" with the HOA? _____

Realtor Name and Company: _____ Realtor Phone: _____

Realtor Email: _____

Applicant Contact and Personal Information

First Name: _____ Middle Name _____ Last Name _____

Maiden Last Name: _____ Any additional names you have used in the past _____

SSN: _____ DOB: _____ Citizenship: _____

Primary Contact Number: _____ Email: _____

Personal Reference: _____ Phone _____

Emergency Contact: _____ Phone: _____ Relationship: _____

Address History

Current Full Address: _____

Present Landlord's Name: _____ Present Landlord's Phone: _____

How long have you lived there? _____ Reason you are moving? _____

Applicant Employment Information

Employer/ Company Name: _____

Employer's Address: _____

Position/ Title Held: _____

Supervisor Name and Phone: _____ Work Phone: _____

How long have you worked there? _____

Monthly take home pay amount: _____

List the amount of any **additional** monthly income: _____

Please list the source of any additional monthly income (ex: alimony, child support, business, student loans etc.) Please provide as much information as possible.

1. _____

2. _____

3. Please attach proof of all monthly income.

Important Additional Information

Please provide copies of one of the following: 1.) Birth Certificate or 2.) Passport that shows name and age of child. Applications will not be accepted without a copy of these documents.

Please list names and ages of **ALL** persons planning to live in the unit with you **(including yourself & children)**.

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Please note: Names and addresses of residents and children may be disclosed to nearby schools.

Total number of persons planning to live in the unit including all applicants: _____

PETS

Do you have any pets? Circle: YES or NO if YES

Type/Breed: _____

Are all vaccines up to date? Circle: YES or NO

Please make sure you fill out our pet registration form included and add ALL supporting documents including vaccination records and picture of your pet.

Questions

Please answer the following questions **HONESTLY**. If you answer **YES** to any question please provide an explanation. You can use the back of this form if necessary.

1. Have you ever been arrested? _____
2. Has your driver's license ever been suspended? _____
3. Have you ever been accused by police or any government official entity of a crime? _____
4. Have you ever been convicted of a crime? _____
5. Have you spent any time in prison/jail for any reason? _____
6. Do you have a valid license to carry a weapon? _____
7. Do you currently own a weapon? _____
8. Have you ever been evicted from a place that you've lived? _____
9. Has an eviction ever been filed against you? _____
10. Have you filed for personal bankruptcy within last 7 years? _____
11. Have you been a party to any lawsuit in the last 10 years? _____
12. Are there any outstanding judgments against you? _____
13. Are you obligated to pay any alimony or child support? _____
14. Have you been denied residency in the last 3 years? _____ If yes, list reason _____
15. Are you a service member (if yes include documentation) _____
16. If the owner becomes delinquent in monthly dues to the condominium, do you agree to pay rent directly to the condominium? Circle: YES or NO

- I, _____, hereby certify & guarantee that all information provided in this document is accurate to the best of my knowledge and ability. I understand that upon my signature the Lakes of Jacaranda Condominium Association is authorized to use the information herein to conduct any and all investigations as deemed prudent by the Lakes of Jacaranda Condominium Association, including but not limited to pulling a credit report from any credit bureau and a criminal history background check.

- I, _____, hereby certify that currently I do NOT live in the Lakes of Jacaranda and I understand that I am not allowed to live in Lakes of Jacaranda until I am approved by the screening committee to live in the complex. I further understand that living in Lakes of Jacaranda without screening approval constitutes an immediate denial.
- I, _____, understand that screening approval/denial can take up to 60 days, and that during the process the screening committee can contact me for certain clarifications.
- I, _____, understand that in the event that I received a denial and I ask for the reason, my inquiry shall be mailed to the HOA via mail to LAKES OF JACARANDA 10789 CLEARY BLVD. PLANTATION FL 33324, and that the LAKES OF JACARANDA will send their reply back to me via regular mail to the following address:

Applicant Signature: _____ Date: _____

SCREENING APPLICATION

Please fill out this application completely. Applications with missing information will not be accepted.

Please note if any of the information found on this application is determined to be false, the application shall be denied immediately.

