

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: _____

WEITZER HARMONY LAKES TOWNHOMES ASSOCIATION, INC. (PHASE II)

c/o J & L Property Management, Inc.
10191 West Sample Road, Suite 203
Coral Springs, FL 33065
Office: (954) 753-7966 Fax: (954) 753-1210
Eml: Service@Whltaph2.org

TENANT APPLICANT / OWNER ACKNOWLEDGEMENT

Property Address: _____, **Davie, FL 33324**

Unit Owner, _____, **and Applicant(s),** _____, acknowledge and confirm Unit Owner has provided a copy to the Applicant(s) of the Weitzer Harmony Lakes Townhomes Association, Inc. By Laws, Rules & Regulations, and Covenants ("HOA Documents") prior to first occupancy of the unit by the Applicant(s) which is set to commence: _____, **2022.**

Furthermore, the Unit Owner and Applicant(s) acknowledge and confirm each will be bound by the terms of the HOA Documents, as may be amended from time to time.

Furthermore, the Unit Owner and Applicant(s) acknowledge and confirm each understanding that there is **NO SUBLETTING PERMITTED.**

Unit Owner and Applicant(s) acknowledge and confirm in the event of a lease transaction any violations made by lessee Applicant(s), unit residents or guests may result in the Association to take action to compel compliance by lessee Applicant(s) and their guests with the provisions of the HOA Documents, as may be amended from time to time.

Unit Owner acknowledges and agrees that Association may be entitled to the assessment of penalties for any applicable violations performed or charged to Applicant(s); together with reimbursement for any attorney fees and costs incurred in connection with the enforcement of HOA Documents, as may be provided to the Association in the HOA Documents or State Laws.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Unit Owner _____ Date _____

Unit Owner _____ Date _____

ARTICLE I
TO
THE DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
NEITHER HARMONY LAKES TOWNHOMES

RULES AND REGULATIONS

1. No Owner may lease a Lot or any portion thereof, nor permit it to be used for transient accommodations. No Lot, or any portion thereof, may be leased by an owner for a period of less than six (6) months. Any lease shall be written, shall be for the entire Lot and not just a portion thereof, and must require the lessee abide by the Declaration and all exhibits.
2. In the event that an Owner leases his Lot in accordance herewith, the Owner shall deposit in escrow with the Association a Common Area security deposit in the amount of \$500.00, which security deposits may be used by the Association to repair any damage to the Common Areas or Limited Common Areas resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). The Owner of a Lot will be jointly and severally liable with his tenant to the Association for any amount in excess of \$500.00 which is required by the Association to make repairs or to pay any claim for injury or property damage caused by tenant's negligence. Any balance remaining in the escrow account, less an administrative charge not to exceed \$50.00, shall be returned to the Owner within ninety (90) days after the tenant (and all subsequent tenants of Owner) permanently move out.
3. The Common Areas or Limited Common Areas and facilities shall not be obstructed nor used for any purpose other than the purposes intended therefor; nor shall any carts, bicycles, carriages, chairs, tables or any other similar objects be stored therein.
4. The personal property of Owners must be stored in their respective dwelling units.
5. No garbage cans, supplies, milk bottles or other articles shall be placed on the exterior portions of any dwelling unit or Lot and no liens, cloths, clothing, curtains, rugs, rope, or laundry of any kind, or other articles, shall be shaken or hung from or on the dwelling unit, the Lot or any of the windows, doors, fences, balconies, patios or other portions of the dwelling unit or Lot, except that laundry may be hung from clotheslines which are not visible from the public rights-of-way.
6. No owner shall permit anything to fall, nor sweep or throw, from the dwelling unit any dirt or other substance onto the Lot or Common Areas.

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7. No noxious, offensive or unlawful activity shall be carried on upon The Properties, nor shall anything be done thereon which may be or may become an annoyance or nuisance to other Owners.

8. Employees of the Association are not to be sent out by Owners for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

9. No vehicle which cannot operate on its own power shall remain on The Properties for more than twenty-four (24) hours, and no repair of vehicles shall be made thereon.

