



5665 CORAL RIDGE DRIVE,
CORAL SPRINGS, FL 33076

PH: 954.346.0677
FAX: 954.340.8844

LAKEWOOD VILLAGE CONDOMINIUM

***IMPORTANT SALE APPLICATION INFORMATION**

\$100.00 CASHIERS CHECK OR MONEY ORDER ONLY (SINGLE OR MARRIED COUPLE)

PAYABLE TO: INTEGRITY PROPERTY MANAGEMENT

\$75.00 CASHIERS CHECK OR MONEY ORDER ONLY(SINGLE OR MARRIED COUPLE)

PAYABLE TO: OMEGA RISK MANAGEMENT

ANYONE OVER 18 WHO WILL BE LIVING IN THE UNIT MUST FILL OUT A SEPARATE APPLICATION AND PAY THE ABOVE LISTED FEES.

A COLOR COPY OF DRIVER LICENSE OR STATE I.D. IS REQUIRED WITH APPLICATION.

A COPY OF SOCIAL SECURITY CARD OR PASSPORT IS REQUIRED WITH APPLICATION.

COPY OF CURRENT PAY STUB(S) REQUIRED.

NO CREDIT SCORE REQUIRED.

BPOARD INTERVIEW REQUIRED BEFORE APPROVAL IS ISSUED.

COPY OF VEHICLE REGISTRATIONS ARE REQUIRED.

NO COMMERCIAL VEHICLES ARE PERMITTED.

ALL APPLICATIONS MUST BE ORIGINAL, FAXES AND COPIES ARE NOT PERMITTED.

ANY APPLICATION THAT IS NOT COMPLETELY FILLED OUT WILL CAUSE A DELAY IN PROCESSING.

THE APPLICATION AND APPROVAL PROCESS MAY TAKE UP TO 30 DAYS.

LAKEWOOD VILLAGE APPLICANT INFORMATION

- 1) Person or Persons seeking approval shall include all proposed occupants and/or any subsequent occupants
- 2) Whether the application for approval on its face, or subsequent investigation thereof, indicates that the Person or Persons seeking approval intends to conduct themselves in a manner inconsistent with the Declaration, covenants and restrictions, and rules and regulations applicable to the Lakewood Village Condominium
- 3) Whether the Person or Persons seeking approval has/have been convicted of a felony within the last ten (10) years or otherwise presents a demonstrable risk to the safety and/or property of the community
- 4) Whether the Person or Persons seeking approval has/have a record of financial irresponsibility, including, without limitation, prior evictions, bankruptcies, foreclosures, or excessive debts
- 5) Whether the owner allows a prospective owner or tenant to take possession of the premises prior to approval by the Association as provided herein and/or the Unit Owner has a history of not including all proposed Persons when obtaining prior approval from the Association
- 6) Whether the Person or Persons seeking approval has/have a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in other housing facilities or associations, or his conduct in this condominium as a tenant, unit owner, or occupant of a unit
- 7) Whether the Person or Persons seeking approval failed to provide the information, fees or appearance required to process the application in a timely manner

Sincerely,
Lakewood Village Condominium

EFFECTIVE IMMEDIATELY

PET POLICY

**1 PET PER UNIT,
UNDER 25 POUNDS
WITH UNIT OWNER
APPROVAL.**

Applicant(s) Signature

Date

Application for OMEGA RISK MANAGEMENT, Inc. c/o Integrity Property Management (954)346-0677
Unmarried Co-Applicants Fill Out A Separate Application. Do not leave any blank spaces. Please use black ink

Name _____ SS# _____ - _____ - _____ DOB _____ / _____ / _____
Last First MI Jr. Sr. Prior

Spouse _____ SS# _____ - _____ - _____ DOB _____ / _____ / _____
Last First MI Maiden

Drivers License # _____ ST _____ Spouse's Drivers License # _____ ST _____

Other _____
Name Relationship Age SS# Name Relationship Age SS#

Occupants _____
Name Relationship Age SS# Name Relationship Age SS#

Pets: Number _____ Type _____ Breed _____ Weight _____ Age _____

Cell Phone (_____) _____ Why Moving? _____

Present Address _____
Street Apt. # City State Zip Code

Present Landlord/
Mortgage Holder _____ Phone (_____) _____

Length of Residence: _____ / _____ To _____ / _____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo. Yr. Mo. Yr.

