

# APPLICATION FOR LEASE

**HARBOR'S EDGE CONDOMINIUM ASSOCIATION OF POMPANO BEACH, INC.**

***ATTENTION: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED***

1. This application and the attached application for occupancy and authorization forms must be completed in detail by each proposed lessee and/or occupant. All Individual persons over the age of 18 that will occupy the unit must pay a separate fee for background screening and complete the application as an applicant providing all additional documents. (Please note there is a place for up to 2 applicants per packet, please make necessary copies prior to completion)
2. **The Association has 30 days to complete this processing from the date of receipt the fully completed application, all fees and any supplemental information required. If a question is not answered adequately or left blank, this application may be returned, not processed and not approved.** Applications may be determined within 10 business days with a non-refundable expediting fee of \$500.00 payable to the Harbor's Edge Condominium Association with Money Order or Bank Cashier's Check.
3. All applicants must make themselves available for personal interview prior to final Board of Directors approval. All screening interviews by the Board are conducted onsite, in person and are scheduled by the Board of Directors. Time and date will be confirmed by HARBOR'S EDGE (NO EXCEPTIONS).
4. Please submit this application on a one-sided, letter-sized paper or you can email the package to:

[secretary@clqcondo.com](mailto:secretary@clqcondo.com)

or mail it to:

**Harbor's Edge Condominium Association  
2870 NE 14 Street CSWY, Pompano Beach, FL 33062**

**or you can drop it off:**

**Association **YELLOW MAILBOX** Located at in the lobby area:**

**2870 NE 14 Street CSWY, Pompano Beach, FL 33062**

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant

**ADDITIONAL DOCUMENTS REQUIRED: PLEASE SUBMIT WITH YOUR APPLICATION THE FOLLOWING DOCUMENTS REQUIRED BY THE ASSOCIATION:**

1. A legible copy of the executed lease contract signed by all parties.
2. A legible copy of valid Drivers' License and Social Security Card for all applicants along with copies of Registrations for all vehicles parked on the property, (for each applicant 18 or older).
3. Any applicants, who are active members of the Armed Forces. Reserves, or Florida or National Guard,

Please provide proof via current photo identification.

**FEES REQUIRED: Payable by Money Order or Bank Cashier's Check**

1. \$150.00 per person non-refundable screening fee must be attached to this application, made payable to HARBOR'S EDGE Condominium Association Inc. for each applicant over 18.
2. Common area security deposit in the amount equivalent to one month's worth of rent (Refundable at the end of the lease) made payable to HARBOR'S EDGE CONDOMINIUM ASSOCIATION. INC. The deposit will be kept in a non-interest-bearing account. Requests for return of the security deposit must be made in writing and the deposit will be returned within 30 days. No deposit will be returned until after lease expiration date.

(ACCEPTANCE OF THE PROCESS FEE DOES NOT IN ANYWAY CONSTITUTE APPROVAL OF THIS TRANSACTION.)

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Landlord

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Tenant

**OCCUPANCY RESTRICTIONS:**

1. Minimum lease period is four (4) months.
2. No more than one (1) lease in a twelve (12) months period is permitted. All renewals of annual leases are subject to re-approval by the Board of Directors 60 days before an effective date.
3. Leases are not permitted during the first twelve (12) months of ownership.
4. All units shall be used for residential purposes only. Rental occupancy is limited to four persons in a two bedroom unit and two persons in a single bedroom unit.
5. No commercial vehicles, boats, trailers, or campers are allowed to be parked on the Condominium premises. Refer to Declarations – Bylaws and Rules and Regulations if the association for complete allowances and restrictions.

**MUST PRINT OR TYPE ALL THE INFORMATION ON THIS FORM**

**(Answer all questions. If all questions are not answered (or N/A is listed where information is not provided), the application will be rejected and new fees will be required to be resubmitted as mentioned above)**

LEASE: From \_\_\_\_\_ To \_\_\_\_\_

Property Address \_\_\_\_\_

Current Owner's Name \_\_\_\_\_ Tele No. \_\_\_\_\_

Name of Realtor Handling Lease \_\_\_\_\_ Tele No. \_\_\_\_\_

E-MAIL: \_\_\_\_\_

NAME OF LESSEE [As Lease will appear]:

a. \_\_\_\_\_

Email: \_\_\_\_\_

b. \_\_\_\_\_

Email: \_\_\_\_\_

Acknowledgement:

Have you ever had an eviction filled against you?

