

## APPLICATION INSTRUCTIONS

INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL NOT BE PROCESSED.

After the review (and approval) of an application, all applicants will have to attend a meeting with the Board. The Board will set up the "meet and greet."

PLEASE SUBMIT THE APPLICATION TO:

SOUTHEAST CONDOMINIUM MANAGEMENT

2855 N. UNIVERSITY DRIVE #310 - CORAL SPRINGS, FL 33065 - (954)752-5764

THERE ARE THREE (3) FEES DUE UPON PRESENTATION OF AN APPLICATION:

NON-REFUNDABLE APPLICATION FEE OF \$50 PER FAMILY UNIT/SINGLE ADULT.

PLEASE MAKE CHECK PAYABLE TO:

**Apple Creek Unit Three**

NON-REFUNDABLE FEE OF \$25 PER ADULT FOR A NATIONAL BACKGROUND AND CREDIT CHECK.

PLEASE MAKE CHECK PAYABLE TO:

**Southeast Condominium Management**

NON-REFUNDABLE FEE OF \$50 PER ADULT/FAMILY UNIT APPLICATION.

PLEASE MAKE CHECK PAYABLE TO:

**Southeast Condominium Management**

Effective April 15<sup>th</sup>, 2024, all unit owners are required to place a common area security deposit of \$300 when renting their unit. The **money order** is made payable to:

**Apple Creek Unit Three**

By submitting the following application, the applicant(s) recognizes that the Association or their agent, Southeast Condominium Management, may investigate the information supplied by the applicant(s) and a full disclosure of pertinent facts may be made to the Association-this may include character and criminal background.

## **PURCHASE & LEASE APPLICATION CHECKLIST**

**\*\*\*Please complete and include this checklist with application and appropriate fees\*\*\***

**I. Application Packet Form Checklist - Each applicant must complete an individual application even if married. Make additional copies if necessary.**

- Disclosure and Authorization Agreement Regarding Consumer Reports
- Purchase/Lease Application
- Pet Policy
- Notice of Intent to Sell – if purchase **OR**  
Collection of Rent Agreement – if lease
- Mailing Address for Notice of Acceptance or Rejection of the Application
- Association Rules & Regulations

**I. Additional Information Checklist – All Documentation MUST be Current, Clear, & Legible**

- Fully executed copy of the sale/lease agreement
- Copy of Driver's License – if no Driver's License, call office for further instructions
- Vehicle Registration:: for Each Vehicle that will be parked in parking lot – current & legible
- Employer Letter stating length of employment for applicant
- Letter from current landlord of applicant
- Application Fee: (\$100.00) per individual applicant 18 years old or older or per married couple (if married, MUST submit copy of marriage certificate). ONLY Cashier's Checks, or Money Orders are accepted. Must be made payable to: **APPLE CREEK UNIT THREE, INC.**  
**All app fees are NON-REFUNDABLE\***
- LEASES** - An HOA security deposit in the amount equal to 1 month's maintenance fee is required with all LEASE applications. This must be paid by the owner & will be returned to the owner after the tenant's move-out assuming there is no damage to the common areas.

**Special Notes::**

\*\*\*Leases must not be less than 12 months and no transient tenants are allowed.

\*\*\*During any 12 month period, a unit may only be rented or leased once.

\*\*\*If renting, units in their entirety must be rented, no sublets or rooms may be rented out.

\*\*\*Tenants are NOT permitted to have ANY pets of ANY kind.

\*\*\*A new, fully-executed lease MUST be submitted each year and a 'Renewal Application' is needed each year. \*\*\*  
The Association reserves the right to non-renew tenants. The Association may evict any tenant and charge the cost of such eviction, including reasonable attorneys' fees, to the owner of the unit.

\*\*\*Corporate Applicants – if the purchase is being made by a corporation, the approval of ownership of the corporation will be conditioned upon requiring that ALL persons occupying the apartment be approved by the Association. Applications must be made in the name of at least 1 of the corporation's owners and cannot be in the name of the corporation. ALL persons occupying the apartment MUST also approved by the Association.

\*\*\*A maximum of 2 vehicles/ unit. Guest spots are for GUESTS ONLY, and are not permitted to be used by residents for an additional parking space.

It may take up to 30 days to process your application. For international applicants, additional fees and time will be required. This information must be submitted to: the address at the top of the page.