Previous Address _____
Street Apt. # City State Zip Code

Previous Landlord/
Mortgage Holder _____ Phone (_____) _____

Length of Residence: _____ / _____ To _____ / _____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo. Yr. Mo. Yr.

Present
Employer _____ City & St. _____ Phone (_____) _____

Position _____ Dates Employed _____ / _____ To _____ / _____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

Previous
Employer _____ City & St. _____ Phone (_____) _____

Position _____ Dates Employed _____ / _____ To _____ / _____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

Spouse Present
Employer _____ City & St. _____ Phone (_____) _____

Position _____ Dates Employed _____ / _____ To _____ / _____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

In Case of
Emergency Notify _____
Name Relationship Address Phone Number

Have you ever had an eviction filed or left owing money to an owner or landlord? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___

Have you applied for residency in the past 2 years, but did not move in? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___

Have you ever had adjudication withheld or been convicted of crime? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___

If you have answered yes to any of the above questions please explain the circumstances regarding the situation on back of this sheet.

AUTHORIZATION OF RELEASE OF INFORMATION Applicant(s) represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes an investigative consumer report including, but not limited to, residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State.

NON-REFUNDABLE APPLICATION FEE - Applicant(s) agree to pay \$ _____ for a non-refundable application processing fee.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____



Applicants: Most banks, financial institutions, mortgage companies and employers require your signature and name printed to verify information. Please complete the form below.

AUTHORIZATION FORM

You are hereby authorized to release information to Omega Risk Management, Inc. any and all information they request with regards to verification of my/our bank accounts(s), credit history, residential history and employment verification to be used for my/our Application for Occupancy. I/We hereby waive and privileges I/We may have with respect to the said information in reference to its release to Omega Risk Management for reporting purposes.

Applicants Signature

Applicants Name Printed

Date Signed

Applicants Signature

Applicants Name Printed

Date Signed

LAKEWOOD VILLAGE

RESIDENT DATA FORM

DATE: _____
ADDRESS: _____

OWNERS:
NAME: _____
ADDRESS: _____
CITY: _____ STATE _____ ZIP _____
PHONE: _____

UNIT OCCUPANTS:

	Name	Home Phone	Work Phone
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____

Relationship of Unit Owner to Unit Occupant. (If lessee, please attach a copy of the lease.)

PETS: (Please attach photo)

Dog/Cat (Please Circle)

Breed	Name	Color	Sex	Weight (lbs)



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Yes, in Florida, emotional support animals (ESAs) must be under the owner's control at all times. This includes when the owner is not present.

Explanation

- The owner is responsible for the care of their ESA.
- If the owner is not present, the ESA must be contained in a carrier, cage, or tank.
- ESAs cannot be left alone or with anyone else overnight.

Other rules for ESAs in Florida

- ESAs must be licensed and vaccinated.
- ESAs must not pose a threat to the health or safety of others.
- ESAs must not pose a threat to property.
- ESAs must have a prescription from a doctor or therapist.
- Landlords must accept ESAs if the tenant provides the appropriate documentation.
- Condo associations can create rules for ESAs, such as requiring the animal to be leashed.