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If you are purchasing the unit are you planning on living in the unit or renting the unit? _____

If you are renting the unit: Start of Lease Date _____ Monthly Rent Amount _____

Proposed address in Lakes of Jacaranda: _____

Have you ever lived in the Lakes of Jacaranda? _____

If Yes: Did you leave in "good standing" with the HOA? _____

Realtor Name and Company: _____ Realtor Phone: _____

Realtor Email: _____

Applicant Contact and Personal Information

First Name: _____ Middle Name _____ Last Name _____

Maiden Last Name: _____ Any additional names you have used in the past _____

SSN: _____ DOB: _____ Citizenship: _____

Primary Contact Number: _____ Email: _____

Personal Reference: _____ Phone _____

Emergency Contact: _____ Phone: _____ Relationship: _____

Address History

Current Full Address: _____

Present Landlord's Name: _____ Present Landlord's Phone: _____

How long have you lived there? _____ Reason you are moving? _____

Applicant Employment Information

Employer/ Company Name: _____

Employer's Address: _____

Position/ Title Held: _____

Supervisor Name and Phone: _____ Work Phone: _____

How long have you worked there? _____

Monthly take home pay amount: _____

List the amount of any **additional** monthly income: _____

Please list the source of any additional monthly income (ex: alimony, child support, business, student loans etc.) Please provide as much information as possible.

1. _____

2. _____

3. Please attach proof of all monthly income.

Important Additional Information

Please provide copies of one of the following: 1.) Birth Certificate or 2.) Passport that shows name and age of child. Applications will not be accepted without a copy of these documents.

Please list names and ages of **ALL** persons planning to live in the unit with you **(including yourself & children)**.

Name: _____ Relationship: _____ Age: _____

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Name: _____ Relationship: _____ Age: _____

Please note: Names and addresses of residents and children may be disclosed to nearby schools.

Total number of persons planning to live in the unit including all applicants: _____

PETS

Do you have any pets? Circle: YES or NO if YES

Type/Breed: _____

Are all vaccines up to date? Circle: YES or NO

Please make sure you fill out our pet registration form included and add ALL supporting documents including vaccination records and picture of your pet.

Questions

Please answer the following questions **HONESTLY**. If you answer **YES** to any question please provide an explanation. You can use the back of this form if necessary.

1. Have you ever been arrested? _____
2. Has your driver's license ever been suspended? _____
3. Have you ever been accused by police or any government official entity of a crime? _____
4. Have you ever been convicted of a crime? _____
5. Have you spent any time in prison/jail for any reason? _____
6. Do you have a valid license to carry a weapon? _____
7. Do you currently own a weapon? _____
8. Have you ever been evicted from a place that you've lived? _____
9. Has an eviction ever been filed against you? _____
10. Have you filed for personal bankruptcy within last 7 years? _____
11. Have you been a party to any lawsuit in the last 10 years? _____
12. Are there any outstanding judgments against you? _____
13. Are you obligated to pay any alimony or child support? _____
14. Have you been denied residency in the last 3 years? _____ If yes, list reason _____
15. Are you a service member (if yes include documentation) _____
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- I, _____, understand that screening approval/denial can take up to 60 days, and that during the process the screening committee can contact me for certain clarifications.
- I, _____, understand that in the event that I received a denial and I ask for the reason, my inquiry shall be mailed to the HOA via mail to LAKES OF JACARANDA 10789 CLEARY BLVD. PLANTATION FL 33324, and that the LAKES OF JACARANDA will send their reply back to me via regular mail to the following address:

Applicant Signature: _____ Date: _____



V.E.R.D.I.C.T Investigation / My Realty Credit

TENANT CREDIT REPORTS

AUTHORIZATION RELEASE FORM

Name: _____

Social Security #: _____

Former Address: _____

Present Address: _____

Drivers Id # : _____

Passport #: (if social is not present): _____

Date of Birth: _____

I (we) certify that the name, social security, and address (es) given are true and correct to the best of my (our) knowledge. You are hereby authorized to make investigations of my (our) personal and financial history and pull a credit report through Tenant Credit Reports. I (we) hereby authorize the release of all information, including credit, employment, salary, and rental information to Tenant Credit Reports. I (we) are willing that a photocopy of this authorization be accepted with the same authority as the original.

Signature (s):

Applicant : _____ Date: _____

THIS INFORMATION PROVIDED IS CONFIDENTIAL AND SHOULD IN NO WAY BE PUBLISHED.