**The application must be completed in its entirety BEFORE submitting to our office. DO NOT LEAVE ANY BLANKS. If any item is left blank, it will delay the processing of your application. The clock starts once the COMPLETE package has been received in its entirety.**

**APPLE CREEK UNIT THREE, INC.**

SOUTHEAST CONDOMINIUM MANAGEMENT, INC.  
2855 N. University Drive #310-Coral Springs, FL 33065  
(954)752-5764 - [Mgmtcondo@aol.com](mailto:Mgmtcondo@aol.com)

**DISCLOSURE AND AUTHORIZATION AGREEMENT REGARDING CONSUMER REPORTS:**

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for new and/or continued residence. **Such consumer report and/or an investigative consumer report may be obtained at any time during the application process or during your residence.** Upon timely written request of the management, the name, address, and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you.

It may take up to 30 days to process your application. For international applicants, additional fees and time will be required.

When an application is received by the Association, and all required forms and documentation have been met, the Association will consider that application as complete. Only once completed application is submitted will the processing of the application commence. During the processing of the application there will be NO verbal communication between the office staff, buyer, seller, tenants, landlords, or their respective real estate agents. It is the responsibility of the applicant to submit their application complete and in a timely manner in order to accommodate expected occupancy and/or closing dates.

Applicant hereby authorizes and requests, without any reservation, any present or former employer, school, landlord, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish Angel Property Management and Real Estate with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature or electronic signature be accepted with the same authority as the original. You also agree that this information may be viewed by any current Board of Director with Apple Creek Unit Three, Inc.

Applicant hereby represents that the information set forth on this application is true and complete. Material misrepresentations on the Application will constitute fraud and will result in an automatic denial of your application and/or approval. If misrepresentations or fraud is discovered after approval has been given, then the approval will be rescinded and automatically be null & void.

Applicant also acknowledges that the application fee will not be applied to any deposit amount of any kind. In the event this applicant is approved or disapproved, this sum will be retained by Management to cover the cost of processing this application as furnished by applicant.

**READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**

\_\_\_\_\_  
Applicant's Name Printed

\_\_\_\_\_  
Applicant's Signature indicating your acknowledgement

\_\_\_\_\_  
Date

**PURCHASE/LEASE APPLICATION**

**Applicant Information**

Name: \_\_\_\_\_ Social Security #: \_\_\_\_\_ DOB: \_\_\_\_\_  
Present Residence Address: \_\_\_\_\_ How long: \_\_\_\_\_  
City and State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Email: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Reason for Leaving: \_\_\_\_\_ Rent or Own: \_\_\_\_\_

**Landlord's Info (if applicable):**

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Email: Address: \_\_\_\_\_

**Prior Residence Information (1)**

Prior home address: \_\_\_\_\_ How long: \_\_\_\_\_  
City and State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Rent or Own: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

**Landlord's Info (if applicable):**

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Email: Address: \_\_\_\_\_

**Prior Residence Information (2)**

Prior home address: \_\_\_\_\_ How long: \_\_\_\_\_  
City and State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Rent or Own: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

**Landlord's Info (if applicable):**

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Email: Address: \_\_\_\_\_

**Vehicle Information:**

Make of car: \_\_\_\_\_ Year: \_\_\_\_\_ License Plate#: \_\_\_\_\_ State: \_\_\_\_\_  
Make of car: \_\_\_\_\_ Year: \_\_\_\_\_ License Plate#: \_\_\_\_\_ State: \_\_\_\_\_

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**Occupancy:**

The Rules and Regulations of Apple Creek Unit Three, Inc. provide an obligation of unit owners that ALL units is Apple Creek Unit Three, Inc. be used for single family residence only. Please state the name and relationship of all persons (self-included) who will be occupying the unit. Please note: No more than 2 heartbeats per bedroom are allowed.

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

By signing below, applicant understands, acknowledges, & agrees that **NO OTHER** occupants other than the ones that are listed above will be permitted to occupy the unit at any time.

**READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**

\_\_\_\_\_  
Applicant's Name Printed                      Applicant's Signature indicating your acknowledgement                      Date

**Personal References**

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City and State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Phone: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City and State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Phone: \_\_\_\_\_

**Emergency contact**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City and State: \_\_\_\_\_ Zip code: \_\_\_\_\_

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**CURRENT EMPLOYER**

Company: \_\_\_\_\_ Title: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Employed from: \_\_\_\_\_ to \_\_\_\_\_ Monthly Gross Salary: \_\_\_\_\_

**PREVIOUS EMPLOYER**

Company: \_\_\_\_\_ Title: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Employed from: \_\_\_\_\_ to \_\_\_\_\_ Monthly Gross Salary: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

**My signature below indicates that I certify that all of the information provided in this application is complete, true, and correct.**

\_\_\_\_\_  
Applicant's Name Printed

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

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**PET POLICY:**

I, \_\_\_\_\_ do hereby acknowledge and understand that I have been informed of the pet policy for Apple Creek Unit Three, Inc., and I assume full liability and responsibility for any fees levied by the association due to myself, another occupant or guest of my unit not complying with the rules and regulations of the pet policy as recorded in the Apple Creek Unit Three, Inc. documentation.

- **TENANTS ARE NOT PERMITTED TO HAVE ANY PETS**
- *No more than 1 Pet per household*
- *Pets must be of the household variety, provided that the pet is not aggressive or vicious to cause possible injury. No aggressive breeds are allowed.*
- *When outside, pets must be on a leash at all times and in the presence of the owner. Any pet caught without a leash can be impounded and a fine will be imposed.*
- *Pets are to be walked along the swale on Sunrise Boulevard, or along the canals. OWNERS MUST PICKUP ALL SOLID WASTE IMMEDIATELY and dispose of it properly.*
- *Pets are not permitted in the children's playground area or pool area.*
- *Pets must be under control at all times. If a pet becomes a nuisance, a determination, solely by the Board of Directors will be made and written notice will be given advising that the pet must be removed within 10 days.*

**READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**

\_\_\_\_\_  
Applicant's Name Printed

\_\_\_\_\_  
Applicant's Signature indicating your acknowledgement

\_\_\_\_\_  
Date

**NOTICE OF INTENT TO SELL**  
**(TO BE COMPLETED BY PRESENT OWNER):**

Date: \_\_\_\_\_

TO: Board of Directors:

In accordance with the provisions of the Declaration of Condominium of Apple Creek Unit Three, Inc., as recorded in the Public Records of Broward County, Florida, as amended by any amendments and supplemental declarations thereto, you are hereby notified that I/we desire to accept a bona fide offer made to me/us by \_\_\_\_\_ to purchase my/our private  
(Name of Purchaser)  
apartment, unit # \_\_\_\_\_, located in Apple Creek Unit Three, Inc.

An examination of the apartment may be made at a time convenient for all parties concerned. I/we am/are aware of the fact that the Association has a period of thirty (30) days in which to approve or disapprove this application. I/we am/are aware that international applicants will take longer.

I/we am/are that the association is entitled to inspect the property at any time. I/we am/are aware that any alterations that have been made to my/our unit that are not in compliance with the governing documents of the Association, may be cause for disapproval of the sale of such unit until such time as the unit is brought into compliance with the Documents.

I/we am/are aware that all balances owed to the association, attorney, etc. must be paid prior to closing. I/we am/are also aware that any violations and/or fines related to the property must be rectified prior to any closing/sale of said property. If authorization is not given prior to any title transfer, I understand that the Association has the right to legally rectify matters and charge the cost of such matters and the cost of curing such matters (including reasonable attorneys' fees), to the owner of the unit rented.

**READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**

Print Current Owner's Name #1: \_\_\_\_\_

Current Owner's Signature #1: \_\_\_\_\_ Date: \_\_\_\_\_

Print Current Owner's Name #2: \_\_\_\_\_

Current Owner's Signature #2: \_\_\_\_\_ Date: \_\_\_\_\_

**Additional Acknowledgements**

**Mailing address for notice of acceptance or rejection of the application:**

Name \_\_\_\_\_ Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone (\_\_\_\_) \_\_\_\_\_ Email \_\_\_\_\_

Please select the option that applies. I am purchasing/leasing this condominium with the intention to:

- reside as owner(s) here on a full-time basis
- reside as owner(s) here on a part-time basis
- lease unit, for the period beginning on \_\_\_\_\_ and ending on \_\_\_\_\_

**I/we agree that upon closing of said property, I/we will provide a copy of the executed closing statement and a copy of the recorded deed within ten days of closing date.**

I, \_\_\_\_\_, (the applicant) for this condominium have read the rules and regulations for Apple Creek Unit Three, Inc. and agree to abide by the declaration of Apple Creek Unit Three, Inc., the articles of incorporation, bylaws and any and all other property promulgated rules and regulations and amendments in effect within the terms of my/our occupancy/ownership. I understand that if I fail to abide by the rules and regulations, than I and all persons residing in the unit, are subject to non-renewal of the lease, eviction, fines and other remedies available to the association, including but not limited to towing of vehicles, as applicable. I also understand that I will be responsible for all attorney fees and court costs incurred in the enforcement of the rules and regulations for Apple Creek Unit Three, Inc. I also authorize the association and or its representatives to perform a background investigation and credit checks of the occupants and applicants listed in this application.