VEHICLE DESCRIPTION:

MAKE YEAR MODEL COLOR WEIGHT LICENSE #

EMERGENCY CONTACT:

Name: _____

Address: _____

City: _____

Phone: (home) _____ **Phone (work)** _____

Signature: _____
(Owner or Lessee)

ADDITIONAL INFORMATION:

Please return this form to:

**Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL 33076**

**Please provide a copy of vehicle registration along with a picture of the vehicle and plate.
NO COMMERCIAL VEHICLES OF ANY TYPE PERMITTED**

LAKEWOOD VILLAGE CONDOMINIUM AUTO REGISTRATION

NAME _____ UNIT _____

(OWNER/TENANT) CIRCLE ONE

VEHICLE #1

MAKE _____ BODY TYPE _____ COLOR _____

YEAR _____ STATE OF REGISTRATION _____

LICENSE PLATE NUMBER _____

SIGNATURE _____ DATE _____

TO BE FILLED OUT BY THE BOARD OF DIRECTORS

PARKING SPACE ASSIGNED: _____

NAME _____ UNIT _____

(OWNER/TENANT) CIRCLE ONE

VEHICLE #2

MAKE _____ BODY TYPE _____
COLOR _____

YEAR _____ STATE OF REGISTRATION _____

LICENSE PLATE NUMBER _____

SIGNATURE _____

DATE _____

TO BE FILLED OUT BY THE BOARD OF DIRECTORS

PARKING SPACE ASSIGNED: _____

**AUTHORIZATION AGREEMENT FOR ASSOCIATION TO COLLECT
RENT UPON DELINQUENCY IN MAINTENANCE PAYMENTS**

WHEREAS, _____ (herein "Owner"), is the record owner(s) of Unit _____ located at _____, Coral Springs, Florida in Lakewood Village, a Condominium as amended, recorded in the Public Records of Broward County, at official Records Book 9903, Page 801; and

WHEREAS, the Lakewood Village Condominium Association, Inc. (herein "Association") is the entity charged with the operation and management of the Condominium; and

WHEREAS, Owner desires to lease the unit to _____ (herein "Lessee(s)") pursuant to a lease submitted herewith; and

WHEREAS, the parties desire the approval of the Association for this lease, pursuant to Article 18.6 of the Declaration.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and adequacy of which is expressly acknowledged, the parties hereto agree as follows:

1. Upon the execution and delivery of this Authority Agreement, the Association shall provide the necessary approval for the lease.

2. If, at any time during the pendency or term of the lease, Owner becomes delinquent in payment of assessments to Association, owner and Lessee(s) agree that the Association shall have the power, right and authority to demand lease payments directly from the Lessee(s) and deduct such past due assessments, costs and attorney fees, if any, as may be delinquent. Further, owner and Lessee(s) agree that Lessee(s) will pay the full rental payment due, to the Association, upon written demand. Owner expressly absolves Lessee(s) from any liability to Owner for unpaid rent under the Lessee Agreement if such payment is made directly to Association upon demand from Association. If any funds are left over, the Association shall immediately remit the balance to Owner at the address listed in the Association's records.

3. Should Lessee(s) fail to comply with the demand of the Association within three (3) days of receipt of a demand for payment hereunder, the Association is hereby granted the authority to obtain a termination of the tenancy, in the name of Owner, through eviction proceedings, or to seek injunctive relief or specific performance under this contract. Owner and Lessee(s) further agree that, if such legal action becomes necessary, the Association shall be entitled to recover reasonable attorney's fees and costs, including appeals, from owner.

Agreed to this _____ day of _____, 20____

LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

OWNER _____ Lessee(s) _____

By: _____ Attest: _____
President Secretary



LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

**TENANT'S RECEIPT AND ACKNOWLEDGEMENT OF THE ASSOCIATION'S
RULES AND REGULATIONS AND SUPPLEMENTS**

The undersigned Applicant(s) acknowledges receipt of the Rules and Regulations of the above Association. The Applicant(s) accept and agree to be bound by the terms and provisions of these Rules and Regulations and the covenants of the Association.

In the event that the applicant is cited for violations of the Rules and Regulations the Applicant(s) agree to voluntarily terminate their residency at the complex.

The undersigned Applicant(s) agrees to be fully responsible for any reasonable attorney's fees and court costs which may be incurred by the Association in enforcing the Rules and Regulations and the Association Documents.

In addition, the undersigned understand and agree that no apartment may be occupied by any person not approved in advance by the Board of Directors of the Association and that no subleasing is allowed.

