

PLAZA SOUTH Association, Inc.

Date: _____

New Occupant Disclaimer

Dear _____,

We have noted your request to occupy unit _____ at Plaza South with the Unit Owner's authorization. Plaza South cannot support any information or allow any postings on Plaza South property that are in contention with our governing documents.

1. The Plaza South Governing Documents list occupancy regulations as
 - One bedroom apartment - no more than three (3) occupants.
 - Two-bedroom apartment - no more than four (4) occupants.
 - Three-bedroom apartment - no more than six (6) occupants.

A personal interview must be completed before approval will be given and the approval letter will be issued. The Plaza South Membership Committee will reach out to you to schedule your interview before your arrival date. The Certificate of Approval will not be issued and signed in advance of the interview.

***Please be advised that every unit within Plaza South is only assigned **one (1) parking space**. Therefore, only 1 vehicle may be parked at Plaza South. Additional occupant vehicles may not be parked within the garages or outside parking lots without the written authorization from Plaza South. Permanent parking at the outside parking lot is not permitted. Plaza South has the right to re-assign your parking space and storage space and therefore the parking and storage spaces currently assigned to this unit are subject to change.

If you plan on moving in furniture, notify Plaza South 1-2 weeks advance notice prior to scheduling a Move In/Move Out. In addition, Plaza South does not allow any moves or contractor work on Federal holidays. In addition, no moves or contractor work are permitted from the 3rd Wednesday in December through Monday following New Year's Day, please plan accordingly.

Lastly, please note that Plaza South is a no pet building.

If you have any questions, please call [954-565-0607](tel:954-565-0607) option 7 or email officeadmin@plazasouth.net & assistant@plazasouth.net

Thank you,

Management Team

Acknowledged by:

PLAZA SOUTH
4280 Galt Ocean Drive
Fort Lauderdale, Florida 33308
Phone: (954)565-0777
Fax: (954)561- 3532

APPLICATION FOR OCCUPANCY

1. This application, an application for approval, and authorization forms must be completed in detail by each proposed adult occupant, other than husband/wife or parent/dependent child (these are considered one applicant).
2. If any question is not answered or left blank, this application will be returned, not processed and not approved.
3. Please attach written authorization from Unit owner to allow applicant to stay in unit, include name and length of stay.
4. Please attach a non-refundable processing fee of \$100.00 to this application, made payable to PLAZA SOUTH ASSOCIATION, INC. for each applicant, other than husband/Wife or parent/dependent child (These are considered one applicant).
5. The completed application must be submitted to the Association office at least 14 days prior to the expected arrival date.
6. All applicants must be interviewed personally by the membership committee.
7. Occupancy prior to final approval of the board of directors is not permitted.
8. **No** pets allowed at any time
9. Proposed new occupants understand that no final arrangements should be made until Plaza South Association, Inc has approved this application.
10. Use of this apartment is for single-family residence only. No corporation, company partnership, or corporate trust may purchase an apartment.
11. The Unit Owner shall provide the occupant with a copy of all condominium documents and Rules & Regulations.
12. Only one (1) assigned parking space available per apartment. I/We agree to accept the garage space that is assigned to this apartment.
13. **No** commercial vehicles, boats, trailers, RV's, pick up trucks, etc. are permitted on the condominium premises.
14. Unit owner must notify the association office with the exact date of arrival. (via generalmanager@plazasouth.net)
15. Occupancy regulations:
 - One bedroom apartment - no more than three (3) occupants.
 - Two-bedroom apartment - no more than four (4) occupants.
 - Three-bedroom apartment - no more than six (6) occupants.
16. Moving of furniture in or out of an apartment is not permitted on Saturdays, Sundays or Holidays. Hours for moving are from 8:00 a.m. to 4:00 p.m., Monday through Friday.

PLEASE PRINT OR TYPE

DATE _____ APT. NO. _____ APPROX. ARRIVAL DATE _____

PRESENT OWNER'S NAME _____ TELEPHONE NO. _____

NAME OF PROSPECTIVE OCCUPANT (AS TITLE WILL APPEAR):

A. _____ B. _____ (SPOUSE)

E- MAIL ADDRESS _____ PHONE NO. _____

ALL PERSONS WHO WILL OCCUPY THE APARTMENT PERMANENTLY:

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

17. Making the foregoing application, I represent to the Board of Directors that the purpose for the occupancy of an apartment at PLAZA SOUTH is as follows:

Length of Stay _____

18. Are you legal resident(s) of the State of Florida? Yes _____ No _____
If not, do you plan to establish your legal residency in the State of Florida? Yes _____ No _____
If so, approximately when? _____

19. Will you be residing elsewhere than at PLAZA SOUTH during some part of the calendar year?
Yes _____ No _____ if so, please indicate approximate period and give details as follows:

20. Period of residency away from PLAZA SOUTH _____

ADDRESS _____ PHONE NO _____

CITY _____ STATE _____ ZIP _____ COUNTRY _____

21. EMPLOYED _____ SELF EMPLOYED _____ RETIRED _____ DATE _____

22. COMPANY _____ POSITION _____

ADDRESS _____ CITY _____ STATE _____

23. I/We hereby agree for myself and on behalf of all persons who may use the apartment which I/We seek to occupy that I/we will abide by all of the restrictions contained in the by-laws, Rules & Regulations, Condominium Documents, and restrictions that are or may in the future be imposed by PLAZA SOUTH ASSOCIATION, INC., and the Provisions of the Condominium Statutes of the State of Florida.
24. I/WE have received a copy of the Condominium Documents and Rules & Regulations: Yes ___ No ___
25. I/We understand there is a restriction on pets and that I/We may not have a pet nor may any guest, visitor or tenant bring a pet into PLAZA SOUTH nor may I/We acquire one, either temporarily or permanently after I/We occupy the apartment.
26. No applications will be approved without a personal interview with all applicants.
27. I understand that I will be advised by the Board of Directors of either acceptance or denial of this application. Occupancy prior to Board of Directors approval is prohibited.
28. Owners must assume the responsibility for damage to common areas caused by themselves, their relatives, guests, or tenants.
29. It is mandatory that a set of apartment keys and car keys be left with the Front Desk Security for use in case of an emergency. Applicant hereby agrees to provide such keys without further request.
30. I/We understand that the physical condition of the apartment at the time of application process and thereafter is in no respect the responsibility of PLAZA SOUTH ASSOCIATION, INC., or the management.
31. I/We understand that the acceptance for occupancy of an apartment at PLAZA SOUTH is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Occupancy prior to approval is prohibited.

32. I/We understand that the Board of Directors of the PLAZA SOUTH ASSOCIATION, INC., may cause to be instituted such an investigation of my/our background as the Board may deem necessary. Accordingly, I/We specifically authorize the Board of Directors or their agent to make such investigation and agree that the information contained in this and the attached application may be used in such investigation, and that the Board of Directors and Officers of the PLAZA SOUTH ASSOCIATION itself shall be held harmless from any action or claim by me/us in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.
33. In making the foregoing application, I/We am/are aware that the decision of the PLAZA SOUTH ASSOCIATION will be final and no reason will be given for any action taken by the Board. I/We agree to be governed by the determination of the Board of Directors.

APPLICANT _____ DATE _____

APPLICANT _____ DATE _____

PLAZA SOUTH ASSOCIATION APPROVAL

FOR BOARD OF DIRECTORS USE ONLY		
Approved <input type="checkbox"/>	Disapproved <input type="checkbox"/>	Date of Interview _____
_____ Board Member	_____ Committee Member	_____ Committee Member
_____ Board Member	_____ Committee Member	_____ Committee Member
Comments: _____		



Print legibly or type all information. Account and telephone numbers and complete addresses are required.

APPLICATION FOR OCCUPANCY/APPROVAL

PRINT OR TYPE (Use Black Ink) Purchase _____ or Lease _____ (Check One) Desired Move In Date: _____

Apt. No. _____ Address: _____

Name (Mr./Mrs./Ms.) _____ Date of Birth _____ Soc. Sec No. _____
(mm/dd/yy) (Passport, Alien, Green Card, Social Insurance No.)

Spouse (Mr./Mrs./Ms.) _____ Date of Birth _____ Soc. Sec No. _____
(mm/dd/yy) (Passport, Alien, Green Card, Social Insurance No.)

Applicant Contact # _____ Spouse # _____

Number of people who will occupy. Adults (over age 18) _____ Children (over 18) _____ Children (under 18) _____

Names & ages of children who will occupy: _____

Description of Pets (Breed, Size, Color, Weight, Etc.) _____

In case of emergency notify: _____
Name Address Telephone

PRINT OR TYPE (Use Black Ink)

RESIDENCE HISTORY

A. Present Address _____
(Street Address, Apt No., City, State, Zip)

Name of Apt. /Condo _____ Dates of Residency _____

Name of Landlord: _____ Phone _____

Monthly Rent Amount: \$ _____

PRINT OR TYPE (Use Black Ink)

EMPLOYMENT & BANK REFERENCES

A. Employed By (Business Name) _____ Phone _____
(or retired from)
How long _____ Dept. or Position _____ Mo. Income _____

Supervisor/Manager Name: _____

B. Spouse's Employment (Business Name) _____ Phone _____
(or retired from)
How long _____ Dept. or Position _____ Mo. Income _____