The prospective applicant will be advised by the administration office within a 5 business day period from the date of interview, of either acceptance or rejection of their application.

**READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**

\_\_\_\_\_  
Applicant's Name Printed

\_\_\_\_\_  
Applicant's Signature indicating your acknowledgement

\_\_\_\_\_  
Date

**Collection of Rent Agreement**

This Collection of Rent Agreement (this "Agreement") is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between Apple Creek Unit Three, Inc. ("Association"), \_\_\_\_\_ ("Unit Owner") and \_\_\_\_\_ ("Tenant").

**WITNESSETH:**

**WHEREAS**, Tenant and Unit Owner intend on entering into a lease (the "Lease") with respect to the property located at \_\_\_\_\_, Unit # \_\_\_\_\_, \_\_\_\_\_, FL \_\_\_\_\_; and

**WHEREAS**, The Association has the right to condition its approval of the Lease on the execution of this Agreement by the parties hereto.

**NOW THEREFORE**, in consideration of the mutual agreements and covenants contained herein and for other good and valuable consideration, it is mutually agreed and covenanted by and among the parties to this Agreement as follows:

1. Tenant and Unit Owner acknowledge and agree that Tenant is required to comply with the Association's Declaration of Condominium, By-laws, Articles of Incorporation and Rules and Regulations, as amended from time to time (collectively, the "Governing Documents"). The Governing Documents shall be deemed expressly incorporated into the Lease.
2. Tenant and Unit Owner acknowledge and agree that Unit Owner is required to pay to Association any and all assessments (the "Assessment") levied by Association in accordance with the Governing Documents.
3. In the event the Unit Owner fails to pay Association any Assessment when the same become due, Association shall be entitled to collect the Tenant's rent payments ("Rent") owed to Unit Owner under the Lease for the purpose of offsetting the delinquent Assessment as follows:
4. If Association notifies Tenant that Unit Owner is delinquent in its Obligation to pay any Assessment, Tenant shall discontinue the payment of the Rent to Unit Owner and instead shall direct said Rent payments, in the same amount and frequency as set forth in the Lease, to Association until such time as Association directs Tenant to redirect Rent payments to Unit Owner. Any Rent collected by Association in excess of Unit Owner's delinquent Assessment will be promptly disbursed to Unit Owner. In the event Tenant fails to redirect the payments of Rent to the Association and instead continues to pay Rent to Unit Owner, Tenant shall become obligated along with the Unit Owner to pay the delinquent Assessments to Association, irrespective of any Rent payments that Tenant may already have made to Unit Owner.
5. In the event Unit Owner or Tenant fail to honor this Agreement or violate any of the other terms and provisions of the Governing Documents, Unit Owner and Tenant shall be subject to all remedies available to Association, including without limitation, injunctive relief and money damages in addition to any other remedies provided by law. Additionally, Association shall also have the power to evict Tenant in accordance with the Governing Documents for failure to honor this Agreement. All eviction costs will be owed by Unit Owner and considered a special assessment, which will be levied in accordance with the Governing Documents.
6. Unit Owner and Tenant acknowledge that Association would not have approved Tenant and the Lease but for the parties entering into this Agreement. Therefore, Tenant and Unit Owner hereby waive each of their rights to contest the validity of this Agreement or the validity of any of the remedies available to the Association.
7. The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement. Venue shall be in Broward County, Florida.
8. This Agreement shall not be construed more strictly against one party than against the other merely because it may have been prepared by counsel for one of the parties, it being recognized that the parties have contributed substantially and materially to its preparation.
9. All notices, demands and communications hereunder to the parties shall be served or given in accordance with the Governing Documents.