V.E.R.D.I.C.T Investigation / My Realty Credit

TENANT CREDIT REPORTS

AUTHORIZATION RELEASE FORM

Name: _____

Social Security #: _____

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Present Address: _____

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Signature (s):

Applicant : _____ Date: _____

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LAKES OF JACARANDA

RULES AND REGULATIONS



SCREENING:

1. All new owners and tenants must be approved by the Lakes of Jacaranda screening committee PRIOR to moving into the unit. Moving in without screening committee approval shall result in fines and/or eviction.
2. Any existing tenant wanting to add a roommate/resident must have screening committee approval PRIOR to the new person moving into the unit. Failure to have the new person approved by the screening committee prior to moving in can result in fines and eviction of the entire unit. Written consent of the owner must be provided for an additional person to go through screening.
3. Any visitor that continues to stay in the complex for more than twelve days in a thirty day period will be considered a resident. They will need screening committee approval to continue staying in the complex whether they wish to be added to the lease or not. Failure to be approved by the committee could result in fines for the unit. To avoid any dispute, the 'twelve day' rule is valid including and not limited to babysitters, tenants parents, boyfriends/girlfriends etc.

LEASE:

4. Minimum required lease term is six months
5. Owners/Landlords wishing to renew a lease with an existing approved tenant must notify the association at least 30 days prior to renewing the lease. HOA HAS THE RIGHT TO DENY LEASE RENEWAL.
6. Tenants wishing to move from one unit in the complex to another unit in the complex owned by a different landlord will not be able to do so without a "good standing" letter from the current landlord and without HOA approval.
7. The parking decal expires with the lease. It is the owner's/tenant's responsibility to renew their lease prior to their parking decal expiration.
8. Owners must provide proof of property and liability insurance to lease their unit.

LAKES OF JACARANDA

RULES AND REGULATIONS



9. Maximum occupancy of people (including children) permitted at the Lakes of Jacaranda is as follows:
- 1BR Unit - No more than (2) people
 - 2BR Unit- No more than (4) people
 - 3BR Unit- No more than (6) people

PARKING

10. Every vehicle in the parking lot must have a valid resident parking decal or Visitor tag. Any vehicle in the parking lot that does not have a valid resident parking decal/visitor tag is subject to towing.
11. Decals can be collected in the clubhouse office. **Car registration needs to be in the name of the person that is approved as a resident to receive a decal.**
- **One bedroom units-** One decal permitted per person on the lease/maximum of two cars
 - **Two bedroom units-** One decal permitted per person on the lease/maximum of two cars.
 - **Three bedroom units** - One decal permitted per person on the lease/maximum of three cars. **Additional parking tag** for another approved resident may be purchased for a cost of \$35 per month paid in advance for the duration of the lease (nonrefundable). A second car for the same resident is not permitted. In special circumstances, the BOD may allow a second car. The resident must submit a request in writing and explain the need.
12. Every vehicle in visitor parking between the hours of 4:00AM - 8:00AM MUST have a valid visitor tag. Any vehicle in visitor parking between the hours of 4:00AM - 8:00AM that does not have a valid visitor tag displayed is subject to boot/tow.
13. Visitor tags are only valid for three consecutive days and for no more than 12 days each month.
14. Longer term visitor/temporary parking tags may be obtained in the office with proper documentation. Proper documentation includes a valid registration.

LAKEs OF JACARANDA

RULES AND REGULATIONS



15. Parking decals and visitor tags are registered in the clubhouse office and assigned to the registered vehicle and unit.
16. Parking decals /visitor tags are **nontransferable**. Any parking decals transferred from the original car registered in the office will be considered not valid and the vehicle will be subject to boot/tow.
17. Parking decals and visitor tags expire on the last day of the lease. It is the tenant's responsibility to renew parking decals/ visitor tags prior to lease end. Resident owner decals and tags expire on December 31 annually. Any vehicles with expired decals/visitor tag are subject to boot/ tow.
18. Parking is allowed in designated parking areas according to parking decal.
19. Residents with CARPORT decals may park only in their assigned CARPORT.
20. Residents with a RESIDENT decal may park only in a RESIDENT space
21. VISITORS may only park in spaces marked VISITORS. Visitor parked in resident space at any time is subject to boot/tow. Residents are NOT permitted to park in spaces marked Visitor at any time. Residents parked in visitor's space are subject to boot/tow.
22. Vehicles with long term tag obtained from the clubhouse office may only park in spaces marked VISITOR.
23. Motorcycles do not need decal/visitor tags, but must be registered in the clubhouse office. Motorcycles may only park in spaces marked Motorcycle.
24. Handicap visitors may park in spaces marked Handicap, but must also properly display a visitor tag between 4:00AM- 8:00AM. The Handicap and visitor tag must be visible. To avoid any dispute, visitors parking in Handicap parking with a visitor tag are valid for no more than three consecutive days.
25. Handicap residents must display a resident tag and a handicap tag when parking in a handicap space. A handicap tag must be registered in the office and a copy of the handicap tag provided.
26. Parking in handicap parking, with a handicap only, between the hours of 4:00AM - 8:00AM without resident tag is NOT allowed.
27. No parking in emergency/fire lanes. No parking in front of dumpsters.
28. No parking or driving on grass, sidewalks, and breezeways. This includes motorcycles and scooters.
29. Motorcycles and scooters are NOT allowed in the unit!

