

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

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.
- We do not accept double sided copies.

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

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|---|--|
| 3. Non-refundable screening cost: \$70 per applicant \$100 Married couple | Required Initial parking fees to be paid after approval: \$25.00 per car decal paid when approved and picking up decal. Annual pet fee of \$150.00 due after approval. |
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4. Only cashier's checks or money orders are accepted made out to Lakes of Jacaranda. Fees are due when paperwork is turned in.

5. All paperwork must be submitted no later than the Friday before the screening meeting. Incomplete paperwork will not be accepted and returned to applicant.

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 liability insurance in order to lease their unit. Applicants will not be accepted into screening without the owner's proof of insurance. Buyers must submit liability insurance on or before closing date.

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

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Tenant 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/ two are included in the packet)
- _____ Copy of pay stub for proof of income
- _____ Copy of signed lease
- _____ Signed rules and regulations acknowledgement form
- _____ Rules and Regulations initialed anywhere on every page
- _____ Pet registration form, pet photo, and up-to-date vaccination records
- _____ Parking procedure form signed
- _____ Car information form and copy of car registration
- _____ Proof of liability insurance & insurance verification form signed by owner/landlord
- _____ Key to unit

Office Use Only:

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

Is the applicant on the Lakes of Jacaranda "Not good standing list"? _____

Does the owner owe monies to the HOA? _____

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 Information

Realtor Full Name: _____

Realtor License Number: _____

Realty Company Name: _____

Realty Company Broker's name: _____

Realtor Cell Phone: _____

Realtor Email: _____

- **Realtor's business card attached below is required.**

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: _____ Additional monthly income amount: _____

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 to this page.**

Please fill out below. List names of all persons planning to live in the unit with you. Please include yourself and all children.

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

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

Important Additional Information

Please provide copies of one of the following that shows the name and age of the child

1.) Birth Certificate or

2.) Passport

Applications will not be accepted without a copy of these documents.

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

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 a picture of your pet.

Questions

Please answer the following questions **HONESTLY**. You **MUST** explain any "Yes" response to questions 1 through 13 on the back of this page. **Failure to do so may result in delays in the processing of this application and/or lead to automatic denial.**

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. Have you ever been evicted from a place that you've lived? _____
7. Has an eviction ever been filed against you? _____
8. Have you filed for personal bankruptcy within last 7 years? _____
9. Have you been a party to any lawsuit in the last 10 years? _____
10. Are there any outstanding judgments against you? _____
11. Are you obligated to pay any alimony or child support? _____
12. Have you been denied residency in the last 3 years? _____ If yes, list reason _____
13. 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

Additional Questions

14. Do you currently own a weapon? _____
15. Are you a service member? _____ If yes, please include documentation

- I, _____, understand that my pet must always have a valid rabies vaccination. I also understand and agree that 14 days prior to the expiration of my pet rabies vaccination, I need to provide the condo association with a new 12 months certificate of vaccination.
- I, _____, understand that my unit shall always have current valid liability insurance. I also understand and agree that 14 days prior to the expiration of my liability insurance, I need to provide the condo association with proof of a new 12 months liability insurance policy.
- I, _____, understand if a POD is being brought during my moving in or my moving out, the parking /storage fee to pay the condo association is \$100 a

day. Further, I do understand that if the POD causes any damages to the pavement and/or anything else, I am fully responsible to pay the condo association for the repairs.

- 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 45 days, and that during the process the screening committee can contact me for certain clarifications. I also understand that if any information provided is found to be false after screening approval is granted, such approval is automatically cancelled and eviction of all new and/or existing residents in the unit may transpire.
- 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:
- I, _____, understand that I am jointly and severally liable to the Association for the acts, omissions and/ or any misconduct of my guest(s) which constitute a violation of, or non-compliance with, the provisions of this Declaration and of any and all rules and regulations of the Association, "including and not limited to any violation of any City, State or any Federal law/s."

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: _____

PHONE: 1 954 696 8657

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SCREENING APPLICATION

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

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Proposed address in Lakes of Jacaranda: _____

Have you ever lived in the Lakes of Jacaranda? _____

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Realtor Full Name: _____

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- **Realtor's business card attached below is required.**

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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: _____

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

Important Additional Information

Please provide copies of one of the following that shows the name and age of the child

1.) Birth Certificate or

2.) Passport

Applications will not be accepted without a copy of these documents.