Applicant: Yes: \_\_\_\_\_ No: \_\_\_\_\_ Applicant 2: Yes: \_\_\_\_\_ No: \_\_\_\_\_

Have you ever left owing money to any owner or landlord?

Applicant: Yes: \_\_\_\_\_ No: \_\_\_\_\_ Applicant 2: Yes: \_\_\_\_\_ No: \_\_\_\_\_

Have you applied for residency anywhere in the past two (2) years, but did not move in?

Applicant: Yes: \_\_\_\_\_ No: \_\_\_\_\_ Applicant 2: Yes: \_\_\_\_\_ No: \_\_\_\_\_

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant

Have you ever had adjudication withheld or been convicted of a crime:

Applicant: Yes: \_\_\_\_\_ No: \_\_\_\_\_ Applicant 2: Yes: \_\_\_\_\_ No: \_\_\_\_\_

Are you an active member of the armed forces, a reservist, or a member of the Florida or National Guard?

Applicant: Yes: \_\_\_\_\_ No: \_\_\_\_\_ Applicant 2: Yes: \_\_\_\_\_ No: \_\_\_\_\_

**AGREEMENT:**

1. I hereby agree for myself and on behalf of all persons who may use the unit which I seek to lease that I will abide by all of the restrictions contained in the Rules and Regulations and restrictions which are or may in the future be imposed by the **HARBOR'S EDGE CONDOMINIUM ASSOCIATION OF POMPANO BEACH, INC.** I have received a copy of the Condominium Rules & Regulations.
2. I understand that the acceptance for lease of a unit at **HARBOR'S EDGE CONDOMINIUM ASSOCIATION OF POMPANO BEACH, INC.** is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors of not only the Lessee(s), but also all Occupants. Any Misrepresentation or falsification of any information on these forms will result in the automatic disqualification of your application. Occupancy prior to Board of Directors approval is prohibited.
3. All Lessee(s) and Occupants understand that the Board of Directors of **HARBOR'S EDGE CONDOMINIUM ASSOCIATION OF POMPANO BEACH, INC.** may request an investigation of their background. Accordingly, I specifically authorize the Board of Directors, Management and Screening Company, 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, Officers and Management of **HARBOR'S EDGE CONDOMINIUM ASSOCIATION OF POMPANO BEACH, INC.** itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.
4. All Occupants are bound by all terms and conditions set forth in this Application and the **HARBOR'S EDGE CONDOMINIUM ASSOCIATION OF POMPANO BEACH, INC.** shall specifically have the right to consent or reject any application and proposed transaction in their sole and absolute discretion should any Occupant or Lessee not meet the eligibility standards adopted by the Association.
5. In making the foregoing application I am aware that the decision of **HARBOR'S EDGE CONDOMINIUM ASSOCIATION OF POMPANO BEACH, INC.** will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

If this application is not legible or is not completely filled out, The Association or Management Company 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 and the Management Company will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The Association, the Management Company, and any parties or party considering renting to the above named applicant(s) will not be liable or responsible for inaccurate information gathered, in the

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant

background report, or any other report in regards to this application. It is also agreed that if for any reason the application is rejected, the Management Company, or any other parties will not be held responsible. If applicant brings any parties to court, applicant will be held fully responsible for all attorneys' fees.

**By signing this application, I am aware that lessees who occupy units whose owner(s) become delinquent in the payment of their financial obligations to the Association may be demanded to submit future rent payments to the Association as permitted by Florida Statutes. Failure to comply with written demand will result in the Association pursuing its right to evict non-compliant tenants.**

I HEREBY CERTIFY THAT I HAVE RECEIVED AND READ THE RULES & REGULATIONS OF HARBOR'S EDGE CONDOMINIUM ASSOCIATION OF POMPANO BEACH, INC. AND I AGREE TO ABIDE BY THE RULES & REGULATIONS, THE DECLARATION AND THE BY-LAWS OF THE ASSOCIATION.

