

Palm Place Condominium – Lease

c/o J & L Property Mgmt. Inc
10191 W Sample Rd # 203
Coral Springs, Florida 33063

****It is important that you complete the application carefully, as any discrepancy may cause delays****

**ANYONE OVER THE AGE OF 18 YEARS OLD NEEDS TO COMPLETE A
SEPARATE APPLICATION
1 PET ALLOWED – MAX WEIGHT 15 LBS
ONLY 2 VEHICLES ALLOWED**

**PLEASE HAVE THE FOLLOWING DOCUMENTS / FORMS READY – IF YOU DO
NOT HAVE THE REQUIRED DOCUMENTS YOU WILL NOT BE APPROVED**

LEASE DOCUMENTATION CHECKLIST ITEMS

- Palm Place Association Application**
- Applicant and Co-Applicant Photo Identification that demonstrates proof of Permanent U.S. Residency (US Driver's License, US Passport, Green Card, or Naturalization Certificate)**
- If married with different last names: A Copy of Marriage Certificate**
- Pet Certificate - Documentation for pet verifying: Name, Breed, Weight at Maturity, and Vaccinations**
- Proof of Income (Paystubs 4-6, 1099, W2 Form, Tax Returns, etc.)**
- Copy of Lease Signed by the Applicant(s) and the Owner(s)**
- Vehicle Registration for each vehicle being kept at the property**
- Signed Rules & Regulations Acknowledgement Form**
- Signed Acknowledgement Form**
- \$65.00 application fee PER PERSON payable to J&L Property Management Inc. - Cashier's Check or Money Order ONLY.**

Please submit complete application to
salesandleasing@jlpropertymgmt.com
or mail to J&L Property Management Inc.'s office
J & L Property Mgmt. Inc
10191 W Sample Rd Suite #203
Coral Springs, Florida 33065

RESIDENTIAL SCREENING AUTHORIZATION FORM

(Please Print) Name: _____ Sex: _____

Address: _____

City, State, Zip: _____

Social Security Number: _____ Date of Birth: _____

I give my authorization to this landlord, agent, AccuData Inc, or any party or agency contacted by this landlord or agent to obtain and verify the above information, concerning a credit report, criminal records, motor vehicle and other history. I understand that inquiries may be made to various federal and state agencies, employers, and references.

Applicant's Signature _____ Date _____

(Accudata client information only)

Company Name: _____

Contact Name: _____

Tel#: _____ **E-mail or Fax# (for results):** _____

Type of Screening Requested

Package: 2

LEASE APPLICATION

Please provide complete and accurate information as failure to do so will cause delay of the application. False information is strictly prohibited.

PROPERTY ADDRESS: _____ UNIT#: _____

CITY: _____ STATE: _____ ZIP CODE: _____

LEASE TERM _____ LEASE END DATE _____ MONTHLY RENT _____

PRIMARY APPLICANT LEGAL NAME: _____

DATE OF BIRTH: _____ SOCIAL SECURITY NUMBER: _____

EMAIL: _____ EMAIL 2: _____

CELL PHONE: _____ WORK PHONE: _____

CURRENT RESIDENCE

STREET ADDRESS: _____ APT: _____

CITY: _____ STATE: _____ ZIP CODE: _____

_____ OWN OR _____ RENT LENGTH OF RESIDENCE: YEARS _____ MONTHS _____

CO-APPLICANT LEGAL NAME: _____

DATE OF BIRTH: _____ SOCIAL SECURITY NUMBER: _____

EMAIL: _____ EMAIL 2: _____

CELL PHONE: _____ WORK PHONE: _____

CURRENT RESIDENCE

STREET ADDRESS: _____ APT: _____

CITY: _____ STATE: _____ ZIP CODE: _____

_____ OWN OR _____ RENT LENGTH OF RESIDENCE: YEARS _____ MONTHS _____

**PLEASE LIST THE FIRST & LAST NAMES, AGE & RELATIONSHIP OF ANY
ADDITIONAL RESIDENTS TO THIS PROPERTY ***18 YEARS OF AGE OR OLDER
WHO IS NOT A SPOUSE MUST SUBMIT A SEPARATE APPLICATION*****