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

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 a picture of your pet.

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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. Have you ever been evicted from a place that you've lived? _____
7. Has an eviction ever been filed against you? _____
8. Have you filed for personal bankruptcy within last 7 years? _____
9. Have you been a party to any lawsuit in the last 10 years? _____
10. Are there any outstanding judgments against you? _____
11. Are you obligated to pay any alimony or child support? _____
12. Have you been denied residency in the last 3 years? _____ If yes, list reason _____
13. 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

Additional Questions

14. Do you currently own a weapon? _____
15. Are you a service member? _____ If yes, please include documentation

- I, _____, understand that my pet must always have a valid rabies vaccination. I also understand and agree that 14 days prior to the expiration of my pet rabies vaccination, I need to provide the condo association with a new 12 months certificate of vaccination.
- I, _____, understand that my unit shall always have current valid liability insurance. I also understand and agree that 14 days prior to the expiration of my liability insurance, I need to provide the condo association with proof of a new 12 months liability insurance policy.
- I, _____, understand if a POD is being brought during my moving in or my moving out, the parking /storage fee to pay the condo association is \$100 a

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- I, _____, understand that I am jointly and severally liable to the Association for the acts, omissions and/ or any misconduct of my guest(s) which constitute a violation of, or non-compliance with, the provisions of this Declaration and of any and all rules and regulations of the Association, "including and not limited to any violation of any City, State or any Federal law/s."

Applicant Signature: _____ Date: _____



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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: _____

PHONE: 1 954 696 8657

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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.

LAKEs OF JACARANDA

RULES AND REGULATIONS



LEASE

3. Minimum required lease term is six months
4. Owners/Landlords wishing to renew a lease with an existing approved tenant must notify the association at least 30 days prior to renewing of the lease. HOA HAS THE RIGHT TO DENY LEASE RENEWAL.
5. 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.
6. 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

LAKEs OF JACARANDA

RULES AND REGULATIONS



PARKING

7. **Decals can be collected in the clubhouse office**
8. **Car registration must be in the name of the person that is approved as a resident to receive a decal.**
9. Every resident vehicle in the parking lot must have a valid resident parking decal. Any vehicle in the parking lot that does not have a valid resident parking decal correctly displayed will be subject to booting/towing.
10. **Every guest vehicle and motorcycle** parked in the complex between 4:00 AM and 8:00 AM must be registered with **ourparkingregistration.com** and park ONLY in visitor area. Failing to register your guest's vehicles and motorcycles will result in the vehicle/motorcycle being booted/towed.
11. **VISITORS may only park in spaces marked VISITORS. Visitors parked in any other space at any time are subject to boot/tow.**
12. **Residents are NOT permitted to park in spaces marked Visitor at any time. Residents parked in visitor's space are subject to boot/tow.**
13. **Parking decal allowance per unit.**
 - **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 \$50 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.
14. Parking decals 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.
15. Parking decals expire on the last day of the lease. It is the tenant's responsibility to renew parking decals prior to lease end.
16. Resident owner decals and tags expire on December 31 annually. Any vehicles with expired decals are subject to boot/ tow.
17. Residents with CARPORT decals may park only in their assigned CARPORT.
18. Residents with a RESIDENT decal may park only in a RESIDENT space

