

IMPORTANT APPLICATION INFORMATION

If your application is incomplete, it will be returned to you by mail along with any fee you may have submitted, and a list of the missing items.

You may then complete the application and re-submit it together with the required fee.

Please provide the name and address which you would like us to use if the application is incomplete and must be returned to you.

Name:	
Street Address:	
City:	State:Zip:
Telephone #:	
Email Address:	

If you do not fill in the information above, we will use the best address available in the application you submitted.

c/o DST Property Management 2300 W. Sample Road # 310 | Pompano Beach, FL | 33073 Office: 954-933-2353 | www.dstpm.net

APPLICATION TO PURCHASE/LEASE

Instructions:

-refundable fee of \$150.00 per ee must be in the form of a money
ninium, Inc. (cash will not be accepted).
l. It the complete application was nation required.
se.
e included with application for all
ocuSign signatures only). Occupancy
ers must supply buyers with a copy
nan five persons permitted to reside
e of all vehicles showing tag.
ce member as defined in S. 250.01
Date
Date

READ FIRST: Complete all questions and fill in all blanks. All information supplied is subject to verification. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, order can be cancelled but your fee will not be refunded. Rev. 06/2014

** THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! **

APPLICATION FOR OCCUPANCY

	As	ssociation Name:				
Pur	chase Lease Occupant	Apt.# Bldg.#	Address applied for:			
Ful	l Name		D	ate of Birth	Social Security #	
Sing	gle Married Separated	☐ Divorced ☐ How Long?	Other legal or	maiden name		
Hav	re you ever been convicted o	f a crime? Date (s)	C	County/State Conv	icted in	
Cha	rge (s)					
Spo	use		D	ate of Birth	Social Security #	
					e? Date (s)	
					Phone	
			I – RESIDENCE I			
A.	Present address(Include unit/apt number, o				Phone	
			Phone		Dates of Residency: From	to
	Own Home □ Parent/Fami	ly Member □ Rented Home □ 1	Rented Apt Other		Rent/Mtg Amount	
	Are you on the Lease?	If not, who is the leaseholder	r? Are yo	u on the Deed?	If yes, under what name?	
					nail address	
					erty Manager Other	
B.	Previous address(Include unit/apt number, o		•			
	Apt. or Condo Name		Phone		Dates of Residency: From	to
	Own Home Parent/Fami	ly Member Rented Home	Rented Apt Other		Rent/Mtg Amount	
	Were you on the Lease?	If not, who is the leasehold	ler? Were	you on the Deed	If yes, under what name?	
	Name of Landlord		Phone	E1	mail address	
	Is your Landlord the: Own	er of the property \Box Realtor \Box	Family Member □ Ro	ommate Prope	erty Manager Other	
C.	Previous address(Include unit/apt number, c	city, state and zip code)				
	Apt. or Condo Name		Phone		Dates of Residency: From	to
	Own Home Parent/Fami	ly Member Rented Home	Rented Apt Other		Rent/Mtg Amount	
	Were you on the Lease?	If not, who is the leasehold	ler? Were	you on the Deed	If yes, under what name?	
	Name of Landlord		Phone	E1	nail address	
	Is your Landlord the: Own	er of the property Realtor	Family Member □ Ro	ommate Prope	erty Manager Other	

PART II – EMPLOYMENT REFERENCES

Include a recent copy of an earnings statement to expedite processing

A.	Employed by			P	hone
	Dates of Employment: From:	To:	Position	F	ax
	Monthly Gross Income	Address			
B.					hone
	Dates of Employment: From:	To:	Position	F	ax
	Monthly Gross Income	Address			
				K REFERENCES statement to expedite pro	ocessing*
A.	Bank Name		Checking Acct. #	<u> </u>	Phone
	Address				Fax
В.					Phone
	Address				Fax
		PART IV – C	HARACTER RE	EFERENCES (No Family 1	Members)
1.	Name			Home Phone	
	Address			Business Phon	e
	Email Address			Cellular Phone	
2.	Name			Home Phone	
۷.					e
					·
	Email Fractions			Condia 1 none	
3.	Name			Home Phone	
	Address			Business Phon	e
	Email Address			Cellular Phone	s
4.	Name			Home Phone	
					e
					·
Are					
					State Issued
Driv	ver's License Number (Secondary	Applicant)			State Issued
					License Plate No
Mak	ke	Type		Year	License Plate No
	nis application is not legible or is inaccurate information in the inve				ociation) will not be liable or responsible for or illegibility.
disc	closure of pertinent facts will be	made to the Associa	ation. The investigati	on may be made of the applic	nation supplied by the applicant, and a full cant's character, general reputation, personal sive use of Associated Credit Reporting, Inc.