LAKEs OF JACARANDA

RULES AND REGULATIONS



- 30. Car covers are not permitted.
- 31. Motorcycles may have a cover; however the license plate must be fully exposed.
- 32. Automobile/ Motorcycle parking spaces shall be used solely and exclusively for that purpose. They shall not be used for storage of trailers, boats, or inoperative cars/ motorcycles this includes any and all automobiles that are not drivable, (in disrepair), unregistered or unlicensed. Commercial vans are defined as any van that exceeds 16' in length. No trucks or vans are to exceed 16' in length (This includes extended cabs & beds) without the written consent of the Board of Directors. No Commercial Trucks or commercial vans are to be parked in the complex overnight.
- 33. No Commercial advertising is to be shown on any vehicle parked in the complex.
- 34. All Unlicensed and inoperative, unlicensed, or improperly parked vehicles may be towed at the owner's expense.
- 35. Vehicles are not allowed to back into a parking spot.
- 36. It is the owner's/resident's responsibility to assure that guest or service vehicles are properly parked in areas designated for their use.
- 37. Parked cars with no valid registration sticker on the license plate shall be deemed as storage and are subject to booting and towing.

***IF THERE IS ANYTHING THAT YOU ARE NOT SURE OF AND/OR THAT IS NOT CLEAR TO YOU, WE URGE YOU TO ASK. MAKING YOUR OWN DECISIONS WITHOUT ASKING CAN RESULT IN TOWING.**

PETS

- 38. Only one dog and/or one cat allowed per unit.
- 39. Pit bull or mixed pit pull breeds are NOT allowed.
- 40. Pets must be registered with the office and pet owners must provide proof of up to date vaccinations.
- 41. Dogs MUST be leashed at all times

LAKEs OF JACARANDA

RULES AND REGULATIONS



- 42. Walking with more than one dog in the common area is NOT allowed; hence one person is not allowed to walk with more than one dog.
- 43. Doggie bags are provided and dog owners must pick up after their dogs.
- 44. Dogs are not allowed to be unattended on patios/balconies at any time.
- 45. Pets are not allowed in pool areas, pools, Jacuzzi, gym, playground, grilling areas, tennis courts, and clubhouse office.

YOU MUST PICK UP AFTER YOUR DOG IN ALL AREAS OF THE COMPLEX INCLUDING NEAR THE CANAL. NOT PICKING AFTER YOUR DOG IS A MAJOR VIOLATION IN THE COMPLEX AND SUBJECT TO HEAVY FINES.

CAR REPAIRS/CAR WASHING

- 46. Any car repairs, treatment including and not limited to oil change, are not permitted anywhere in the community.
- 47. Car washing is allowed in designated car washing area only.

COMMON AREAS

- 48. The only way to enter/exit the complex is via the main entrance. Cutting through the bushes to Cleary Blvd and/or Winn-Dixie is not allowed. Anyone that does cut through the bushes will be charged to repair the bushes as well as subject to a fine of up to \$500.
- 49. Shopping carts from Winn-Dixie/Publix are not allowed to be brought into the complex.
- 50. Patio doors are not to be used as an entrance/exit to the unit. This is to prevent damage to the grass in the common area as well as to the rocks near the patios.