FIRST & LAST NAME	AGE	RELATIONSHIP
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

EMPLOYMENT HISTORTY

PRIMARY APPLICANT

EMPLOYER NAME: _____ JOB STATUS: _____
ADDRESS: _____ CITY: _____ STATE/ZIP: _____
OCCUPATION / POSITION _____ SUPERVISOR NAME: _____
TEL: _____ SALARY: _____ Circle: WEEKLY/MONTHLY/YEARLY
IF SELF EMPLOYED – TYPE OF BUSINESS: _____ YEARS: _____

CO-APPLICANT

EMPLOYER NAME: _____ JOB STATUS: _____
ADDRESS: _____ CITY: _____ STATE/ZIP: _____
OCCUPATION / POSITION _____ SUPERVISOR NAME: _____
TEL: _____ SALARY: _____ Circle: WEEKLY/MONTHLY/YEARLY
IF SELF EMPLOYED – TYPE OF BUSINESS: _____ YEARS: _____

PERSONAL REFERENCES (NO FAMILY MEMBERS)

NAME: _____
EMAIL: _____ CELL PHONE NUMBER: _____
RELATIONSHIP: _____
NAME: _____
EMAIL: _____ CELL PHONE NUMBER: _____
RELATIONSHIP: _____

VEHICLE INFORMATION

VEHICLE 1 MAKE: _____
MODEL: _____ COLOR: _____ YEAR: _____
LICENSE PLATE: _____ STATE: _____ INSURED BY: _____

VEHICLE 2 MAKE: _____
MODEL: _____ COLOR: _____ YEAR: _____
LICENSE PLATE: _____ STATE: _____ INSURED BY: _____

PETS

I AM MOVING IN WITH PET (circle one) YES / NO If so, complete the following:

PET OWNER NAME: _____ PET TYPE: _____
PET SEX: _____ PET BREED: _____
PET AGE: _____ WEIGHT: _____ PET LICENSE: _____

CONVICTIONS

HAVE YOU EVER BEEN ARRESTED? _____

HAVE YOU EVER BEEN CONVICTED OF ANY CRIME? INCLUDING MISDEMEANORS, DUI, ETC.? _____

HAVE YOU HAD CHARGES DROPPED AGAINST YOU? _____

IF YES, PLEASE EXPLAIN: _____

HAS CO-APPLICANT EVER BEEN ARRESTED? _____

HAS CO-APPLICANT BEEN CONVICTED OF ANY CRIME? INCLUDING MISDEMEANORS, DUI, ETC.? _____

HAS CO-APPLICANT HAD CHARGES DROPPED AGAINST THEM? _____

IF YES, PLEASE EXPLAIN: _____

Applicant's Signature: _____ **Date:** _____

Co-Applicants Signature: _____ **Date:** _____

Palm Place Condominium Rules and Regulations

&

Hurricane preparation

**Keep These Documents for
Reference during the time you
live at Palm Place
Condominiums**

Updated October 2019

Following Rules will be strictly enforced by means of Fines.:

Parking Rules:

1. **Be Sure to Follow These Rules to Avoid Having Your Car Towed Away at your Expense:**
2. **Use only your designated parking that has your door number on it. Second cars and visitors must use the guest parking. Do not take another one, even for a few**
3. **minutes, or it can be towed.**
4. **Do not block another car or a dumpster gate, or it could be towed.**
5. **Keep the tags always up to date and ready to drive. Dirty looking cars, not driven and long term parked cars make the parking look bad and may get towed away. The parking can not be used as storage for unwanted cars.**
6. **No boats, trailers and/or over size trucks are permitted, and will be towed away.**
7. **Do Not park on the Fire Lanes. The fire department is particularly enforcing this. Cars parked on that lane could be tagged and towed away at your expense.**
8. **Your guests must always park at a guest parking, otherwise, you will be charged with a violation.**
9. **No Driving over the lawn at any time, even during moving furniture or heavy items. Should this happen, you will be liable for the damages to the lawn and underground piping of the sprinkler system, in addition to the fines.**
10. **No changing of oil or engine repairs anywhere at Palm Place. Oil must be disposed at a shop according to the law and oil cans must not be dumped at our dumpsters or sewer lines. Violator will be responsible for damages to the parking in addition to the fines.**
11. **Register your license plates with us. Keep your tags up to date, don't let them expire, and keep them visible. Do not backup into the hedges to hide your expired tags. Unrecognized and/or unauthorized cars could be towed away at your expense.**