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

www.associatedcreditreporting.com

AUTHORIZATION FORM

I/We hereby authorize **Associated Credit Reporting, Inc.** to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY. If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

(Applicant's Signature)	(Spouse's Signature)
(Applicant's Name Printed)	(Spouse's Name Printed)
(Date Signed)	(Date Signed)

To:	The Board of Directors Blue Lake Apartment Condomin	ium, Inc.				
I/We s	submit this application regarding m	y/our PURCHASE/I	_EASE of:			
Addre	ess	Unit #	in Blue I	Lake Apartme	ent Condominiu	m, Inc.
inforn	understand that acceptance of this mation included herein and any info oval by the owner and the Board of D	rmation that may b	e subsequently	furnished by	the applicant(s)	
neces Direct any a	specifically authorize you to make s ssary. I/We agree that the information tors and Officers of Blue Lake Apart ction of claim by me/us in connection tigation conducted.	on contained herei ment Condominiu	n may be used in m, Inc. and their	the investiga agents shall	tion and that th	e Board of ss from
I/We I	have received a copy of:					
1.	. The Condominium Documents	(Purchasers on	ly): Yes	No		
2.	. Rules and Regulations:		Yes	No	-	
	hereby agree that I/We and all perso lations which may in the future be a		ne apartment wil	l abide by the	By-laws and Ru	ıles and
	understand that sub-leasing or occ oval of the Board of Directors.	upancy of this unit	in my/our absen	ce is not pern	nitted without p	rior
Cond	king this application, I/We are awar ominium, Inc. will be final and that agree to be governed by the determ	no reason will be g	iven for any actio			nent
Appro	oximate Closing Date:	OR	Lease Term: Fro	m:	To:	
Applio	cant Signature			Today's Date	e	
Co-A	pplicant Signature	_		Today's Date	e	

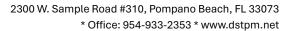
UNIT INFORMATION SHEET

Name of Owner(s) /	Tenant(s):			Unit #
Mailing Address (if c	different than resider	nce):		
City:		S	tate:	_Zip:
Out of State Resi	dence Address:			
Address:			State:	Zip:
Country:		_		
Contact Information	tion:			
Home Telephone #:		Cell #:	Office	#:
Fax #:	E-Mail <i>i</i>	Address:		
Emergency Conta	act:			
Name:			Phone #:	
Does emergency co	ontact person have ke	ey to your unit?		
Occupants in Un	it: List Only Thoso	Individuals Wh	o Will Be Residing	In The Unit
•	it. List Only mose	illulviuuats vvii	_	
Name			Relationsh	ip
		_		
		_		
Vehicles(s) Inforr	mation:			
Make:	Model:	Year:	Color:	Tag #
Make:	Model:	Year:	Color:	Tag#



Pet Registration Form

Resident name:	
Property address:	
Telephone Number(s):	
Type of Domestic Pet:	(Please refer to pet restrictions in Condominium Documents)
Pets Name:	Age:
** Please in	clude color picture for identification purposes**
A unit owner may keep one d domestic pet or animal is n with the quiet enjoyment of the that such domestic pets or an	f Condominium and Amendment to By-Laws (Oct. 31, 1990) Iomestic pet or animal on the condominium property, so long as such ot a dog and does not constitute a nuisance and unreasonably interfere he premises by the other Condominium unit owners and, provided further, nimals are maintained pursuant to the rules and regulations promulgated on of the Condominium Association.
a leash while they are out. Do becomes a nuisance with ba aggressive behavior, etc. (exa	e been grandfathered in, dogs are prohibited . Dogs always need to be on ogs must do their necessities on "dog walk" area. If the grand-fathered dog rking, owners not cleaning up after, or are neglected by the owner or show ample: leaving them on the balcony/patio all day long), the owner will be iation and will be required to remove the dog from the community.
	r I/We have read and understood the above and will abide by the nt Condominium, Inc. in this regard.
Signature:	Date:
Signature:	Date:
I do not own a pet. (Check)	box and sign below)
Signature:	Date:
Signature:	Date:





The Rules & Regulations, as amended December 28, 2015 are as follows:

- 1. MOVING INTO OR OUT OF A UNIT IS PERMITTED BETWEEN THE HOURS OF 9:00 AM 6:00 P.M. MONDAY THROUGH SATURDAY. **THERE IS NO MOVING IN OR OUT ON SUNDAY**.
- 2. Elevator protector pads are located on second floors of all buildings in the trash room cabinets. Movers must use them and return (folded) to the cabinet after being used.
- 3. The walkways, entrances, catwalks, roadways, etc., shall not be used for any purpose other than INGRESS OR EGRESS from the units. They are not to be used as play areas. Fire regulations require that they remain clear of obstructions. The parking of bicycles, baby carriages, food carts, toys or other items are prohibited.
- 4. OWNER'S RESPONSIBILITY FOR UNIT AND COMMUNITY UPKEEP! Each resident has an obligation to keep his/her unit in good repair. Sweeping any dirt or debris onto the common area is prohibited. Hanging rugs, garments, or any other article on the railings of the building detract from the overall appearance of the building and is not permitted.
- 5. The use of the patio/balconies for the purpose of storing personal items (Ex: shoes, ladders, bikes, hammocks attached to the wall, etc.) is prohibited. No owner may use the common areas in a manner contrary to the intent set forth in the Declaration of Condominium.
- 6. Any damage caused by a Unit Owner and/or his guests and invitees will be the responsibility of the Unit Owner and/or other appropriate party to repair/replace at their sole cost.
- 7. Water leaks emanating from an area of a Unit that is the responsibility of the Unit Owner to maintain shall be the responsibility of said Unit Owner unless otherwise described by the Declaration of Condominium or Florida law.
- 8. In the event a leak is discovered, Unit Owners and residents are to directly contact the Association. However, as to any such leak discovered before or after the normal business hours of 8:30am 4:30pm, please contact the office and follow the prompts to report an after-hours emergency.
- 9. Board members are volunteers and not employees. **Board members are not on-call at all hours to resolve maintenance problems.**
- 10. No Unit Owner, resident or any other person shall make any alteration, material or otherwise, to the common elements, without first obtaining the written consent of the Board of Director's A Unit Owner MUST first submit the plans of any alterations of/to their unit to the Association for approval. The resident must have the WRITTEN APPROVAL of the Board of Directors before any alterations, installing hurricane awnings, window guards, patio enclosures, screen doors, entry doors or anything that would change the appearance of the exterior of the building.



- 11. Electrical and plumbing alterations are to be done by licensed contractors and subject to county permits and Board approval.
- 12. Except in an emergency, work to be performed shall only be conducted from 9am to 8pm Monday to Saturday.
- 13. Residents shall be responsible for the conduct of their children, guests, and invitees.
- 14. The parking lot areas are active roadways and are not to be used at any time as play areas.
- 15. Cooking on the patios/balconies, limited common areas, or common areas is not permitted. Any Bar-B-Que left on common areas shall be removed.
- 16. Feeding any animal on community property is prohibited. Including but not limited to ducks, cats, and dogs.
- 17. PETS: Except for dogs that have been grandfathered in, dogs are prohibited. Dogs always need to be on a leash while they are out. Dogs must do their necessities on "dog walk" area. If the grand-fathered dog becomes a nuisance with barking, owners not cleaning up after, or are neglected by the owner or show aggressive behavior, etc. (example: leaving them on the balcony/patio all day long), the owner will be subject to fines by the Association and will be required to remove the dog from the community.
- 18. GARBAGE: To maintain the proper operation, all garbage should be placed in sealed plastic bags and deposited in chutes. First floor residents must place trash inside trash room on the first floor. Key is required. Boxes can be flattened and left on trash room's floor. Construction material is prohibited inside chutes or trash rooms; it is owner responsibility for disposal of such items.
- 19. As the Association does not provide for bulk trash disposal, discarded furniture, bedding, etc. must be disposed of by the unit owner. Any unit owner caught dumping Any item other than bagged garbage may be fined \$100.00 per each offense.
- 20. PARKING: Every resident vehicle parked on the property of The Blue Lake Apartments Condominium Association Inc. is required to have a valid parking decal. Residents are responsible to register their vehicle(s) and obtain parking decal(s) from the Management offices of the Condominium Association and obey all parking regulations.
- a. Failure to register your vehicle(s) and obtain parking decal(s) can result in your vehicle being booted and/or towed and additional action being taken by the board until your vehicle(s) are registered.
- b. Every vehicle parked overnight from 11:00 p.m. to 7:00 a.m. on the property is required to have a valid parking decal. Vehicles parked on the property without a valid parking decal will be considered as trespassing and may be immobilized and/or towed at the vehicle owner's expense.
- c. There are two parking spaces assigned per unit.