Dated this _____ day of _____ 20____.

APPLICANT _____ APPLICANT _____

APPLICANT _____ APPLICANT _____

RULES AND REGULATION SUPPLEMENT

THIS RULES AND REGULATION SUPPLEMENT IS IN ADDITION TO THE RULES AND REGULATIONS FURNISHED TO YOU. THE APPLICANT, WHERE A CONFLICT EXISTS THIS SUPPLEMENT SUPERSEDES.

PETS: MAX NO PERMITTED: 1 MAXIMUM WEIGHT: 25 POUNDS

MAXIMUM NUMBER OF VEHICLES PERMITTED: 3

RULES & REGULATIONS
OF
LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

The rules and regulations hereinafter enumerated as to the condominium property, the common elements, the condominium units and the condominium in general shall be deemed in effect until amended as provided by the By-Laws of the Association and shall apply to all and be binding upon, all unit owners. The unit owners shall at all times obey said rules and regulations and shall see that they are obeyed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over which they exercise control and supervision. Violation of these rules and regulations may subject the violator to any and all remedies available to the Condominium Association and other unit owners pursuant to the terms of the Declaration of Condominium, the Articles of Incorporation of the Association, the By-Laws of the Association and Florida law. Violations may be remedied by the Condominium Association by injunction or other legal means and the Association shall be entitled to recover in said actions any and all court costs incurred by it, together with reasonable attorney's fees, in addition to any remedies or rights which the Association or any unit owner may have to recover damages, costs and attorney's fees against any person violating the rules and regulations or the Declaration of Condominium and any of the exhibits thereto. The Board of Directors may, from time to time, adopt new rules and regulations or amend or repeal previously adopted rules and regulations. Any waivers, consents or approvals given under these rules and regulations by the Board of Directors shall be revocable at any time, and shall not be considered as a waiver, consent or approval for any other purpose other than which is identified at the time of the giving of such waiver, consent or approval.

THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. ALTERATIONS AND/OR STRUCTURAL MODIFICATIONS: No unit owner shall make, cause to be made, or allow to be made, any alteration and/or structural modification to his condominium unit or to the common elements without the prior written consent of the Board of Directors and, where applicable, any mortgagee.
2. ANTENNA AND WIRING: No radio, television, or air conditioning installation or other wiring shall be made without the written consent of the Board of Directors. Any aerial or antenna erected or installed on the roof or exterior walls of the building without the consent of the Board of Directors, in writing, is subject to removal, without notice, and at the cost of the unit owner for whose benefit the installation was made.
3. UNIT USE: Units shall not be used for commercial or business purposes and shall only be used as residences.
4. BUILDING EMPLOYEES, CONTRACTORS AND DEVELOPER'S EMPLOYEES: No unit owner or member of his family or guest shall give orders or instructions to building employees, contractors or the developer's employees, but rather shall express his desires to the person designated for this purpose by the Board of Directors.
5. CHILDREN: Each unit owner shall be solely responsible for the actions and any damage caused by his children or children visiting him. Unit owners shall be responsible for, and shall require their children and visiting children to comply with all rules and regulations concerning the recreational facilities. Children under twelve (12) years of age shall not be allowed in the pool and deck area unless accompanied by an adult at all times.
6. CLEANLINESS: Each unit owner shall maintain his unit, and especially, the exterior of his unit, in a clean and orderly manner, and in a manner which will not be offensive to any other unit owner. No linen, towels, clothing or other items shall be placed or hung on the exterior of any unit. All debris on the exterior of a unit shall be picked up regularly.
7. COMPLAINTS: All complaints of unit owners shall be made in writing and delivered to the person designated for such purpose by the Board of Directors or to a member of the Board of Directors.

8. CONDUCT: No person in a living unit or in the common areas of the condominium shall engage in loud and boisterous or other disorderly, profane, indecent, immoral or unlawful conduct.