APPLICANT'S SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANT'S SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant

**HARBOR'S EDGE CONDOMINIUM ASSOCIATION OF POMPANO BEACH, INC.**

Property Address: \_\_\_\_\_

Applicant 1: \_\_\_\_\_ Date of Birth \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Applicant 2: \_\_\_\_\_ Date of Birth \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

List others who will reside in unit: Name: \_\_\_\_\_ DOB: \_\_\_\_\_ Relation: \_\_\_\_\_

Name: \_\_\_\_\_ DOB: \_\_\_\_\_ Relation: \_\_\_\_\_

Applicant 1:

Has applicant 1 ever plead no contest, or been convicted of a felony? No ( ) Yes ( )

Applicant 1 – any bankruptcies or evictions? No ( ) Yes ( ) If Yes, When: \_\_\_\_\_

Vehicle Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Plate: \_\_\_\_\_

Applicant 1 Employer: \_\_\_\_\_ Length of time: \_\_\_\_\_ Approx. Mo. Income \$ \_\_\_\_\_

Address \_\_\_\_\_ Manager: \_\_\_\_\_ Phone #: \_\_\_\_\_

Present Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Owner ( ) Renter ( ) How long? \_\_\_\_\_ Landlord: \_\_\_\_\_ Phone #: \_\_\_\_\_

Previous Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Owner ( ) Renter ( ) How long? \_\_\_\_\_ Landlord: \_\_\_\_\_ Phone #: \_\_\_\_\_

Applicant 2:

Has applicant 1 ever plead no contest, or been convicted of a felony? No ( ) Yes ( )

Applicant 1 – any bankruptcies or evictions? No ( ) Yes ( ) If Yes, When: \_\_\_\_\_

Vehicle Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Plate: \_\_\_\_\_

Applicant 1 Employer: \_\_\_\_\_ Length of time: \_\_\_\_\_ Approx. Mo. Income \$ \_\_\_\_\_

Address \_\_\_\_\_ Manager: \_\_\_\_\_ Phone #: \_\_\_\_\_

Present Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Owner ( ) Renter ( ) How long? \_\_\_\_\_ Landlord: \_\_\_\_\_ Phone #: \_\_\_\_\_

Previous Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Owner ( ) Renter ( ) How long? \_\_\_\_\_ Landlord: \_\_\_\_\_ Phone #: \_\_\_\_\_

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant

# **International Applicants Only**

**In addition to your completed application you must also provide the additional documents listed below;**

- Copy of Passport for all applicants over the age of 18,
- Copy of Visa for all applicants over the age of 18.
- Copy of 3 most recent Bank Statements
- Copy of 1 month of most recent Pay Stubs

**CERTIFICATION OF UNIT OWNER MAILING ADDRESS**

- FORM MUST BE FILLED OUT BY CURRENT LANDLORD TO INDICATE WHERE TO SEND ALL MAILINGS DURING THE RESIDENCY OF THE TENANTS

I HEREBY CERTIFY THAT I \_\_\_\_\_ (owner's name) AM PROVIDING MY NEW MAILING ADDRESS AND CONTACT PHONE NUMBERS. I AM REQUESTING THAT MY MAIL BE SENT TO THE ADDRESS INDICATED ON THIS FORM.

NAME OF ASSOCIATION: \_\_\_\_\_

PROPERTY ADDRESS ON APPLICATION: \_\_\_\_\_

NAME OF UNIT OWNER: \_\_\_\_\_

NEW MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
(City)

\_\_\_\_\_  
(State)

\_\_\_\_\_  
(Zip)

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

E-mail address: \_\_\_\_\_

IF MY MAILING ADDRESS CHANGES, I WILL SEND WRITTEN NOTIFICATION TO THE MANAGEMENT OFFICE AT THE FOLLOWING EMAIL ADDRESS:

[secretary@clqcondo.com](mailto:secretary@clqcondo.com)

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

\_\_\_\_\_  
Owner's Signature

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

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant

HARBOR'S EDGE CONDOMINIUM ASSOCIATION. INC.