LAKEs OF JACARANDA

RULES AND REGULATIONS



19. Motorcycles do not need decals but must be registered in the clubhouse office.
20. Resident Motorcycles may only park in spaces marked Motorcycle.
21. Handicap visitors may park in spaces marked Handicap, but must be registered with **ourparkingregistration.com**, if they are parking in the complex between 4:00 AM and 8:00 AM. The Handicap tag must be visible.
22. Handicap residents must display a resident tag and a handicap tag when parking in a handicap space.
23. Resident handicap tag must be registered in the office and a copy of the handicap tag needs to be provided.
24. Parking or standing in emergency/fire lanes is NOT allowed.
25. Parking or standing in front of dumpsters is NOT allowed.
26. Parking, standing and driving on grass, sidewalks, and breezeways, including motorcycles and scooters, is NOT allowed.
27. Motorcycles and scooters are NOT allowed in the/a unit!
28. Car covers are not permitted.
29. Motorcycles may have a cover; however, the license plate must be fully exposed.
30. Cars and Motorcycle parking spaces shall be used solely and exclusively for cars and motorcycles. They shall not be used for storage of trailers, boats, PODs, or inoperative cars/ motorcycles this includes any and all automobiles that are not drivable (in disrepair).
31. Commercial vans, trucks or any vans that exceed 16' in length (This includes extended cabs & beds) are not allowed without the prior written consent of the Board of Directors.
32. No Commercial Trucks or commercial vans are to be parked in the complex overnight.
33. Pickup trucks shall not have any contents in the rear cargo bed unless such contents are completely covered at all times, so that no contents are visible or extend past the rims of the bed.
34. No Commercial advertising is to be shown on any vehicle parked in the complex.
35. All unlicensed, unregistered, inoperative, or improperly parked vehicles shall be booted and towed at the owner's expense.
36. Vehicles are not allowed to back into a parking spot. No reverse parking is allowed at any time.
37. It is the owner's/resident's responsibility to ensure that guest or service vehicles are properly parked in areas designated for their use and properly registered.
38. Parked cars with no valid registration sticker on the license plate shall be deemed as storage and are subject to booting and towing.
39. The maximum amount of time you can register a guest is 12 days in a 30-day period, not to exceed 24 days in any consecutive 90-day period. Any visitor that continues to stay in the complex for more than twelve days in a thirty-day period or more than 24 days in a 90-day period will be considered a resident. They will need screening committee approval to

LAKES OF JACARANDA

RULES AND REGULATIONS



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 days' rule is valid including and not limited to babysitters, tenants' parents, boyfriends/girlfriends etc.

40. 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.

***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 Booting/Towing.**

LAKEs OF JACARANDA

RULES AND REGULATIONS



PETS

41. Only one dog and/or one cat allowed per unit.
42. Pit bull or mixed pit pull breeds are NOT allowed.
43. Pets must be registered with the office and pet owners must provide proof of up-to-date vaccinations.
44. Annual nonrefundable pet fee of \$150 is required at the time of move in / lease renewal.
45. Two weeks prior to the expiration of the pet vaccination, the owner/tenant must provide the office with a new updated vaccination certificate.
46. Pets' vaccination MUST be valid and updated at ALL TIMES.
47. Dogs MUST be leashed at all times
48. 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.
49. Doggie bags are provided, and dog owners must pick up after their dogs.
50. Dogs are not allowed to be unattended on patios/balconies at any time.
51. 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 SHALL
RESULT WITH AN IMMEDIATE PICKUP/REMOVAL FEE OF \$100**

LAKES OF JACARANDA

RULES AND REGULATIONS



CAR REPAIRS/CAR WASHING

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

LAKEs OF JACARANDA

RULES AND REGULATIONS



COMMON AREAS

54. 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 \$100.
55. Shopping carts from Winn-Dixie/Publix are not allowed to be brought into the complex.
56. 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.
57. Breezeways must be kept clear. Pots, plants, and decorative items are not permitted.
58. No Loitering or playing in the breezeways.
59. Riding bicycles in the breezeways as well as of the sidewalks is NOT allowed.
60. Potted plants, statues, tables and chairs are not allowed on the rocks around the cement's patios on the first-floor units.
61. Vandalism, graffiti, and littering will not be tolerated anywhere in the community. Parents will be held responsible for their children's actions.
62. Chalk used to draw on the sidewalk or any other common area location is not permitted and subject to fines.
63. 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.
64. No reckless driving in the parking lot.
65. No loitering in the parking lot.
66. Absolutely no games of any kind are allowed to be played in the parking lot.
67. 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.
68. Entrance circle is one-way traffic only--cutting entrance circle is not allowed.
69. For rent/sale signs are not allowed anywhere in the community.
70. Jumping over and cutting through the perimeter fences and bushes is not allowed.
71. Riding bicycles or placing bikes on the grass is not permitted.
72. No ball games of any kind are allowed on the grass throughout the complex.
73. Motorized toys are not permitted on sidewalks.
74. Feeding the ducks is not permitted anywhere in the complex.