Supervisor/Manager Name: _____

C. _____

CHARACTER REFERENCES & VEHICLE INFORMATION

1. Name _____ Address _____ Phone (Residential & Office) _____

2. Name _____ Address _____ Phone (Residential & Office) _____

Driver's Lic. No. #1 _____ #2 _____ State _____

Make _____ Model _____ Year _____ Plate No. _____ Color _____ State _____

Make _____ Model _____ Year _____ Plate No. _____ Color _____ State _____

Have you or the co-applicant ever file for bankruptcy, evicted from any tenancy, ever broken lease? If YES

Explain: _____

Have you or the co-applicant been arrested or convicted of any crime. Including Misdemeanors, DUI, etc or any criminal charge pending?
If Yes Explain: _____

If this application is NOT legible or is not completely and accurately filled out, Verify Screening Solutions (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility. By signing, the applicant recognizes that the Association or their agent, Verify Screening Solutions may investigate the information supplied by the applicant and a full disclosure of pertinent facts may be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, criminal background and mode of living as applicable. Any misrepresentation, falsification or omission of information may result in your disqualification. If any question is not answered or left blank, this application may be returned, not processed or not approved. Missing information will cause delays in processing your application.

Signature _____ Signature _____
Applicant Date Applicant's Spouse Date

THE RULES WE LIVE BY

Plaza South is a residential community of 336 homeowners. It is not a resort, hotel or time share. This is our home. As a guest, we want you to enjoy your stay here but also to consider those who are homeowners. **Be aware that the doors are fire rated and slam close, please keep noise down in the entry foyers so as to not disturb your neighbors.** In addition, we ask you to read and comply with the following guidelines.

Arrivals, Departures and Registration

Registration: All persons visiting the building are required to register personally with the Front Desk and let the Front Desk know when you will be leaving. *(This can be done by phone or email frontdesk@plazasouth.net)*

Arrivals: Drop off and entrance with luggage should be through the *Receiving Entrance*.

DO NOT bring luggage through Lobby area. Owners will be responsible for damage.

Departures: Taxi or other pickups with the luggage is always at the *Receiving Entrance*.

Common Area Attire

While in the building common areas (lobby, hallways, elevators, gym, billiard room, etc) you **MUST** have shirts, pool cover-ups and shoes on at all times. *Wet dripping bathing suits are a safety hazard and are not allowed in the common areas or the elevators.* Children under ten years old must be supervised by an adult.

Pool Area Rules

SWIM AT YOUR OWN RISK - NO LIFEGUARD ON DUTY

1. Pool hours are from dawn to dusk.
2. Shower before entering the pool.
3. NO glass items on the patio, pool area and sand.
4. NO jumping, diving or splashing in pool.
5. NO food allowed in Pool Area. Please eat at designated tables on the West Deck.
6. NO reserving of any amenities (Tables, chairs, BBQ, etc.)
7. Only a single noodle or a pair of water wings are permitted in the pool.

Beach Area Rules

1. Kayaks and cabanas on the sand are privately owned. **DO NOT USE.**
2. Pool deck furniture cannot be moved to the sand.
3. Please return patio furniture to the end of the sea wall after use.

When leaving the beach and pool area all personal property must be removed. Plaza South Association is not responsible for any lost, missing or damaged personal property.

Trash Disposal

1. **ONLY use trash chute disposal between 9AM-9PM.** Please be courteous.
2. Bag all trash before placing inside chute.
3. NO GLASS BOTTLES, CANS, LARGE BULKY ITEMS, CONSTRUCTION MATERIALS OR HEAVY ITEMS.
4. Large items (pizza boxes, cardboard, etc.) can be placed in trash room found in the basement garage.

PLAZA SOUTH Association, Inc

PLAZA SOUTH RESIDENT INFORMATION SHEET

Owner/Lessee Name: _____ Apt #: _____

Primary Phone: _____ Secondary: _____

Do you want your primary Phone published in the Plaza South Directory? Y _____ N _____

Primary Email: _____ Secondary: _____

Do you want your primary Email published in the Plaza South Directory? Y _____ N _____

Complete Name and Address if you want any bills & correspondence from Plaza South to be sent other than unit address: _____

Emergency Contacts:

Name: _____

Phone #: _____ Relationship: _____

Name: _____

Phone #: _____ Relationship: _____

YOU MUST PROVIDE ADVANCE NOTICE by email or in person to the Office Admin for all persons (i.e. care giver, etc.) you authorize to enter your unit. Please refer to the "Rules We Live By" of Plaza South Association, Inc., Right of Entry, pg 5 (2) & Parking Area, pg 7 (1)

____ I agree to leave a working set of keys to my unit with security

____ I agree to leave a working set of keys to my car with security

OR

____ I agree to leave a working set of keys to my car in my apartment (must specify where in the unit) _____ and available for security

Owners who have a vehicle here **MUST** provide the following information:

1. Make: _____ Model: _____

Color: _____ Tag _____

2. Make: _____ Model: _____

Color: _____ Tag _____

Signed: _____

Owner's Signature

Date