Guidelines for Board of Directors for use in connection with Lease Approval

**\*\*Both Owner and Applicants must initial and sign\*\***

*The application will not be accepted and returned in the manner it was received if this is incomplete*

The Declaration of Condominium, the Board of Directors is required to approve or disapprove of any proposed lease or other conveyance. The following and or as stated in the Declarations and Bylaws of the association may be deemed to constitute good cause for disapproval:

1. The application for approval on its face, or subsequent investigation thereof, indicates that the person seeking approval (which shall include all proposed Occupants) intends to conduct himself in a manner inconsistent with the Condominium Documents.
2. The person seeking approval (which shall hereinafter include all proposed occupants) has been convicted of or has pleaded no contest to:
  - a. a felony involving violence to persons, theft arson or destruction of property within the past twenty (20) years; or
  - b. a felony demonstrating dishonesty or moral turpitude within the past ten (10) years; or
  - c. a felony involving illegal drugs within the past ten (10) years; or any other felony in the past five (5) years; or
  - d. a felony involving sexual battery, sexual abuse, or lewd and lascivious behavior regardless of when that conviction occurred.
3. The person seeking approval has been labeled a sexual offender or a sexual predator by any governmental or quasi-governmental agency regardless of when that conviction occurred or when that label occurred.
4. The person seeking approval is currently on probation or community control.
5. The person seeking approval has a record of financial irresponsibility, including without limitation prior bankruptcies, foreclosures, or bad debts;
6. The person seeking approval has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in other social organizations or associations, or by his conduct in this Condominium or other residences as a tenant occupant, guest or Owner,
7. The person seeking approval failed to provide the information, fees or appearance required to process the application in a timely manner or assessments, fines, fees and/or other debts to the Association remain outstanding.

The foregoing guidelines may be relied upon by the Board of Directors with respect to approval or leasing or rental agreements. If the board rejects a lease, the lease shall not be made and the proposed tenant shall have no right to occupy the unit.

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant

ACKNOWLEDGEMENT:

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**Applicant Signature**

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Date

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Applicant Signature

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Date

---

**Owner Signature**

---

Date

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Landlord

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Tenant

**\*\*Both owner and applicant(s) must complete this form in its entirety. Initials from both parties required at the bottom of each page and signatures at the end of the document\*\***

**HARBOR'S EDGE CONDOMINIUM ASSOCIATION, INC.  
UNIFORM LEASE ADDENDUM**

This Addendum to Lease made by and between \_\_\_\_\_, ("Landlord") and \_\_\_\_\_, ("Tenant") and HARBOR'S EDGE Condominium Association, Inc. (the "Condominium"), with regard to Unit \_\_\_\_\_ within the Condominium, according to the declaration thereof, recorded in Official Records Book 8471, Page 270 et seq. Public Records of Broward County, Florida.

Execution of this Lease Addendum is a required condition of rental of a unit as permitted by Article XIX of the Declaration of Condominium.

The Landlord and Tenant hereto expressly agree that the Lease Agreement dated \_\_\_\_\_ shall be amended as provided herein and the following terms shall be incorporated into the Lease Agreement. In the event of any conflict between the terms and conditions of the Lease Agreement and this Addendum, the Addendum shall govern the respective rights and responsibilities of the parties hereto.

The parties agree as follows:

1. The Tenant (which term shall at all times in this Addendum include all proposed occupants of the Unit) will use the premises only for single family, residential purposes by Tenant and the persons identified below. The Unit and the Condominium Property shall be used in accordance with the Declaration. By-Laws of the Association and its Rules and Regulations, as amended from time to time ("Condominium Documents"), receipt of which Tenant acknowledges. Tenant further agrees to comply with all laws, ordinances and regulations of any governmental entity having jurisdiction over the property in which the Unit is located. Tenant agrees not to make, or permit to be made, any disturbances, noise or annoyances of any kind which interferes with the rights of anyone else residing in the Condominium or which interferes with the operation of the Condominium.

Occupancy of the Unit pursuant to the approval provided by the Association shall be limited to the following approved occupants:

\_\_\_\_\_  
\_\_\_\_\_

2. No other occupants shall be allowed, other than temporary guests occupying the unit with the named tenant. Any occupant residing on the property in excess of thirty (30) days shall be deemed a tenant and must submit an application for tenancy approval. Such occupant shall obtain a resident parking decal upon payment of the applicable fee. Vehicles belonging to unregistered or unapproved occupants may be towed off the condominium property at the expense of the vehicle owner.