LAKEs OF JACARANDA

RULES AND REGULATIONS



PATIO/BALCONY AND WINDOWS

75. Only patio furniture is allowed on patios and balconies (a reasonable number of pots and plants are allowed).
76. Grills/ barbeques are not permitted on patios/ balconies or in lawns.
77. Railings must be clear at all times. No netting, screening, or fences of any kind are allowed.
78. Drying of clothes/towels is not allowed.
79. 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.
80. Hurricane shutters that are approved in writing in advance by the board of directors are allowed. The shutters must be white accordion style.
81. Laundry room doors must be kept closed.
82. No signs of any kind are allowed on windows/doors.
83. Do not hose patio causing water to drain onto patio below.
84. No attachments of any kind to the structure of your patio/balcony such as hanging plants, pictures etc.
85. Plants growing vines are not allowed on patios/balconies
86. No hanging articles of any kind on patios /balconies.
87. All Christmas Lights and Decorations must be taken down by January 10th
88. 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.

LAKEs OF JACARANDA

RULES AND REGULATIONS



GYM

- 89. Gym is open Dawn to Dusk.
- 90. Guests must be accompanied by the resident to use the gym.
- 91. Children under the age of 16 are not permitted in gym - no exceptions.
- 92. Shirt and gym shoes must be worn in gym.
- 93. Lights must remain on at all times. Door must be closed and locked after using gym.
- 94. Speaker and/or personal music is not permitted in gym.
- 95. No wet or damp towels (including those wet from sweat) may be placed on any gym equipment, surface or floor at any time

LAKES OF JACARANDA

RULES AND REGULATIONS



TRASH

96. 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.
97. Small trash cans around the community are not for household garbage /trash bags.
98. No Bulk garbage unless specific association notice is advertised (twice a year)
99. 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.
100. 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.
101. Using the dumpsters for anything other than home garbage is an immediate \$250 assessment on the unit.

LAKEs OF JACARANDA

RULES AND REGULATIONS



MOVING TRUCKS

- 102. Moving trucks are not permitted before 8:00 AM or after 7:00 PM.
- 103. Moving trucks, u haul, and trailers are not allowed on grass or sidewalk at any time.
- 104. Residents must notify office with dates, times, and moving company information.
- 105. 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.
- 106. Pods are not permitted at any time in any location. Pods that are being placed in the parking lot illegally shall be charged by the HOA \$100 a day. Further, if the Pod causes any damages to the parking lot, the cost of repairs shall be charged to the unit.

LAKEs OF JACARANDA

RULES AND REGULATIONS



POOLS, BBQ AREAS, AND TENNIS COURTS

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



108. 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.
109. Pool is open dawn to dusk.
110. No Parties in pool area. No decorations in any area of the pool area.
111. Maximum number of people allowed under cabana/bar area is 16.
112. The bar area cannot be reserved and must be shared with all other pool attendants.
113. Grills may be used between 8:00 AM - 10:00 PM
114. Tennis courts are open from 8:00 AM - 10:00 PM
115. Children under 12 are not permitted in Jacuzzi and the Jacuzzi area.
116. Children under 14 are not allowed in pool, the tennis court and the grill areas without an adult.
117. Parents will be held responsible for their children if any damages occur.
118. One adult can supervise up to 4 children that are under 14 years of age.
119. Jumping the fence is prohibited.
120. Doors and gates must remain closed.
121. Guests may not use pools without the resident present. Transferring of amenity key is prohibited.

LAKEs OF JACARANDA

RULES AND REGULATIONS



- 122. All people using the pools do so at their own risk. There is not a lifeguard 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.
- 123. Board reserves the right to revoke amenity key.
- 124. Skateboards, bikes, rollerblades, scooters and pets are not allowed in pool area.
- 125. No boisterous reckless play, roughhousing, or loud music.
- 126. Music speakers are not permitted in common area
- 127. Personal barbeques/grills are not permitted in pools, tennis courts, and grilling area. Grills are provided in designated grilling areas.

