



CHOICE PROPERTY MANAGEMENT GROUP, INC.

Application Agreement- Sunrise Manors

I, _____, as the future BUYER/TENANT acknowledge on this day (MM/DD/YYYY): _____, that the Board of Directors for the Association at which I am applying is made up of volunteers that do not meet every day. For this reason the application process may take up to 20 business days.

Furthermore, I acknowledge that:

1. If there are any questions left unanswered or answered incorrectly, the application will be returned and/or not processed.
2. I authorize Choice Property Management Group, Inc. to perform all tasks associated with background investigations including, but not limited to: Reference checks, employment verification, residence history, Criminal and Civil background checks, Credit check, and verification of financial institutions as well as any other verifications necessary to obtain all necessary information.
3. Choice Property Management Group, Inc. is UNABLE TO EXPEDITE the application process.
4. Anybody with a criminal background is subject to further review.
5. Once processed, application fees are non-refundable.
6. I am willing to participate in an in-person interview with the Board of Directors if they wish to request one.
7. If and only if all application requirements are met, then the Board of Directors will approve my application.
8. Occupancy prior to Approval by the Board of Directors is STRICTLY PROHIBITED. Failure to comply will result in forced termination of my lease/sale agreement.
9. I certify that all of the information provided is accurate. I am aware that a signature states that everything written on the application and lease agreement is true and subject to perjury if the incorrect information is provided. Providing false information on an application is fraud and grounds for eviction. If any of this information is found to be false, I/We will not attempt to deface or embellish the Association or Choice Property Management Group, Inc. for their acquisition of said information.

Finally, I agree that only the Applicant and the realtor listed below are authorized to make inquiries/receive status updates regarding this application.

Applicant, Spouse, Co-Applicants Names

Signatures

Realtor Name & Company

Realtor Signature

Applicant Contact Information: _____
Email Address

Phone Number

Sunrise Manor North Homeowners Association

Modification and Assignment for Non-Lease Holders

WHEARAS _____ is the owner of Unit _____,
(Owner) at Sunrise Manor North Homeowners Association, the (Association), and

WHEREAS the Owner wishes to grant residence to non-immediate family member to his unit
_____ (Tenant((S)), and

WHEREAS the Association will agree to the subject occupation upon conditions noted below.

NOW THEREFORE:

1. The Owner and Tenant have entered into an agreement, a copy of which is attached as Exhibit A.
2. The Owner and Tenant hereby agree that the agreement, verbal or written, shall incorporate all of the Homeowner's Documents, including the rules and regulations promulgated from time to time.
3. The Owner and tenant hereby agree that all agreements and leases provide that the Tenant shall comply with the Homeowner's Documents including the rules and regulations, and that the Owner shall have the right to evict the Tenant, if the Tenant fails to comply with said documents or the rules.
4. The owner hereby assigns to the Association the right to evict the Tenant, Pursuing to the agreement as modified, if the tenant violated the Homeowner's Documents including the rules and regulations.

Owner

Tenant

Association

Date

Sunrise Manor North Homeowners Association

Application Summary/ Rules Acknowledgement

Purchase: Lease: Duration: _____

Property Address: _____

Current owner: _____

Current owner alternative address: _____

Home telephone: _____ Work: _____ Mobile: _____

Owner Email(s): _____

IF PURCHASING:

Are you going to live in the unit? Yes () No () If you're approved, when will you be moving? _____

Are you planning to rent the unit out? Yes () No () If yes, when will there be tenants applying? _____

By signing this form below I authorize the Board of Directors of the above named Association to communicate with me via email rather than regular mail, certified mail, and/or hand delivery. I further acknowledge a copy of the Rules and regulations has been provided.

Applicant

Date

Applicant

Date

SUNRISE MANOR NORTH
HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

SUNRISE MANOR NORTH HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

PETS:

No farm animals, livestock, or poultry of any kind shall be raised, bred or kept within the residential properties, except in accordance with this Section. Only two dogs or other domestic pets shall be kept on or within any lot.

A. The keeping of a dog or other domestic pet within the properties is not a right of a unit owner but is a conditional license subject to the Rules and Regulations of the Association. This conditional license is subject to termination at any time by the Board of Directors upon a finding that a pet is vicious, is annoying to other residents, or has in any way become a nuisance. The owner of a pet assumes liability for all damage to persons or property caused by the pet or resulting from its presence upon the properties.

B. This license is subject to the following conditions:

1. No pet shall be kept, bred or maintained for any commercial purpose.
2. All pets must either be kept on a leash not to exceed 6 feet or within a pet carrier or cage at all times when outside of the owner's dwelling.
3. No pet shall be permitted to defecate on any lot or anywhere within the properties except in the outer perimeter swale.
4. "Pooper scoopers" must be used at all times.
5. No owner shall permit his pet to become a nuisance or annoyance to any neighbor.
6. No pet will be permitted inside the pool area, deck, or grass perimeters around pool.

TRASH:

No part of the residential properties shall be used or maintained as a dumping ground for trash, rubbish or garbage. No garbage, refuse, trash or rubbish shall be deposited on any dwelling lot except in receptacles stored in the dwelling unit or otherwise completely screened from view of any dwelling unit or common area; provided, however, that the requirements, from time to time, of the County of Broward for disposal or collection shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Receptacles and other garbage, refuse, trash or rubbish shall be placed at the curb no sooner than 6:00 P.M. the evening before a scheduled trash pickup and empty receptacles must be removed to their storage locations (inside garage or inside fence) no later than 9:00 P.M. of the day of trash pickup.