**RIGHT TO RECEIVE RENTAL INCOME:** In the event Landlord is delinquent in Landlord's obligation to pay to Association any regular or special assessments, or any installment thereof. Association shall have the right, but not the obligation, to notify Landlord and Tenant of any such delinquency, which notification shall be in writing (directed to Tenant at the Unit address), and the Tenant shall be required to pay rental installments due under the Lease or a portion thereof sufficient to pay said delinquent maintenance

**\*\*Both owner and applicant(s) must complete this form in its entirety. Initials from both parties required at the bottom of each page and signatures at the end of the document\*\***

assessments, directly to the Association, for any rental installments due ten (10) days after notice of sale is provided to the Tenant. This obligation will cease upon full satisfaction of the financial obligations of the Landlord to the Association and the Association will notify Tenant in writing.

As the ability to receive rental income in case of a delinquency is an inducement to approve the Lease, it is understood that rent shall be paid by Tenant to Landlord on a regular, periodic, basis throughout the lease term. Payment of advance rent shall not be allowed. Tenant may not prepay rent for any given period of lease term without the express written consent of the condominium association.

In the event payment of rent is guaranteed, subsidized or pledged by a 3<sup>rd</sup> party, that party must acknowledge his/her/its responsibility to comply with this provision by entering into this addendum and divert rent payments to the Association upon demand, in compliance with the Florida Condominium Act.

**3. LIMITATION OF LIABILITY/HOLD HARMLESS AND INDEMNITY:**

The Association shall not be liable to Landlord, or to Tenant, or Tenant's family, agents, guests, invitees, employees or servants for damage to persons or property caused by other residents or other persons. Tenant recognizes that Association does not warrant the security of the property, and is not responsible for safety of Tenant other unit occupants, nor their property. Landlord and Tenant jointly and severally agree to indemnify and hold Association harmless from and against any claims for damages to person or property arising from Tenant's use of the premises, or from any activity or work permitted to be suffered by Tenant in or about the premises. Association shall not be liable for personal injury, or damages to Tenant's personal property from theft, vandalism, fire, water, rain, storms, smoke, explosions, sonic booms, riots or other causes whatsoever unless it is established that the negligence or misconduct of the Association is the sole cause of any such injury or damage Tenant agrees to notify Association immediately upon the occurrence of any injury, damage or loss suffered by Tenant or other person upon the premises.

Nothing contained in the Lease this Addendum, or the Governing Documents shall in any manner (i) be deemed to make the Association a party to the Lease or this Addendum (except to the extent that the Association is an intended third party beneficiary of any of the covenants contained in the above referenced documents which are for the benefit and protection of the Association and are necessary to enable the Association to enforce its rights hereunder; (ii) create any obligation or liability on the part of the Association to the Landlord or Tenant (including, without limitation, any obligation as a landlord under applicable law or any liability based on the Association's approval of the Tenant pursuant to the Declaration, such approval being solely for the benefit of the Association), or (iii) create any rights or privileges of the Tenant under the Lease, this Addendum, or the Governing Documents as to the Association.

**4. DEFAULT/ENFORCEMENT:** If the Tenant fails to comply with any of the provisions of the Condominium Documents, or fails to comply with any duties imposed by him by the Lease Agreement this Addendum, or any other statute or law, then within seven (7) days after delivery of written notice by the Landlord or Association specifying the noncompliance and indicating the intention of the Association or Landlord to terminate the Rental Agreement by reason thereof. Association or Landlord may terminate the Rental Agreement In the case of the failure of Tenant to pay rental installments to the Association

**\*\*Both owner and applicant(s) must complete this form in its entirety. Initials from both parties required at the bottom of each page and signatures at the end of the document\*\***

pursuant to paragraph 2 hereof, Tenant shall only be entitled to a three (3) day notice pursuant to Section 83.56(3), Florida Statutes. Association may either seek relief in a court of competent jurisdiction for the eviction of the Tenant or seek an injunction for the removal of the Tenant, with or without joining the Landlord.

**5. COSTS AND ATTORNEY'S FEES:** If either the Landlord or the Tenant fails to comply with the agreements, conditions or covenants of the Lease Agreement or this Addendum, including violations of the Condominium Documents, or fail to comply with applicable laws, and court action or arbitration (including actions initiated or defended by Association) is required to resolve any dispute, the prevailing party, including the Association, shall be entitled to costs and attorney's fees of that action, at the arbitration, trial or appellate levels.