LAKES OF JACARANDA

RULES AND REGULATIONS



FIRE ALARM SYSTEMS

128. 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.
129. Resident 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.
130. Resident understands that if there is a dog or any pet in the unit, resident either needs to be present during the inspection or have a person present on his or her behalf during the inspection.

LAKES OF JACARANDA

RULES AND REGULATIONS



DOOR CAMERAS

131. Residents and/or Owners are free to install any make/model door camera at their own expense. However, door cameras can only be installed on the door or door frame. Cameras cannot be attached to the stucco of the building.
132. Residents understand that once they are installed, such cameras become a permanent part of the door and may not be removed later if the resident moves out and/or sells the unit.

LAKEs OF JACARANDA

RULES AND REGULATIONS



PRIVACY

- 133. Unit owner information may be disclosed to other unit owners.
- 134. Common areas are subject to video surveillance at all times.
- 135. Names and addresses of residents including children can be disclosed to nearby schools.
- 136. Residents are not allowed to have nonresidents use their Lakes of Jacaranda address for mail purposes.
- 137. Evidence of violations is a result of many aspects including and not limited to, observations by the condominium personnel and residents.

LAKES OF JACARANDA

RULES AND REGULATIONS



MISC.

- 138. If you are a tenant, please note that ALL communication between you and the HOA shall be done ONLY via your landlord.
- 139. Harassment or abuse of association employees/vendors/contractors/volunteers will not be tolerated.
- 140. It is the resident's responsibility to make sure their guests/visitors fully understand and comply with the association's rules and regulations. In the event they fail to do so, the unit shall be held responsible for the visitor/guest's actions.
- 141. Indecent behavior and actions are absolutely not allowed in any of the public areas, any of the amenities with specific attention to the pool and or the Jacuzzi. Such behavior can result in immediate lease termination by the HOA as well as pressing criminal charges.
- 142. Remember, if you are a tenant and have multiple HOA violations, whether they were cured or not cured, Lakes of Jacaranda's board has the right not to renew your lease as well as to terminate your lease at any time.

LAKES OF JACARANDA

RULES AND REGULATIONS



INSURANCE

- 142. All units must maintain a valid liability insurance policy at all times.
- 143. No less than two weeks prior to the expiration date of the liability insurance policy, owners must submit the HOA with a new and or a renewed liability insurance policy.
- 144. Owners must provide proof of current liability insurance to lease their unit.
- 145. Fake or lapse of liability insurance shall automatically send the unit to fine without warning/violation notice beforehand.

Revised 8/2023

Tel. 954-372-7992 | email: info@lakesofjacaranda.com | Address: 10789 Cleary Blvd., Plantation, FL, 33324
<http://www.lakesofjacaranda.com>

LAKES OF JACARANDA CONDOMINIUM ASSOCIATION

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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. Nonrefundable annual pet fee of \$150.00 due upon move in.

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.

7. Annual non-refundable pet fee of \$150.00

Unit Address: _____

Resident Name: _____

Signature: _____ Date: _____

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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 and **guests parking during those hours must be registered online at ourparkingregistration.com. Guests may only be registered for a maximum of 12 days (consecutive or non- consecutive) in a 30 day period.** Once you are an approved resident you can contact the office for an appointment to purchase your parking decal/s. A valid vehicle registration must be presented and the vehicle must be in the approved resident's name. Office will place the 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 the complex without a decal or properly registering your guest online will result in booting/towing.

- 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 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 will expire December 31 each year.

I, _____ understand the above parking procedures, I understand that every resident vehicle must properly display a valid parking decal. I understand all guests parking in the complex between the hours of 4:00AM and 8:00 AM must be registered at **ourparkingregistration.com** 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 registering my guest vehicle these vehicles are subject to booting/towing. I understand 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 if I am a tenant, or December 31st if I am a resident owner. I understand I must purchase new parking decals if/when I renew my lease.

Signature _____

Date _____

Unit Address _____

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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 # _____

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Make of Car: _____

Model of Car: _____

Color of Car: _____

Name on Car Registration: _____

License Plate Number: _____

Office use only

Decal # _____

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Owner/Landlord Insurance Form

- Owner/Landlord must carry 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

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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 _____

Revised 8/2023