LAKEs OF JACARANDA

RULES AND REGULATIONS



51. Breezeways must be kept clear. Pots, plants, and decorative items are not permitted.
52. No Loitering or playing in the breezeways.
53. Riding bicycles in the breezeways is NOT allowed.
54. Potted plants, statues, tables and chairs are not allowed on the rocks around the cement's patios on the first floor units.
55. Vandalism and graffiti will not be tolerated anywhere in the community. Parents will be held responsible for their children's actions.
56. Chalk used to draw on the sidewalk or any other common area location is not permitted and subject to fines.
57. Bicycles on bicycle stands must be locked. Bikes that are not locked or missing parts shall be removed.
58. Any items left in the common area unattended will be removed or disposed of by the condominium. In most circumstances, such items will be first kept in storage for 30 days and residents may check at the office the possibility to receive it back. The fee for removal, storage, and return of item is \$20.00.
59. No reckless driving in the parking lot.
60. No loitering in the parking lot.
61. Absolutely no games of any kind are allowed to be played in the parking lot.
62. Unless you park the car and walk from the car to your unit, no walking, running playing, gathering, skateboarding, bicycle riding etc. is allowed in the parking lot.
63. Entrance circle is one-way traffic only--cutting entrance circle is not allowed.
64. For rent/sale signs are not allowed anywhere in the community.
65. Jumping over and cutting through the perimeter fences and bushes is not allowed.
66. Riding bicycles or placing bikes on the grass is not permitted.
67. No ball games of any kind are allowed on the grass throughout the complex.
68. Motorized toys are not permitted on sidewalks.

PATIO/BALCONY AND WINDOWS

LAKES OF JACARANDA

RULES AND REGULATIONS



- 69. Only patio furniture is allowed on patios and balconies (a reasonable number of pots and plants are allowed).
- 70. Grills/ barbeques are not permitted on patios/ balconies or in lawns.
- 71. Railings must be clear at all times. No netting, screening, or fences of any kind are allowed.
- 72. Drying of clothes/towels is not allowed.
- 73. Satellite dishes are allowed provided they fit entirely inside the patio/balcony. Dishes cannot extend past the ends of the patio/balcony. Satellite dishes cannot be installed on roofs, walls, railings, and grass.
- 74. Hurricane shutters that are approved in writing in advance by the board of directors are allowed. The shutters must be white accordion style.
- 75. Laundry room doors must be kept closed.
- 76. No signs of any kind are allowed on windows/doors.
- 77. Do not hose patio causing water to drain onto patio below.
- 78. No attachments of any kind to the structure of your patio/balcony such as hanging plants, pictures etc.
- 79. Plants growing vines are not allowed on patios/balconies
- 80. No hanging articles of any kind on patios /balconies.
- 81. All Christmas Lights and Decorations must be taken down by January 10th
- 82. Stones in front of patios are not to be removed or played with. Any unit that tampers with the stones will be charged \$300 repair fee.

GYM

- 83. Gym is open Dawn to Dusk.
- 84. LOJ resident identification card is required to use the gym.
- 85. Guests must be accompanied by the resident to use the gym.
- 86. Children under the age of 16 are not permitted in gym--no exceptions.
- 87. Shirt and gym shoes must be worn in gym.
- 88. Lights must remain on at all times. Door must be closed and locked after using gym.

LAKEs OF JACARANDA

RULES AND REGULATIONS



TRASH

- 89. Dumpsters are provided. All trash must be in bags and deposited into the dumpsters. Leaving trash and trash bags next to/around the dumpsters is not permitted, and will be cleaned by maintenance and a \$25 fee will be charged.
- 90. Small trash cans around the community are not for household garbage /trash bags.
- 91. No Bulk garbage unless specific association notice is advertised (twice a year)
- 92. Trash/trash bags are not allowed to be placed outside the unit doors/ common areas at any time. Any trash/ trash bags left by front doors, patios, breezeways, and common area will be picked up by our valet service and a minimum fee of \$25 will be charged.
- 93. Throwing boxes or cartons that are not broken down into the dumpster is not allowed. All boxes and/or cartons must be broken down before being placed into the dumpster.

Moving Trucks

- 94. Moving trucks are not permitted before 8:00AM or after 7:00PM.
- 95. Moving trucks, u haul, and trailers are not allowed on grass or sidewalk at any time.
- 96. Residents must notify office with dates, times, and moving company information.
- 97. The resident and the unit owner shall be held responsible for any damages caused while moving in and moving out including and not limited to: Damages to carports, breezeways, railings etc.

LAKEs OF JACARANDA

RULES AND REGULATIONS



POOLS, BBQ AREAS, AND TENNIS COURTS

Proper swim attire required in pool, Jacuzzi and deck area:



- 98. Pools and BBQ areas are open to all residents and up to four non-resident guests. More than four non-resident guests will be considered a party. Parties are not allowed.
- 99. LOJ Resident identification card is required to use all amenities.
- 100. Pool is open dawn to dusk.
- 101. No Parties in pool area. No decorations in any area of the pool area.