**6. ACCESS.** The Association and/or its authorized agent(s) shall have the irrevocable right to have access to the Unit as may be necessary to ascertain compliance herewith and/or for inspection, maintenance, repair or replacement of common elements accessible therefrom or from making emergency repairs necessary to prevent damage to common elements or other units. In the event repairs are to portions of the property which are not the Association's responsibility, Landlord and Tenant shall be responsible for all charges arising therefrom.

**7. SECURITY DEPOSIT.** The security deposit protects against damages to the Common Elements, Limited Common Elements, Clubhouse, or other Association-owned property and serves as security for the full and faithful performance by the owner and prospective Tenant of the terms, provisions, obligations and duties set forth in the Condominium Act, this Declaration, the Bylaws, the Articles of Incorporation, and any Rules and Regulations, including the timely payment of Assessments, charges and fines and the payment of attorney's fees incurred by the Association in connection with any default or breach of the Condominium Act, this Declaration, the Bylaws, the Articles of Incorporation, or any Rules and Regulations, by the owner or prospective Tenant. The Association has the right, but not the obligation, to apply all or any portion of the deposit to any assessment or installment thereof that is not paid in full and on time, to any damage to the Common Elements, Limited Common Elements, the Clubhouse, or other Association-owned property caused in whole or in part by the owner or Tenant, or to any violation of this Declaration, the Bylaws, the Articles of Incorporation, or any Rules and Regulations. In the event the security deposit or any portion thereof, is applied as provided herein, the owner or Tenant must deposit with the Association, upon written demand, an amount sufficient to restore such security deposit to its original amount and the failure to do so constitutes a material violation of this Declaration.

**8. LEASE RENEWAL/EXTENSION:** Landlord and Tenant understand and agree that this Lease shall only allow occupancy for the stated term Lease extensions or renewals are not permitted, notwithstanding any provision to the contrary in the Lease. No lease shall be renewed or extended if there are outstanding fines levied against the Landlord or Tenant. Landlord and Tenant also understand and agree that any new lease term must be submitted to the association for approval. If Landlord/Tenant fails to obtain approval for any purported renewal or extension of the Lease beyond the approved term ending on \_\_\_\_\_, the Association, at its option, shall have the authority to deactivate and/or terminate all entry devices, revoke use of common areas and revoke arty parking decals.

**\*\*Both owner and applicant(s) must complete this form in its entirety. Initials from both parties required at the bottom of each page and signatures at the end of the document\*\***

**9. MISCELLANEOUS:**

A. Waiver:

The failure of Association to enforce its rights as set forth in Lease Addendum shall not constitute a waiver of the Association's right to do so in any other instance.

B. Captions:

The captions contained in this Lease Addendum are for convenience sake only, and are not intended to constitute substantive provisions of this Lease Addendum, nor restrict the subject matter hereof.

C. Gender:

All references to the masculine are intended to include references to the feminine, as appropriate. All singular references are also intended to incorporate plural references, where appropriate.

D. Governing Law/Venue:

This Addendum Is governed by the laws of Florida. Venue for any action shall be in Broward County.

E. Anti-Discrimination Policy:

Association does not discriminate in the terms and conditions of rental of units based upon sex, national origin, race, religion, familial status, or handicapped status.

WITNESS:

LANDLORD

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

TENANT

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

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

**\*\*Both owner and applicant(s) must complete this form in its entirety. Initials from both parties required at the bottom of each page and signatures at the end of the document\*\***

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Printed Name: \_\_\_\_\_

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

\_\_\_\_\_  
Signature

# Harbor's Edge

## CONDOMINIUM ASSOCIATION OF POMPANO BEACH, INC.

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### WELCOME TO HARBOR'S EDGE

May 29, 2025

### RULES AND REGULATIONS

These Rules and Regulations have been adopted by the Board of Directors in accordance with the Association's Declaration and Bylaws to support a safe, respectful, and cohesive living environment. They are intended to complement the Association's governing documents and relevant municipal codes. All residents, owners, and guests are required to adhere to these rules. For a comprehensive understanding of all applicable policies, Co-Owners and Residents are encouraged to review the Association's full Declaration and Bylaws.

If you have any inquiry or maintenance need, contact the Association Call Center. They will evaluate your call and route it to the proper individual or service department. Do not call maintenance directly. If you are renting a unit, contact your landlord for resolution, not the association.