9. DAMAGED COMMON ELEMENTS: Damage to common elements, including but not limited to the condominium buildings and landscaped areas, caused by a unit owner or a guest or his invitees, shall be the sole responsibility of such unit owner.

10. DELIVERIES: The Association shall not be responsible for the theft, conversion, disappearance, loss or damage of any items received from or for an owner, even though such theft, conversion, disappearance, loss or damage may occur through the negligence or willful act of the employees of the Association or the employees of the developer, and all parties delivering items to such employees and all parties intended to be the recipient of items so delivered, hereby assume all risks of theft, conversion, disappearance, loss and damage of and to such items.

11. EXTERIOR APPEARANCE: No improvements may be made or placed upon the exterior of any unit or on any of the common elements of the condominium without the prior written consent of the Board of Directors. Any consent of the Board of Directors to an improvement to be made in or on the exterior of any unit, or to anything to be placed therein or thereon, may be withheld on purely aesthetic grounds, within the sole discretion of the Board of Directors.

12. FLAMMABLE MATERIALS: No flammable, combustible, or explosive fluid, chemical or substance shall be kept in any living unit, storage area or common element area, except as required for normal household use.

13. GUEST OCCUPANCY: Temporary guests are permitted to reside in any unit for not more than thirty (30) days in any calendar year so long as such guests do not create or cause an unreasonable source of noise, annoyance or disturbance to the other unit owners and permanent residents of the condominium. All temporary guests shall be required to comply with all the rules and regulations of the condominium and other obligations created by the Declaration Of Condominium and its exhibits. The Board of Directors reserves the right to limit the number of temporary guests which may reside in a unit at any time. The Board of Directors reserves the right to expel any, temporary guest who violates the foregoing requirements.

14. GUNS: No guns shall be permitted to be discharged any place on the condominium properties including the common areas and living units, except as might be permitted in the event of an emergency under the applicable laws of the State of Florida. Guns for this purpose shall include, but not be limited to, rifles, shotguns, pistols, BB guns and sling shots.

15. HURRICANE PREPARATIONS: Each unit owner who plans to be absent from his living unit during the hurricane season must prepare his living unit prior to his departure by:

- A. Removing all furniture, plants and other objects from the exterior portion of his unit.
- B. Designating a responsible firm or individual to care for his living unit should the living unit suffer hurricane damage, and furnish the Board of Directors or the person designated by the Board of Directors for such purpose, with the name of said firm or individual.
- C. Any unit owner failing to make hurricane preparations and/or making improper preparations shall be held responsible for any damage done to the property of other unit owners, and/or to the common elements resulting from such failure.

16. INSURANCE RATES: No unit owner shall permit or suffer anything to be done in his living unit which will increase the rate of insurance on the condominium property.

17. MOTORCYCLES: No motorcycles shall be permitted to be parked in the parking spaces or any other portions of the common elements overnight. Any damage done to the common elements, including but not limited to

pavement, as a result of motorcycle kick-stands or other use of motorcycles, shall be the sole responsibility of the owner of the motorcycle causing such damage.

18. **NUISANCES:** No unit owner shall make or permit any disturbing noises any place upon the condominium properties by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such Persons that will interfere with the rights, comforts or convenience of other unit owners. No phonograph, television, radio, sound amplifier or other sound equipment may be played or operated in such a manner that same disturbs any other occupants of the condominium.

19. **PARKING:** Parking areas upon the condominium property shall be used only by residents of the Condominium and their guests and invitees. Only automobiles, small trucks, vans and other vehicles commonly used as private passenger vehicles may be parked on the condominium property without the consent of the Association. Other types of vehicles, and boats and trailers, may not be parked on the condominium Property without the written consent of the Association, which may arbitrarily withhold. Furthermore, no vehicle shall be parked on the condominium property without the written consent of the Association, which may be arbitrarily withheld, if commercial equipment is exposed in or upon the vehicle. The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles making delivery to or from, or while used in connection with providing services to any unit or the condominium property. No vehicle which cannot operate on its own power shall remain on the condominium property for more than twenty four (24) hours, and no repair of any motor vehicle shall be made on the condominium property. In connection therewith, no motor vehicle shall be placed upon blocks, jacks or similar device, anywhere on the condominium property. No motor vehicle shall be parked other than areas designated for parking. Vehicles improperly parked will be towed away at the expense of the owner of the condominium doing or permitting such act, and/or the owner of the vehicle. Parking spaces which are assigned, to a particular unit may be used by the residents of that unit, and their guests and invitees.