10. No owner shall make or permit any disturbing noises in the Common Areas and facilities by himself or his family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Owners. No Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier or any other sound equipment in his Residential Unit or on his Lot or in the Common Areas or facilities in such a manner as to disturb or annoy other residents. No Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

11. No sign of any kind shall be displayed to the public view on The Properties, except only one sign of not more than one (1) square foot used to indicate the name of the resident or one sign of not more than two (2) square feet advertising The Property for sale or for rent (in locations and in accordance with design standards approved by the appropriate ACC), or any sign used by a builder to advertise the company during the construction and sales period. No sign of any kind shall be permitted to be placed in the window of, or on the outside walls any residential Unit or on any fences on The Properties, nor on the Common Areas or Limited Common Areas, nor on dedicated areas, nor on entryways or any vehicles within The Properties, except signs used or approved by the Developer.

12. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted on, upon or in the Common Area, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the Common Areas or Limited Common Areas. No derrick or other structure designed for use in boring for oil, natural gas or minerals shall be erected, maintained or permitted upon any portion of The Properties subject to this Declaration.

13. No obstruction to visibility at street intersections or Common Area intersections shall be permitted.

14. No tent, trailer, shed or other structure of a temporary character shall be permitted on The Properties at any time, other than those structures which may be installed or used by the Developer during construction. No mobile home or recreational vehicle on The Properties shall be used at any time as a residence,

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either temporarily or permanently, except by the Developer during construction.

16. No exterior antennae shall be permitted on any Lot or improvement thereon, or in the Common Areas or Limited Common Areas, except that Developer shall have the right to install and maintain community antennae and radio and television lines and temporary communications systems.

16. No electronic equipment may be permitted in or on any dwelling unit or lot which interferes with the television or radio reception of another dwelling unit.

17. No awning, canopy, shutter, enclosure or other projection shall be attached to or placed upon the outside walls or roof of the dwelling unit or on the Lot, except as approved by the Architectural Control Board.

18. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any dwelling unit, on a Lot or in the Common Areas, except for use in barbecuing.

19. An owner who plans to be absent during the hurricane season must prepare his dwelling unit and Lot prior to his departure by designating a responsible firm or individual to care for his dwelling unit and Lot should the dwelling unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.

20. An Owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of his dwelling unit.

21. No garbage refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of Dade County for disposal or collection of waste shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Containers must be rigid plastic, no less than 20 gallons or more than 32 gallons in capacity, and well sealed. Such containers may not be placed out for collection sooner than 24 hours prior to scheduled collection and must be removed within 12 hours of collection.

22. No clothing, laundry or wash shall be aired or dried on any portion of The Properties visible from the public rights-of-way.

23. No air conditioning units may be mounted through windows or walls. No building shall have any aluminum foil placed in any window or glass door or any reflective substance placed on any glass, except such as may be approved by the appropriate ACC for energy conservation purposes.

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24. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot. Household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose, and provided they do not become a nuisance or annoyance to any other Owner. No pet shall be permitted outside of its Owner's dwelling unit unless attended by an adult and on a leash not more than six (6) feet long. Said pets shall only be walked or taken upon those portions of the Common Areas designated by the Association from time to time for such purposes. In no event shall said pets ever be allowed to be walked or taken on or about any recreational facilities (if any) contained within the Common Areas. No dogs or other pets shall be permitted to have excretions on any Common Areas, except areas designated by the Association, and Owners shall be responsible to clean up any such improper excretions. For purposes hereof, "household pets" shall mean dogs, cats, domestic birds, and fish. Pets shall also be subject to all other applicable rules and regulations.

25. All persons using any pool on the Common Areas shall do so at their own risk. All children under sixteen (16) years of age must be accompanied by a responsible adult. Pets are not permitted in the pool or pool area under any circumstances.

26. Children will be the direct responsibility, of their parents or legal guardians, including full supervision of them while within the Properties and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under sixteen (16) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreation facilities.

27. Every Owner and occupant shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend voting rights and use of recreation facilities in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his tenants, family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or By-Laws, as provided in the Declaration.

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28. These rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, or to institutional first mortgagees, nor to the Lots owned by either the Developer or such mortgagees. All of these rules and regulations shall apply, however, to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

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ACKNOWLEDGEMENT

Buyer/Lessee acknowledges that I/We have received a copy of the **Rules & Regulations** of Weitzer Harmony Lakes Townhomes and I/We have read them in full and thoroughly understand their intent and meaning and will abide by them. I also acknowledge and understand that **SUBLETTING IS NOT PERMITTED.**

_____	_____	_____
Print Name	Signature	Date

_____	_____	_____
Print Name	Signature	Date

Unit Address