LAKES OF JACARANDA

RULES AND REGULATIONS



102. Maximum number of people allowed under cabana/bar area is 16.
103. The bar area cannot be reserved and must be shared with all other pool attendants.
104. Grills may be used between 8:00AM –10:00PM
105. Tennis courts are open from 8:00AM-10:00PM
106. Children under 12 are not permitted in Jacuzzi.
107. Children under 12 are not permitted in Jacuzzi area.
108. Children under 14 are not allowed in recreational areas without an adult.
109. Parents will be held responsible for their children if any damages occur.
110. Children under 14 are prohibited from using the pool without adult supervision. One adult can supervise up to 4 children.
111. Jumping the fence is prohibited. Doors and gates must remain closed.
112. Guests may not use pools without the resident present. Transferring of amenity key is prohibited.
113. All people using the pools do so at their own risk. There is not a life guard on duty. There is always a risk of personal injury while using pool, spa and pool deck area. Please read and follow all warning signs on pool deck. The association is not responsible for accidents, injury or loss.
114. Board reserves the right to revoke amenity key.
115. Skateboards, bikes, rollerblades, scooters and pets are not allowed in pool area.
116. No boisterous reckless play, roughhousing, and loud music.
117. Music speakers are not permitted in common area
118. Personal barbeques/grills are not permitted in pools, tennis courts, and grilling area. Grills are provided in designated grilling areas.

FIRE ALARM SYSTEMS

119. Each unit in the complex is equipped with a fire alarm. Tampering with the fire alarm in any way is NOT ALLOWED and may result in an HOA fine of up to \$1000.00. The HOA fine would be independent from any additional fine that may be issued by the fire department.

LAKES OF JACARANDA

RULES AND REGULATIONS



- 120. Tenant understands and agrees that from time to time the HOA with the city Municipality such as Fire Department may need to inspect the unit. These inspections take place during working days and working hours.
- 121. Tenant understands that if there is a dog or any pet in the unit, tenant either needs to be present during the inspection or have a person present on his or her behalf during the inspection.

PRIVACY

- 122. Unit owner information may be disclosed to other unit owners.
- 123. Names and addresses of residents including children can be disclosed to nearby schools.
- 124. Residents are not allowed to have nonresidents use their Lakes of Jacaranda address for mail purposes.
- 125. Evidence of violations is a result of many aspects including, but not limited to, observations by the condominium personnel and residents.

MISC.

- 126. If you are a tenant, please note that ALL communication between you and the HOA shall be done ONLY via your landlord.
- 127. Remember, if you are a tenant and have multiple HOA violations, Lakes of Jacaranda's board has the right not to renew your lease as well as terminate your lease at any time.

LAKES OF JACARANDA CONDOMINIUM ASSOCIATION

10789 Cleary Blvd
Plantation, FL 33324
954-372-7992
info@lakesofjacaranda.com
www.lakesofjacaranda.com

**Rules and Regulations
Acknowledgement**

Address: _____ Date: _____

I/ We have read and fully understand each of the rules and regulations and will abide by them while living in the Lakes of Jacaranda. I/we further understand that violating the rules and regulations could result in receiving a violation letter or a fine.

Print Name _____ Signature _____

Print Name _____ Signature _____

Print Name _____ Signature _____

Print Name _____ Signature _____

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Pet Registration Form

Only one dog and/or one cat allowed per unit. No weight limit for dogs.

No Pit Bulls or mixed Pit Bull breeds allowed.

The Lakes of Jacaranda Condominium Association agrees to permit you
to keep the pet that is described below.

1. Type of Pet: _____

2. Breed: _____

3. Age: _____

4. Color Description: _____

5. Please attach proof from the veterinarian that the pet is current on
all vaccinations. (Receipt /Vaccine records)

6. Please attach a photo of your pet.

Unit Address: _____

Resident Name: _____

Signature: _____ Date: _____

Important Parking Rules

Every vehicle parked in the Lakes of Jacaranda between the hours of 4:00 am and 8:00 am, must have a properly displayed valid parking decal or visitor tag. Once you are an approved resident you can contact the office for an appointment to purchase your parking decals/visitor tag. A valid vehicle registration must be presented and the vehicle must be in the approved resident's name. Office will place decal on your vehicle. Decals are nontransferable. If you get a new vehicle you will need to contact the office for a new parking decal. Parking in complex without a decal or visitor tag will result in booting/towing. All visitors must place the visitor tag on the rear view mirror facing outward. It needs to be visible looking at the front of the vehicle. Failing to display the visitor tag correctly will result in the vehicle being booted /towed.