Any resident can have the cars blocking or taken their assigned spot towed away by calling All Way Towing at any of these numbers or the number listed on their post at the entrance area: (954) 496-6810, 786 333 7024, 954 964 7247 (as long as you have an ID with your Palm Place address) you can sign the paper and authorize the violating car to be towed away.

Do not leave a shopping cart in our parking area. If you use one to bring home groceries, please take it back and leave it at the shopping plaza.

PLAYGROUND FOR CHILDREN:

Please note that we do not have a playground for children to play balls, run around and disturb the neighbors. All residents of Palm Place (Owners and/or Tenants alike) have the right to enjoy a peaceful, quite, safe community while living at Palm Place Condominiums.

Fortunately, as many of you know, there is a dedicated playground within walking distance from us on Johnson street just east of Winn Dixie Plaza. You can get to it faster by following the power-lines on the east side of our lake and walk towards Johnson Street.

Please communicate to your children that they are not allowed to disturb any neighbor (owner and/or tenant alike) by playing, running, screaming, or throwing a ball anywhere in our common grounds. Nor are they allowed to use the utility/meter rooms at the backside of the buildings, or play in the parking area. There are many safety issues about playing in any of these areas, therefore, they are prohibited from using any of the common areas/grounds for this purpose. Our insurance does not permit any playing in our common grounds.

No Roller Blades or Scooters are allowed on our common grounds. If you or your children use bikes, they must be taken outside our premises and used there, not on our grounds.

Please communicate to your children that if they want to play they must do so at the above mentioned playground on Johnson Street, otherwise you will be charged with a violation.

Please note use of any of the following items are absolutely forbidden in our common areas;

Playing on Roller Skates, Skate Boards, Scooters or BB Guns are absolutely forbidden anywhere in our common area.

Children may play when they are accompanied by their parents as long as they do not use any of the above items, or disturb any neighbor, or damage the common property (i.e.; bushes, lawn, building paint, downspouts, etc.) , and do not endanger themselves by jumping on the dumpsters.

POOL RULES:

- 1. Be Sure to Follow These Rules to Avoid Receiving a Fine:**
- 2. Hours of Use are between 8:00 a.m. until sunset time.**
- 3. No food, or any beverages are allowed in the pool area.**
- 4. No game or ball playing is permitted in this area. Please refer to the playground rules and use the playground outside our community (east side of the lake all the way to Johnson street, far from any of our buildings) for playing.**
- 5. Do not make disturbing noise for the neighbors while in the pool area or at any other location at any time. Please be considerate of all neighbors at all times.**
- 6. Children under 12 year have to be accompanied with an adult while on the pool deck.**

STORAGE RULES:

Be Sure to Follow These Rules to Avoid Receiving a Fine:

Nothing can be left or stored outside (anywhere in our common grounds) other than two outdoor chairs and some plants in front of your unit.

Barbeques, are not allowed to be stored or used at Palm Place Condos

Nothing to be affixed to the outside of your doors/windows other than reasonable amount of Christmas and/or Halloween Decoration only during those holidays.

All decorations must be taken off within two weeks after the holidays.

Personal items must not be left outside. Any personal item left outside can and will be taken and discarded. In addition, you will be charged with a fine.

No advertising of any kind is permitted in our common grounds. Common grounds include east side of Palm Ave. in front of the pushes (we maintain that area). This includes "For Sale", or "For Rent" that are not signs not allowed

Second floor residents have the following additional limitations;

No Aquariums are allowed.

No Waterbeds are allowed.

Satelite dishes are not permitted to be installed in our community. Cable TV is available and you can contact the cable company to subscribe.

Meter rooms are not for personal use or storage of anything. Do Not Store anything in the meter rooms behind the buildings, or they will be discarded.