Association will not be responsible for the removal of personal items, such as couches, chairs, bedding, appliance, etc., or any debris not removed by the trash hauler. No such items shall be placed on any lot unless arrangements are made for immediate pickup or by city bulk pickup scheduled that week. The trash hauler may provide for pickup of these items either periodically or by personal contract. Trash not removed after 72 hours will be removed by the Association at the owner's expense.

LANDSCAPING:

A. The Association will mow, edge, trim, and fertilize all common areas plus four corners of each building.

B. Each homeowner is responsible for the landscaping on his lot as listed below:

1. Watering, replacement, fertilization, and pest control of personal landscaping.
2. Pest control of all landscaping.
3. Fertilization and replacement of owner's landscape.

C. Any re-landscaping or additions of tree or plant material must first be approved by the Architectural Control Committee.

Any complaints in reference to the grounds maintenance, please notify property manager at 954-584-5258.

PARKING:

A. Vehicles must be parked in each owner's 2 assigned spots before overflow parking is permitted. All overflow parking must only be in a guest spot on a first come, first serve basis.

B. Parking on lawn areas is not permitted. Parking must be done in designated areas only.

C. Parking next to a fire hydrant is not permitted.

D. No boats, trailers, or recreational vehicles are permitted.

E. No commercial vehicle is allowed within the Association's common areas unless approved by the Board of Directors.

F. All vehicles must have a valid license tag and be registered to the owner, his lessees, or occupants, or guests. (No storage of cars is permitted on driveways or guest parking).

G. Vehicles parked in guest spots must be operational and moved every week.

H. No golf-carts, mini-bikes, or unlicensed motorized vehicles are permitted on Association's roadways, sidewalks, parking lots or any other common area.

I. Parking at the pool area is for those using the pool only and may be used as overflow parking.

POOL RULES:

A. All posted pool rules must be obeyed.

B. Pool use is limited to Sunrise Manor North residents and guests only.

C. The pool key will be used for I.D.

D. Anyone entering the pool area must be accompanied by an adult.

E. No one is allowed at the pool area after 10:00 p.m.

F. Proper swimming attire is required.

G. Life preservers are to be used for emergencies only.

H. No loitering.

I. No running, diving, or horseplay is permitted.

J. No pets are allowed inside fenced pool area or on the grass perimeter around pool.

K. No loud music.

L. No glass in the pool or pool area.

M. Food must be confined to tables only.

N. Gates and bathroom doors must be closed at all times.

O. Residents and guests must shower before using pool.

P. Pool capacity is limited to 20 persons.

Q. Swim at your own risk. No lifeguard present at any time.

R. No oversized rafts or two man boats allowed.

S. Trash must be disposed in designated containers.

T. No Bicycles or skateboards permitted in the pool area.

BASKETBALL HOOPS:

- A. No basketball hoops, hockey nets, or any other recreation equipment are permitted.
- B. No permanent Markings on driveways or road areas.

HURRICAN PREPAREDNESS:

- A. Lot owners must remove loose objects from front and rear yards.
- B. Hurricane shutters can only be used after a hurricane watch is issued, and must be removed when the storm has passed.
- C. Hurricane shutter specifications can be obtained from the Association's Architectural Control Committee.
- D. If a lot owner is going to be away during the hurricane season, the lot owner must make arrangements to designate someone to prepare their home in the event of a storm.
- E. The Association will prepare the pool areas in the event of a hurricane.

RENTAL/LEASING:

If you will be renting your home, you must contact the property manager for approval. All tenants must be approved prior to moving in.

No owner may lease or rent his Lot or any interest therein during the first year of ownership.

NOISE:

- A. No loud car radios.
- B. Vehicles with loud or defective muffler systems are prohibited.
- C. Any offensive or disruptive noise is prohibited at any time.

HOME IMPROVEMENTS:

- A. Exterior painting:

1. The approved colors for repainting exteriors are available from Sherwin-Williams at 3451 N. University Drive, Sunrise, Tel # 954-741-8966. Equivalent paint manufacturers may also be used.

	<u>Dark House</u>	<u>Light House</u>
a. Exterior stucco:	Woodbin AWBH 73-27	Antique White SW 1137
b. Exterior trim:	Chateau Brown SW 2028	Cocotan (custom color)
c. Roof:	G A F Autumn Brown	G A F Cypress Tan

old
color

2. Any structural changes, additions, porches, balconies, etc., must be approved by the Association's Architectural Control Committee.

3. Lot owners will be required to maintain their homes in accordance with community standards.

VIOLATIONS:

A. NON PAYMENT OF ASSESSMENTS:

1. All maintenance payments are due on the 1st day of each month. All payments must be received on or before the 10th day following the due date to avoid an administrative collection fee. A delinquent owner will be assessed \$10.00 as an administrative collection fee for any late payment or for having an outstanding balance of \$25.00 or more.

2. Any lot owner wishing consideration on a late fee must put that request in writing to the Board of Directors within 30 days of the date of the first late notice mailed by the management agent. Such request shall set forth the reasons for consideration and any special circumstances. As a condition to the Boards' consideration of a request (and until such time as the Board has made its' decision), the Owner shall remit the late fee in question. The failure of an Owner to request consideration in a timely manner shall be deemed an absolute waiver and no further requests shall be considered. The Board will advise the owner in writing of their decision.

3. Once a lot owner's account has been forwarded to the Association's collection agent, any and all fees incurred for this collection will be assessed to the owner and secured by a continuing lien on the owner's property.

4. All checks returned by the Bank will incur a \$25.00 return check fee, chargeable to the lot owner.

5. All monies received from a lot owner will be credited first to legal fees and costs, then to fines, then to late charges and interest, and finally to the oldest outstanding assessment against their account.

6. Any damage caused to any common areas by a homeowner, guest, or invitee, shall be the responsibility of that homeowner. The cost of damages will be assessed against his unit.