- Residents with resident decals may only park in a resident space.
- Residents with carport decals may only park in their assigned carport space.
- Residents are not allowed to park in a visitor space at any time.
- Visitors may only park in visitor space.
- Backing in is not allowed at any time anywhere in the complex.
- Decals and visitor tags will expire when your lease expires. You will need to purchase new decals when you renew your lease. Please renew your lease 30 days prior and contact office for an appointment to get new decals.
- All resident owner decals and visitor tags will expire December 31 each year.

I, _____ understand the above parking procedures, I understand that every vehicle must properly display a valid parking decal or guest tag. I understand that if I park in the complex between the hours of 4:00 am and 8:00 am without a parking decal or guest tag, my vehicle is subject to booting/towing. I understand the parking decals are not transferable and any vehicle changes such as a new vehicle or license plate number must be reported to the office. I understand my parking decal will expire with my lease. I understand I must purchase new parking decals if/when I renew my lease.

Signature _____

Date _____

Unit Address _____

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Car Information Sheet – Please attach car registration

Unit address: _____

Resident Name: _____

Make of Car: _____

Model of Car: _____

Color of Car: _____

Name on Car Registration: _____

License Plate Number: _____

Office use only

Decal # _____

Visitor Tag # _____

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Key Request Form

All owners are required to submit a duplicate key to their unit with the association. This will allow access to the unit in the event of an emergency. This will protect your unit, surrounding units, and the building. The keys will be kept in a locked safe.

If we do not have a key on file for your unit please provide one. If we have a key on file and the locks have been changed please submit a new key to the association.

Thank you for your cooperation.

I _____ confirm that the Lakes of Jacaranda Condominium Association has a key on file to the unit that I am currently residing in.

Signature _____ Date _____

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Owner/Landlord Insurance Form

- Owner/Landlord must carry property and liability insurance.
- Please attach proof of insurance to this form. (Declaration page)
- Form needs to be signed by Owner/Landlord.

The provided insurance policy is paid for and valid. I understand that property and liability insurance should be in place at all times.

Owner Name _____

Owner Signature _____

**OWNER MUST ATTACH PROOF OF INSURANCE TO
THIS FORM**

Lakes of Jacaranda Condominium Association, Inc.

c/o Benchmark Property Mgmt.

7932 Wiles Road

Coral Springs, FL 33067

954-344-5353

IMPORTANT NOTICE

As many of you may have found out the hard way that our buildings were originally constructed with Polybutylene plumbing. This has caused numerous water leaks throughout the community over the past many years resulting in extensive damage and costly repairs. These leaks not only affect the individual unit owners, but typically many adjoining neighbor's units.

These pipes have been recalled by the manufacturer and are the responsibility of the unit owner as indicated in your condominium documents.

While some unit owners have replaced all of the piping in their individual unit, the majority of owners have not!

In order to curtail the total inconvenience, as well as costs to unit owners, tenants and the condominium association that occurs when a pipe bursts, we are requesting that ALL unit owners replace all of the Polybutylene Pipes in their units. This must be done by a certified plumber. As a reminder, all vendors may only work from 8:00 a.m. to 8:00 p.m. All architectural change forms will be approved to replace plumbing.

Once you have completed this, please provide documentation and drop off at the clubhouse.

We strongly encourage ALL unit owners to have property and liability insurance for their homes. You could be held liable for damages as unit owners who have not replaced the piping, as it could be considered negligence.

Please be aware that in an emergency leak situation, the association will attempt to contact the resident and/or owner. The association has the right to enter the unit during any emergency situation. Please make sure your contact information is up-to-date at the clubhouse. Please note also that all units have a main water line that is located in the A/C closet. It is required that this main line be shut down when the apartment will be vacant for an extended period of time.

Once this is completed, our living environment should be more stress free without so many emergency leak situations.

We thank you for your anticipated cooperation in this matter.

The Board of Directors



The Lakes at Jacaranda Condominium
10789 Cleary Boulevard
Plantation, Florida 33324
CTA FILE NO: 0409-18

Page 5.