Use of Fireworks at any time in our grounds are absolutely forbidden. Do not buy, store or use Fireworks during holidays or anytime at Palm Place Grounds.

PETS:

Each residents are allowed only one dog under 15 pound and/or one cat for inside the units. No pets can be kept outside in the common area.

The dog must weigh less than 15 pounds at their maturity. Proof of the weight at age of maturity must be obtained from your veterinary doctor, along with a stamped picture of the dog.

Pets are to be always on a leash, when outside. They must always be with a person, and must not be left alone, and never chained to a tree or anything else outside.

Walk path for the dogs is along the north wall separating us from the shopping mall, along the Palm Avenue sidewalk, and on the east-side of the lake where there is no building. To get to these areas you must walk the dog from your unit through the parking area, and never around the lake or the lawn.

NOISE:

Do not disturb the peace of the community with noise from your stereo, car stereo, boom boxes, or any other form of noise at any time. Observe code of Absolute Silence (no noise at all) of Pembroke Pines ordinance, from 11:00 PM until 7:00 AM every day, and at other times do not disturb the peace of the neighborhood

DUMPSTERS: When dumping the garbage in the dumpsters make sure you put the garbage inside the dumpster and close the covers. Do not throw any part of it around the dumpster that causes mess in the area.

I hereby certify that I have read the rules and regulations and understand them in their entirety. I also, acknowledge that we will be fined for any violations of any of the above-mentioned rules.

Signature

Date

Signature

Date

Reporting Violations

When you see a violation of any of the above Rules Call us at (954) 567 9053

Following is a guideline for reporting a violation:

Call the police when you see:

- 1- Drug Related Issues. When you believe there is a drug related issue going on.
- 2- Excessive Noise. Whenever there is excessive noise that police can hear the noise and make a report about it.
- 3- Fights and/or violence: If you see any fights or violent behavior from anyone.
- 4- Use your common sense before calling the police to be sure they can help and make a report about the incident.

To call the police you can use one of the following phone numbers: 9 1 1 only for emergencies., (954) 431 2200, or (954) 765 4321 or **(954) GET HELP** (438 4357)

You do not have to give out your name, address, or phone number to the police. If they insist you can use manager's name and number. It is also best to give them the address of the unit you believe has the problem, not your own address.

After calling the police, please call management any time of day/or night and let me know you called the police about this issue. I will maintain your identity confidential, and will follow with the police to obtain a copy of their report.

For any kind of violation and/or problem please feel free to call the manager at any time and let us know what kind of problem you see or have. If you care about your community and want to live here safely it is best to communicate the problems to us. We need to know the problems before we could solve them. When you call and have a complaint, it is best that we know who the violator is. When you want to give the location of the violator please walk by their door and record the number on the door. We need the door number to contact the right people. Please keep my number with you. If you forget my number is listed at the entrance area.

Means of Enforcing the Rules Hearings and Fines

All Rules are enforced by means of fines. The process starts by a notice of hearing that will be sent to you and or your landlord. You will have sufficient time to prepare yourself from the hearing. At the hearing all the charges against you will be declared and you will be given the opportunity to defend yourself. Absence from the hearing is regarded as a guilty plea and the fine will be awarded against you. According to our documents the first fine is \$25, \$50 for the second, and the third and all subsequent fines are \$100 each. Please also remember that after third violation the board may revoke the residents parking permit. Also, the fines are also collectable the same as monthly maintenance fee from the landlord's account.

PALM PLACE CONDOMINIUM
ACKNOWLEDGEMENT FORM SIGN AND NOTARIZE

OWNER WILL ENSURE TENANT(S) WILL COMPLY WITH THE FOLLOWING:

- 1- The tenants agree to comply with all Palm Place Condominium Rules as they are outlined in the rules and regulations attachment (following page READ CAREFULLY), and all future rules when the board of directors modifies and/or adds new ones.
- 2- In case of violating the rules, tenants will get a chance to defend themselves by attending a hearing (to be announced by management) that board members will objectively judge the outcome. Board may vote to give the tenants a warning or charge them with a Violation.
- 3- First Violation will assess \$25, second \$50 and third and subsequent violations will assess \$100 against the unit owner, that can be reimbursed to the owner by tenant based on their agreement.
- 4- In case of 3 convicted violations or more the board will demand removal of the tenant and the owner is obligated to comply and start their eviction process.
- 5- The tenants agree they will not protest such decision after receiving three violation convictions from the board and will comply with the board decision to vacate the premises ASAP.
- 6- The initial approval of tenants will be valid only for as long as the term of the lease approved by Board, ie. From the date of move into the date of expiration (depending on the term provided in the lease). After expiration of the lease, the Board may approve a renewal of the lease, at no extra charge, based on the tenant's past behavior and compliance with our rules and governing documents.
- 7- I promise to never throw anything in the toilets or drain lines other than toilet paper, and will be responsible for damages to the line, in case I or anyone from our household causes it.

Property Address: _____

Owner Name: _____ **Owner Signature:** _____

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared _____ () who is personally known to be OR () has produced _____ as identification and () who did OR () did not take an oath.

(SEAL) _____
Notary Signature



PALM PLACE CONDOMINIUM ASSOCIATION, INC. PARKING ENFORCEMENT



Registering a new vehicle/Replacing your decal: Please visit our website at www.jlpropertymgmt.com, Click Parking and then click on the appropriate association. Once you've registered your vehicle online, **you must call our office immediately to finalize the vehicle registration with the Association.** We will get the decal ready for pick up. **You must register your car as a guest if you cannot pick up the decal the same day.** If you do not pick up your decal and your vehicle is booted, we will not be held responsible. If your register your vehicle on a Friday, please register it as a guest for the weekend.

Registering a Guest/Rental vehicle: Please visit our website at www.jlpropertymgmt.com, Click Parking and then click – Palm Place COA. Guest passes are done virtually through the vehicle's TAG number and is only known to parking enforcement. It is your responsibility to verify the TAG number. If the information you provide is incorrect, the booting company will not find the vehicle and will boot it.

Please note, the registration fee for each new decal is \$15.00 (cashier check or money order only), made payable to J&L Property Management. *If you do not have access to internet on a computer, a mobile device or a tablet, you can call our 24/7 emergency service at (954) 968-9791. ONLY IF you do not have internet access. All vehicles parked in the Association MUST be registered.*

Booting Company: No Go Booting Inc. T: 561-305-2954

THE FOLLOWING ARE SUBJECT TO BOOTING/TOWING WITHOUT WARNING:

- Use only your designated parking that has your door number on it. Second car and visitors must use the guest parking or vehicle will be booted/towed between 12:00 AM – 5:00 AM.
- Do not block another car or dumpster gate, or it will be booted/towed.
- Register your cars and plate numbers with us and update us with any changes immediately. Keep the tags always up to date and ready to drive. Expired tags over 30-days will be booted. Dirty looking cars or inoperable cars not driven and long-term parked cars make the parking look bad and may get booted/towed away. Our parking can't be used as storage for unwanted cars.
- No tape over decals. If your decal is fading or peeling off, you must replace it.
- No commercial vehicles with logos, tools or equipment are permitted to park on the property overnight.
- No boats, trailers and/or oversized trucks are permitted and will be booted/towed away.
- Don't park in the Fire Lanes or tow-away zones. Cars parked on that lane will be booted/towed away.
- No driving over the lawn at any time, even during moving furniture or heavy items. Should this happen, you will be liable for the damages to the lawn and sprinklers in addition to the fines.
- No changing of oil or engine repairs anywhere at Palm Place. Violator will be responsible for damages to the parking lot in addition to the fines.
- Park front in and make your plates & decals visible from parking side. Vehicles that are backed in will be booted/towed away.
- We don't have enough Guest Parking on the southside, and it must be available for everyone to use equally:
 - Residents of each unit can't take more than one guest parking beside their assigned parking. Additional cars must be parked in guest parking on the north side.
 - Don't keep your car parked in a south side guest parking for more than 24 hours.
 - Don't reserve a southside guest parking for yourself by exchanging your cars. Each guest parking must be available to all south side residents equally.
- Do not leave a shopping cart in our parking area! If you use one, please take it back to the store.