- 21. It is the responsibility of all residents to obey, and have their guests obey all parking regulations. Violations of any parking regulations by unit owners, renters, guests, their children or their children's guests will be the LEGAL responsibility of the unit owner or renter.
- 22. Parking is "Head-in only" at all times.
- 23. If you are going to lend or rent your second space to anyone, including residents of one of the Association's sister properties (Example: Townhouses/Villas/Garden Apartments) you need:
 - a) Notify Management.
 - b) Provide a letter signed by both parties, approving the use of the spot.
 - c) Registration and driver's license of the person that will be using the space.
 - d) Decal will need to be provided for vehicle.
 - e) Failure to properly notify the association and obtain parking decal(s) can result in vehicles being booted/towed.
- 24. Parking in "Load-Unload" zone for more than 30 minutes will be subject to being booted.
- 25. Only standard automobiles, station wagons, mini vans (less than 19ft. in length and the roof less than 7 ft. from the ground) and SUV's that may legally be operated on the roads and are operable may be parked in the community.
- 26. No trucks, campers, trailers, commercial vehicles, or boats are permitted to park in the community. Notwithstanding the foregoing, commercial vehicles used for the delivery of goods and services may temporarily park within the community for the sole purpose of providing said goods and services to residents and guests (e.g. delivery truck,).
- 27. Motorcycles, dune buggies, motor scooters and three wheeled motor vehicles will not be permitted within the condominium.
- 28. No commercial vehicles shall be parked in the community unless said vehicle is temporarily parked for the sole purpose of delivering goods and services to an owner/resident. A commercial vehicle is any vehicle which displays a commercial license plate, contains commercial lettering on the vehicle advertising a business or service or contains characteristics of a vehicle that is designed primarily for the purpose of being used to provide goods and serves. For the purpose of this rule, a taxicab or other delivery vehicle shall be deemed a commercial vehicle. In the event of a dispute as to the proper classification of a vehicle, the Board of Directors shall make a final determination and notify the Owner.



- 29. All permitted vehicles must be registered with the Association and show a Blue Lake Apartments Association decal OR hanging guest pass on the rearview mirror. Violations of this rule will cause for the vehicles' removal at the OWNER'S EXPENSE.
- 30. Vehicles parked in a "NO PARKING" Zone, parked improperly, parked in another resident's reserved parking space without the permission of the resident, or is deemed not to be road worthy, will be towed away at the owner's expense.
- 31. Making major/minor vehicle repairs, (e.g. flushing radiators, oil changes, etc.), on the condominium property is prohibited.
- 32. The use of watering hoses to wash vehicles on condominium property is also prohibited. You are NOT allowed to wash cars on property.
- 33. Vehicles must have current registration.

34. MAINTENANCE DUES

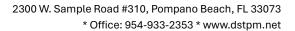
- a) All maintenance fees (regular assessments) are DUE the 1st of the month.
- b) Maintenance will be considered late if paid after the 10th of the month and incur a \$25.00 late fee.
- c) If maintenance becomes past due by more than sixty (60) days, the Association, by and through its Board of Directors, shall have the right to refer the account to collection.

35. RENTING AND LEASING:

The unit may be rented only once in a twelve (12) month period. No lease shall be for less than six (6) months.