20. **PASSAGEWAYS:** Sidewalks, entranceways, passageways, vestibules, and all other portions of the common elements must at all times be kept free of obstructions and encumbrance, and shall not at any time be used for any purpose other than ingress and egress. No carriages, bicycles, wagons, shopping carts, chairs, benches, tables or other objects shall be stored or kept in or upon such areas.

21. **PERSONAL INSURANCE:** Although the insurance coverage afforded through the Association in addition to other coverage, provides hazard insurance for the individual living units, such insurance does not include coverage of personal property and liability coverage for the individual unit owners. Therefore, it is recommended that such coverage be obtained by each of the individual condominium unit owners, should they be desirous of having such coverage.

22. **PERSONAL PROPERTY:** The personal property of a unit owner shall be stored within his condominium living unit or where applicable in assigned storage areas, but in no event shall such property be stored or left within or upon other portions of the common elements or public areas.

23. **PEST CONTROL:** All unit owners are required to permit employees of pest control companies employed by the Association to enter their units at regularly scheduled times to perform pest control services.

24. **PETS:** All pets are prohibited except as expressly permitted by the Declaration of Condominium. Any permitted cat or dog must be carried or walked on a leash at all times. The Board of Directors may designate portions of the Common elements on the exterior boundaries of the condominium as "pet walking" areas and in that event no unit owner shall permit his pet to deposit animal waste on any other portion of the condominium property. No pets may be kept, bred, or maintained for any commercial purpose. The Board of Directors shall have the right to require any pet to be removed from the condominium which causes an unreasonable source of annoyance to any unit owner, or if these Rules and Regulations are violated with respect to the pet.

25. **PLUMBING AND ELECTRICAL:** Water closets and other plumbing shall not be used for any other purposes other than those for which they were constructed, and no sweeping, rubbish, rags, sanitary napkins or other foreign substances shall be placed therein. Grease and other foreign substances shall not be poured down drains.

Electrical outlets and electrical wiring shall not be overburdened. Total costs of all maintenance, repairs and replacements connected with any misuse of plumbing and/or electrical installations shall be the responsibility of and paid by the individual unit owner.

26. **PLANTINGS:** No plantings of whatever nature shall be made by any unit owner upon any public areas, and/or other portions of the common elements, without the prior written approval of the Board of Directors.

27. **RECREATIONAL FACILITIES:** The use of the recreational facilities is limited solely to the members of the Association and their invited guests. Swimming and other use of the recreational facilities shall at all times be solely at the risk of the individuals involved, and in no event that of the Association or its members. The use of the recreational facilities shall be regulated from time to time by the Board of Directors. Additional regulations shall include those that are necessary to comply with the laws of the State of Florida with reference to swimming pools and other public facilities and those which are deemed necessary and reasonable from time to time to insure the proper use of the facilities by all members of the Association. Amended and/or additional Rules and Regulations shall be posted in a conspicuous place, in or upon the recreational facilities and it shall be the responsibility of the individual unit owners to apprise themselves of same. Private use of the recreational facilities must be arranged through, and only after permission has been granted by, the Board of Directors. The user of the recreational facilities shall be responsible to leave same in a clean and orderly manner and shall be responsible for any breakage and/or damage caused. No boating, swimming or wading shall be permitted in any lake existing within the condominium property.

28. **RIGHT TO ENTER IN EMERGENCIES:** In case of emergency originating in or threatening any dwelling, regardless of whether the owner is present at the time of such emergency, the Board of Directors, or any other person authorized by it shall have the right to enter such dwelling for the purpose of remedying or abating the causes of such emergency, and such right to enter shall be immediate.