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10. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute on and the same instrument.
11. This Agreement and the exhibits attached here to and forming a part here of, represent the entire understanding and agreement between the parties with respect to the subject matter hereof, and supersedes all other negotiations, understandings and representations (if any) made by and between the parties. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon Tenant, Association or Unit Owner unless reduced to writing and signed by all three parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

**READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**

\_\_\_\_\_  
Applicant's Name Printed

\_\_\_\_\_  
Applicant's Signature indicating your acknowledgement Date

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**RULES AND REGULATIONS**

**SALES AND LEASES**

1. Leases must not be less than 12 months and no transient tenants are allowed.
2. During any 12 month period, a unit may only be rented or leased once.
3. If renting, units in their entirety must be rented, no sublets or rooms may be rented out.
4. A newly, fully-executed lease MUST be submitted each year and a "Renewal Application" is needed each year.
5. The Association reserves the right to non-renew tenants. The Association may evict any tenant and charge the cost of such eviction, including reasonable attorneys' fee, to the owner of the unit.
6. All prospective purchasers or tenants must apply for occupancy and meet with a screening committee prior to moving into the unit.

**APPLICATION FOR OCCUPANCY**

7. A unit owner is responsible for giving notice to the Association the intent to lease or sell the unit.
8. An application must be fully executed and returned to the Association, along with a copy of the sales contract or lease agreement, and a check for the screening fee to the Management company. Please allow up to thirty (30) days for their consideration.
9. Prospective owners and/or tenants are not permitted to occupy the premises until after they receive notification of approval by Management or the screening committee.
10. Violations face eviction or legal action, at their own expense.

Unit owners and approved tenants shall be permitted to have visitor occupants for up to four (4) weeks during a six (6) month period provided that at no time shall any one (1) bedroom unit be occupied by more than four (4) individuals or any two (2) bedroom unit be more than six (6) individuals. The six (6) month period shall commence on the date of approving this declaration. Any guests remaining longer than thirty days (30) must be interviewed and screened by the screening committee, as they would be considered permanent residents.

11. All unit owners and residents must provide the Association with their e-mail address, phone numbers and emergency contact.
12. All units in the 8-plex buildings are listed in the Governing Documents as one-bedroom unit with den. Maintenance payments are for one-bedroom.

**VEHICLES: Only two (2) per unit permitted.**

13. All vehicles must be in operable condition and maintain a current license plate and tag.
14. Flat tires must be repaired within 48 hours.
15. Commercially marked vehicles (lettering and/or ladder racks) or oversized tires are strictly prohibited in Apple Creek.
16. All vehicle repairs are prohibited, with the exception of fixing a flat tire or a battery boost.
17. No boats, trailers, motorcycles, motorbikes, dirt bikes, ATVs, mini bikes, go carts or recreational vehicles are permitted or permitted to be stored any place on the common elements.
18. All vehicles must be parked in the DESIGNATED resident's parking spaces. Vehicles are not to park in the street or on the grass.
19. Residents may not park in Guest spaces.

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20. The Association has the right to authorize the towing of any vehicle in violation of the VEHICLES section of these rules and regulations with the cost borne by the owner of violator. After TWO violation stickers, the vehicle will be towed without further notice.
21. Parking of vehicles in any location, or in any other units' assigned parking spaces, will be subject to towing at the offending vehicle owner's expense.
22. Parking spaces shall be used solely and exclusively for the purpose of Parking vehicles. Owners may not lease or assign their parking facilities except in conjunction with the lease of a unit, with the condition that the lease has been approved in accordance with the provisions of the Declaration of Condominium.

**BICYCLES**

23. Bicycles must not block stairs, walkways, etc., so as to create a potential hazard.
24. Bicycles must be stored on patios or inside resident's unit. They must not be chain-locked to trees, poles, railing, fences, etc.
25. Bicycles are not to be ridden on any of the grassed areas of landscaped areas of the common grounds, or within the pool area.

**PETS**

26. Apple Creek residents are limited to one pet.
27. Pets must be of the household variety, provided that the pet is not aggressive or vicious to cause possible injury.
28. When outside, pets must be on a leash at all times and in the presence of the owner. Any pet caught without a leash can be impounded and a fine will be imposed.
29. Pets are to be walked along the swale on Sunrise Boulevard, or along the canals. OWNERS MUST PICKUP ALL SOLID WASTE and dispose of it properly.
30. Pets must be under control at all times. If a pet becomes a nuisance a determination, solely by the Board of Directors, will be made and written notice will be given advising that the pet must be removed within 10 days.
31. Pet liability insurance is required for dogs.