All rental/leases must be approved in writing by the Association prior to occupancy. A screening and interview is required for all persons over 18 years of age who will reside in the unit. The Association may charge a **non-refundable fee of \$150.00 per married couple** (subject to presentation of marriage license) or **\$150.00 per person (18 years of age or older)**. The fee must be in the form of a money order or cashier's check made payable to: Blue Lakes Apartments Condominium, Inc. **(cash will not be accepted)**. Minor children shall not be subject to any application fee.

36. Guests that reside in the unit for more than 30 calendar days in any given twelve (12) month period shall be deemed a tenant and shall be required to obtain written approval in the manner set forth herein and in the Declaration of Condominium.



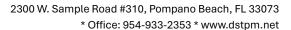


- 37. All applications and fees must be submitted at least thirty (30) days prior to the desired occupancy of the unit. Approval to occupy the unit may be delayed if all procedures are not satisfied.
- 38. There is a required \$150.00 non-refundable screening fee. Cashier's check or money orders are to be made payable to: Blue Lakes Apartments Condominium, Inc.
- 39. The Association may require the use of a uniform leasing form, or other addendum. Any such addendum and/or lease foremost have the signatures of BOTH the unit owner AND the lessee.
- 40. Owner needs to inform the office 30 days prior to the end of the current lease, whether their tenant is renewing or leaving.
- 41. A new lease must be provided, and the tenant needs to be approved again. (This does not mean we run the background check again.)
- 42. If a lessee accumulates more than 5 violations, the owner will be notified, and lessee will NOT be allowed to renew lease.

43. PROCEDURES FOR BUYING AND SELLING A UNIT:

Applications, sales agreement, the unit's documents, and screening fees must be submitted to the management office at least thirty (30) days prior to the closing date. Prior to the approval of a sale, the association's screening committee must interview the Buyer and all persons eighteen (18) years of age or older that will reside in the unit. Approval can be delayed if all procedures have not been satisfied.

- 44. Per condominium documents you can NOT lease unit within the first year of ownership.
- 45. In the event the intended buyer is a corporation, the unit shall be occupied and used by those stockholders, officers, and directors of the corporation ONLY. *Violation of this rule is subject to attorney fees*.
- 46. **Restrictions on use of the Unit:** The unit owner or owners of an apartment unit shall occupy and use this condominium parcel as a private dwelling for himself and members of his family and social guests and not for other purposes. No owner of any Unit shall permit use of the same for transient or hotel purposes.
- 47. Any applicants purchasing a unit that is currently rented out is subject to denial if the renters have not provided the association with a current lease and or have not been properly screened and approved.
- 48. All storage areas, when assigned, should be kept organized and locked. Any objects outside of the cubicle are subject to removal by the Association.



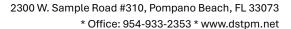


49. New buyers are subject to the rental restriction per condominium documents; Unit may NOT be rented and/or leased out the FIRST year of ownership. **No exceptions!**

In the event an owner bypass' association restriction tenant will be evicted, and any attorney fees incurred will be the responsibility of the owner.

DEFINITIONS:

√"RESIDENT" is defined to be a Unit Ov	wner or a Tenant that has been screened and Approved by
Association	
√"LESSEE" is an individual that is leasi	ng a unit and has been screened, interviewed, and approved by
Association.	
\checkmark "LEESSOR"/"LANDLORD" is defined	d as the owner of a unit that is being leased
✓ "GUEST" is defined as anyone invited	by owners/lessees
I,understand them in their entirety. I also, ac above-mentioned rules.	hereby certify that I have read the rules and regulations and cknowledge that we will be fined for any violation of any of the
Buyer or Tenant Signature	Date
Buyer or Tenant Signature	Date





Date: _____

BLUE LAKE APARTMENTS CONDOMINIUM, INC. ZERO DRUG TOLERANCE POLICY

Jnit Address:	
understand and agree that this complex is the Association has a policy of Zero tolerand	attempting to be a drug-free environment and ce to illegal drugs on these premises.
such as possession, sale, manufacture, dist	nt who has engaged in any drug-related activity ribution, or use of a controlled substance on or er illegal activity which is detrimental to the
	ended to ensure that the Association's safety protected and those residents and their guests these premises.
Print Name:	Sign:
Buyer or Tenant	0.0
Print Name: Buyer or Tenant	Sign:
Interview Conducted By:	
Date:	