29. **ROOF:** No person shall be permitted upon the roof of any condominium building without the prior consent of the Board of Directors.

30. **SOLICITATIONS:** There shall be no solicitation permitted by any persons anywhere in or about the condominium property for any cause, charity or for any purpose whatsoever, unless specifically authorized in advance by the Board of Directors.

31. **SERVICE PEOPLE:** No unit owner shall permit any service people, whether for purposes of maintenance, repair, replacement or improvement, to work in his unit before 8:00 A.M. or after 9:00 P.M., except in cases of emergencies.

32. **SIGNS:** No sign, advertisement, notice or other lettering shall be exhibited, inscribed, printed or affixed by any unit owner on any part of the outside or inside of any unit so as to be visible from the outside of the unit, or upon any portion or part of the common elements without the prior written consent of the Board of Directors.

33. **TRASH AND GARBAGE:** All refuse, waste, bottles, cans, garbage and trash shall be securely wrapped in plastic garbage-bags and placed only in those containers and areas designed for such purpose.

34. **VEHICULAR AND PEDESTRIAN TRAFFIC:** All vehicular and pedestrian traffic being in and/or operating upon the condominium property shall at all times comply with controlling government laws. All such traffic shall at all times obey any traffic signs and/or other equipment employed for the purpose of traffic control, whether or not same is placed by governmental authorities and/or by the Association. Unless otherwise posted, vehicular traffic shall adhere to a maximum speed limit of 15 m.p.h.

35. **WHEEL VEHICLES:** No unit owner shall permit wheel vehicles, including but not limited to bicycles, carriages and shopping carts, to be used in a manner that would interfere with vehicular and pedestrian traffic upon the condominium property.

36. WINDOW, DOOR AND BALCONY TREATMENTS: No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or doors or roof of the condominium buildings without the prior written consent of the Board of Directors. Terraces, balconies, porches or patios may not be enclosed, which includes the screening of same, nor may anything be affixed to the walls within such terraces, balconies, porches or patios except with the prior-written consent of the Board of Directors. No blinds, shades, screens, decorative panels, window or door coverings shall be attached to or hung or used in connection with any window or door in a unit, if affixed to the exterior of a unit, without the prior written consent of the Board of Directors. No clothes line or similar device shall be permitted on any portion of the condominium property, nor shall clothes be hung anywhere except in such areas, if any, as are designated from time to time by the Board of Directors.

AMENDMENT TO RULES AND REGULATIONS:

Any motor vehicle occupying the same parking space without moving, assigned or guest, for a period of fourteen consecutive days without notification to the Property Management office shall be considered abandoned and subject to tow at vehicle owner's expense.

Any vehicle deemed by the Board of Directors to be inoperable or missing any of the following: engines, doors, fenders, hoods, trunks, transmissions, rear ends, tires, glass or wheels and/or any other parts missing and necessary for safe operation of the vehicle shall be subject to tow at vehicle owner's expense.

Additionally, any vehicle displaying expired tags (license plates) or no tags or considered to be a safety or health hazard by the Property Manager or the Board of Directors will also be subject to tow at the vehicle owner's expense.

Any deviation from this and previous rules is considered a violation and subject to all penalties.

17.3 PETS: One cat or one dog not exceeding twenty five pounds (25 lbs) at maturity is permitted in any unit. In addition, fish, birds and other small animals are permitted as long as they are not kept for commercial purposes and are exclusively and continuously confined to cages, tanks or other similar enclosures. All other pets are prohibited. No pet is permitted which creates an unreasonable source of noise or annoyance to other residents of the condominium. No pet may be kept outside of any unit in the absence of any resident of the unit. The By-Laws or the Rules and Regulations of the Association may further, provide for reasonable rules and regulations regarding pets.