OBSERVED CONDITIONS

6. PLUMBING SYSTEMS

- a. Safety of plumbing systems with respect to uses intended.

Polybutylene piping has failed on numerous occasions and caused leaks and water intrusion to adjoining dwelling units.

With the exception of polybutylene piping, the plumbing systems are safe.

- b. Soundness of plumbing systems with respect to uses intended.

Polybutylene piping has failed on numerous occasions and caused leaks and water intrusion to adjoining dwelling units. Defective piping is repaired on an as-needed basis by the maintenance staff.

With the exception of polybutylene piping, the plumbing systems are sound.

- c. Functioning ability of plumbing systems with respect to uses intended.

With the exception of polybutylene piping, the plumbing systems function properly.

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I have read and understand the Property Condition Report for the Lakes of Jacaranda which was included in the Lakes of Jacaranda Condominium Prospectus and Disclosure Material.

I understand that the polybutylene piping in individual units has failed on numerous occasions and caused leaks and water intrusions to adjoining units.

I understand that it is each owner's responsibility to repair polybutylene piping that service their unit.

I understand that the Board of Directors of the Lakes of Jacaranda Condominium has requested that each unit owner replace its polybutylene piping and carry liability insurance.

I understand that if the polybutylene piping is not replaced, the Lakes of Jacaranda Condominium may hold me negligent and liable for subsequent damages caused by polybutylene piping.

Print Name _____

Date _____

Signature _____

Date _____

Print Name _____

Date _____

Signature _____

Date _____

Lakes of Jacaranda Condominium Association, Inc
10789 Cleary Blvd
Plantation, FL 33324
(954) 372-7992

Buyer is aware that they must replace the piping in the unit within 60 days of closing date. All work needs to be submitted in advance to the HOA for approval. Please use Architectural Change Form provided in this screening packet.

Print Name _____ Date _____

Signature _____ Date _____

Print Name _____ Date _____

Signature _____ Date _____

**LAKES OF JACARANDA
ARCHITECTURAL CHANGE REQUEST**

Bldg. _____ Unit: _____

Date: _____

ADDRESS _____, UNIT _____, Plantation, FL 33324.

TELEPHONE NUMBER: (H) _____ (W) _____ (C) _____

INSTRUCTIONS - CONDITIONS FOR APPROVAL

1. This application will not be processed unless signed by applicant(s) where indicated * and the required supporting material is submitted.
2. All requests for apartment modifications, additions, fences, landscape improvements or other such improvements must be accompanied by a survey of the property. Two complete sets of plan and specifications prepared by an architect, engineer, private contractor or other qualified person shall be attached to this application.
3. Information contained in these plans and specifications must show the nature, kind, shape, height, materials, color and location of the requested change or alteration.
4. As a condition precedent to granting any request for a change, alteration or addition, the applicant, his heirs and assigns, hereby assumes sole responsibility for the repair, maintenance or replacement of any such addition, alteration or change and agree to maintain same in the approved condition.
5. The applicant assumes all responsibility for any infringement on or interference with existing facilities and easements on the property.
6. Approval of this request does not constitute approval of the structural integrity of the requested modification and is intended solely to maintain harmonious visual esthetics within the community.
7. Approval is conditioned upon all applicable governmental permits or approvals obtained by the applicant prior to construction and final inspections are completed.
8. All work must be started within 90 days of date of approval. Failure to implement work within 90 days will require the homeowner to re-submit a Request Form.
9. No work may be commenced until this form has been processed and returned to the applicant signed by an authorized representative of the Board.

10. Copy of contractor's License and insurance MUST be attached to this form.

In accordance with, and in understanding the requirements of, the Declaration of Covenants, Conditions and Restrictions of the governing Documents of the Community, to which I/we belong and in acknowledgement of, and in agreement with, the above stated conditions, I/we make application for the following addition, modification, change or improvement upon my/our property. (Describe in detail the modification requested and sign this form where indicated. If more space is needed, please use reverse side.)

* _____

Signature of Applicant

* _____

Signature of Co-Applicant

Type Name of Applicant

Type Name of Co-Applicant

ASSOCIATION ACTION TAKEN:

Your request is: APPROVED _____ CONDITIONALLY APPROVED _____ DISAPPROVED _____ INCOMPLETE _____

The following additional information is required, or approval is conditional upon:

BY: _____

Date: _____