**DUMPSTERS**

32. Trash must be placed in plastic bags and tied. Garbage is to go in the disposal.
33. Trash must be placed in the dumpster, not on the ground. Children not tall enough will not be allowed to dispose of trash.
34. Boxes and containers must be flattened.
35. Keep dumpsters lid and gates closed at all times.
36. Do not dispose of mattresses, furniture or any large items in the dumpsters. It is the resident's responsibility to transport these items away from Apple Creek at their own expense. Christmas trees are to be taken to the Recreation Center parking lot for the City to pick up.
37. The City does not provide for bulk pick-up in the Condominiums.

**NOISE: RADIOS, TVs, STEREOS, ETC.**

38. No nuisance or source of annoyance to other residents will be tolerated. Disturbances, which interfere with the rights, comforts or convenience of others, including any noises above conversational loudness, will be prohibited between the hours of 11:00 PM and 8:00 AM.
39. All occupants shall exercise extreme care of the use of musical instruments, radios, televisions and amplifiers that may tend to disturb other occupants.
40. Governing documents and State Statute 718 provides the use which a resident makes of the unit should not be an unreasonable source of annoyance to other unit residents nor should it interfere with the peaceful and proper use of the property by any other resident.

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**SIGNS**

41. No "for sale" or "FOR RENT" signs, or any variation of such, shall be permitted or displayed either inside or outside of any apartment or vehicles unless written permission is granted by the Board of Directors.

**ALTERATIONS**

42. Unit owners and residents must be specifically cautioned that their right to make any additions, changes or alterations to the building's exterior appearance, including balconies appurtenant to apartments, is subject to the Provisions of the Declaration of Condominium.
  - a) Any such alterations or improvements may only be permitted upon specified plans and specifications approved by the Board of Directors.
  - b) No awnings, window guards, light reflective materials, ventilators, fans or air conditioning devices that are visible from the outside shall be used in or about the unit, except as approved by the Board of Directors. Said approval may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors.

**DOORS, GLASS & SCREEN REPLACEMENT**

43. All glass and screening replacement is the responsibility of the unit owners and must be of original color and quality.
44. Door replacement and maintenance is the responsibility of the unit owners and must be of original color and quality. An Allowance will be paid by the Association toward the replacement of the door jamb and casement if replaced at the same time as the door with the following requirements:
  - a. Written request to the Board and inspection of the damaged frame.
  - b. Notification and inspection when the work is completed.
  - c. A copy of the repair statement must be submitted before a check can be issued.

**DAMAGES**

45. Owners and tenants shall be liable for all damages incurred by their families or guests to any other community elements including the Recreation Center and any damages to buildings, sidewalks, grass or sprinkler system during moving.

**USE RESTRICTIONS**

46. All doors leading from the apartments to limited common elements or common elements shall be closed at all times except when in actual use for ingress and egress to and from the limited common elements.
47. No article shall be placed or stored in any of the corridors, halls, stairways in any building which would obstruct in any manner the ingress or egress of residents.
48. All common areas shall be kept free for their intended use by unit owners in common and in no event shall be used as storage areas by individual unit owners, either on temporary or permanent bases.
49. No clothing, bedding or other similar items shall be dried or aired in any outdoor area or within the unit or any limited common element if same can be seen from the common areas.
50. All water hoses must have on/off nozzle attachments and not be left running. Water leaks inside of units are the owner's responsibility and must be immediately fixed. Please report any outside leaks immediately to Management.
51. Please report any lights out to Management.

**APPLE CREEK UNIT THREE, INC.**  
**SOUTHEAST CONDOMINIUM MANAGEMENT, INC.**  
2855 N. University Drive #310-Coral Springs, FL 33065  
(954)752-5764 – [Mgmtcondo@aol.com](mailto:Mgmtcondo@aol.com)

- 52. All complaints regarding violations of the rules must be in writing (e-mail) and forwarded to Management.
- 53. Maintenance fees are due and payable on the first of each month in advance. Payments not received by the first of each month are subject to a late fee as called for in the Declaration of Condominium.
- 54. No children under the age of 18 allowed at pool unless accompanied by someone of the age of 18 or older.

COMMON AREA SECURITY DEPOSIT

- 55. Unit owners, who rent their units, are required to place with the Association a common area security deposit in the amount of \$300. Should the tenant violate any association rules and regulations or cause any damage to the Association property, the incurred expenses would be deducted from the security deposit.

READ, ACKNOWLEDGED, AND AGREED – By signing below, I am acknowledging & accepting the above stated Rules & Regulations as well as the association's governing docs.

\_\_\_\_\_  
Applicant's Name (Printed)

\_\_\_\_\_  
Applicant's Signature (indicating your acknowledgement)

\_\_\_\_\_  
Date