Amendment to Rules and Regulations Exhibit #4 Sec. R-3 #19 (Parking) concerning motor driven vehicles prohibited from being parked on Lakewood Village property:

1. Vehicles in poor condition are prohibited, to include but not limited to, cars, trucks, and vans.
 - a. The exterior of any said vehicle shall be free of defects, lettering, or homemade alterations which may be determined by the condominium board or its agents to be in conflict with the appearance of the common element of Lakewood Village.
 - b. A vehicle parked on Lakewood Village property must have all part, luggage racks, etc., as original factory equipment, and must be intact.
2. All vehicles, including trucks and vans, shall be prohibited if they do not meet the following guidelines:
 - a. Vehicles, trucks, and vans must be used solely for private transportation purposes. Commercial vehicles are prohibited. Commercial vehicles are defined as work trucks, cargo vans, cars/vans advertising a business and used for commercial purposes.
 - b. External storage boxes of any type are strictly prohibited unless otherwise approved by the condominium board in writing, in advance of bringing the vehicle onto condominium property.
 - c. Only factory customized passenger vans for private passenger use with seating permanently installed from front to rear are permitted. Cargo vans are not permitted.
 - d. Truck beds must be covered with an approved store-bought cover which attaches to the bed itself and obscures contents of the truck bed to be approved by the board in writing in advance of bringing the vehicle onto condominium property. Contents of the bed cannot protrude outside the cover. Trucks ordered from the manufacturer without a rear bed are prohibited.
 - e. Bumpers, tailgate, rear bend, etc. must be intact.
 - f. Toppers/camper tops on the rear of the truck bed are prohibited.
 - g. Any type of exterior rack other than a factory installed luggage rack or spare tire carrier is prohibited.
 - h. Storage of equipment, recreational or other wise, on the exterior of the vehicle is prohibited, to include but not limited to, boats, canoes, rafts, surfboards, etc.
 - i. Extended wood siding to increase the hauling capacity of the truck is prohibited.
 - j. Storage of materials utilized in conjunction with work related/ commercial activities are prohibited.
 - k. Persons may not camp/sleep in any vehicle.
 - l. Trailers and pop-up campers shall not be parked on condominium property.
 - m. Vehicles parked on Lakewood Village Property are to be clear of personal articles/items including but not limited to, boxed, household goods, etc. These items may not be left exposed for more than 24 hours in or on any vehicle.
 - n. Moving vans will be on condominium property while loading or unloading only. A temporary permit may be obtained from the security guard on the condominium premises for a 24 hour period only.
 - o. Commercial vehicles may remain on condominium property no later than 7 p.m. for commercial purposes. All other commercial vehicles are prohibited at all times.

The following vehicles shall be exempt from the aforementioned conditions of this amendment:

1. Marked Police units.
2. Vans equipped with a wheelchair lift for handicapped residents/guests.
3. Commercial vehicles involved in emergency repair of condominium property.



5665 CORAL RIDGE DRIVE,
CORAL SPRINGS, FL 33076

PH: 954.346.0677
FAX: 954.346.0784

WARNING NOTICE

The following vehicles are prohibited to park at Lakewood Village:

- Vehicles that leak any type of fluids.
- Vehicles without a valid parking permit.
- Vehicles with an EXPIRED parking permit.
- Motorcycles/Scooters of any type.
- Commercial Vehicles. Vehicles with any sign or writing.
- Panel Vans without windows and seats in the back.
- Trucks with ladder racks.
- Trucks with equipment in the bed of the truck.
- Vehicles using a YELLOW VISITORS PASS for more than 3 days.
- Vehicles with body damage. (Wrecked vehicles).
- Vehicles that remain without moving for 7 days or more.
- Vehicle storage of any type.
- Vehicles without a valid license plate.
- Vehicles that do not run.
- Vehicles that are being repaired.
- Vehicles with flat tire(s)
- Vehicles that are not owned by a Lakewood Resident.
- Vehicles with tarps/car covers on them.

There is now a zero tolerance for the above noted vehicles. If you have a vehicle mentioned above it will be towed without further notice.