### Neighbor Disputes and Personal Safety

The Association encourages all unit owners and residents to address any concerns or disputes with neighbors in a constructive, respectful, and professional manner. While individuals may have differing viewpoints, the right to "agree to disagree" must always be exercised with civility. Should a disagreement remain unresolved, residents are advised to pursue resolution through the appropriate legal channels.

If at any time a resident feels threatened—whether physically, emotionally, or in any other form—they are strongly encouraged to contact local law enforcement. The Broward County Sheriff's Office (BSO) can be reached at (954) 786-4200. In the event of an emergency, dial 911. Law enforcement personnel are best equipped to assist in matters involving personal safety and can provide appropriate protection and legal guidance. Always request a police report for documentation purposes.

### The Board of Director, 2025-2026

Chris Dimitriyadi, President: [president@clqcondo.com](mailto:president@clqcondo.com)

Roger Bassett, Vice President: [vp@clqcondo.com](mailto:vp@clqcondo.com)

Haley Baleotis, Secretary: [secretary@clqcondo.com](mailto:secretary@clqcondo.com)

Patricia Brunig, Treasurer: [treasurer@clqcondo.com](mailto:treasurer@clqcondo.com)

Jean Sylvestro, Director: [director1@clqcondo.com](mailto:director1@clqcondo.com)

Angela Radmer, Director: [director2@clqcondo.com](mailto:director2@clqcondo.com)

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## 1.0 RESIDENCES

- All new residents must undergo a background check, complete an interview, and **receive written approval** from the Board **prior to occupancy**.
- Lessees must submit a refundable common area damage deposit equal to one month's rent.
- A minimum credit score of **700** is required for all applicants.
- Owners must provide prior written notice to the Board before permitting guests in unoccupied units.
- Guests staying over 30 days will be treated as residents and must be screened.
- Units are for residential use only.
- Maximum occupancy: four (4) people in two-bedroom units and two (2) people in one-bedroom units.
- Subleasing is strictly prohibited.
- Only approved owners or lessees may occupy the unit.
- Leasing is not permitted within the first year of ownership.
- **Refer to the Declaration – Bylaws for complete regulations that may apply.**

## 2.0 MOVING IN/OUT

- Moving is allowed Monday through Friday, from 8:00 AM to 4:00 PM, Saturdays 9:00 AM – 4:00PM. Moves are not permitted on Sundays or National Holidays.
- One-time moving-in fee of \$250 for leasing tenants, payable to: Harbor's Edge Condominium Association Inc., with a Bank Cashier's Check or Money Order; buyers pay the fee through [clqcondo.condocerts.com](http://clqcondo.condocerts.com) when the Estoppel letter is issued by the association.
- Residents must notify the Secretary of the Board at least 72 hours in advance of any move to ensure elevator padding is installed.
- Due to elevator size, **large furniture must be moved using stairwells only, NO EXCEPTION. No furniture should be forced in the elevator or allowed to rest on elevator inner surface.**
- All boxes must be flattened and placed beside the dumpster. Do not place boxes inside dumpsters. Fines will apply for overfilling.
- **Refer to the Declaration – Bylaws for complete regulations that may apply.**

## 3.0 CONSTRUCTION AND REMODELING

- Submit ARC application, permits, and contractor documentation before work begins. ARC application are available at [www.clqcondo.com](http://www.clqcondo.com). Submit the completed application via pdf to [secretary@clqcondo.com](mailto:secretary@clqcondo.com).
- Only licensed and insured contractors may perform the contracted work.

- Work allowed Monday–Friday, 8:00 AM - 4:00 PM, Saturday 9:00AM – 4:00PM, No Sundays or holidays.
- Debris must be removed daily. Association D
- dumpsters may not be used for construction debris.
- Walkways, catwalks must remain unobstructed; protect elevators floors and walls when used.
- Post-inspections may result in charges at \$150/hour for required cleaning, plus cost of repair of damage(s). These cost's will be charged to the Unit Owner.
- Refer to the Declarations – Bylaws for complete regulations that may apply including section: D

#### 4.0 PARKING

- Use assigned spaces or guest spots. Reverse parking is permitted.
- Vehicle must display association-issued parking tags or risk being towed. The fee for replacement of lost association-issued parking tags is \$250.00 per tag.
- Only assigned spots are guaranteed. No commercial vehicles, trailers, or boats allowed.
- Vehicles must be operational, registered, and free of signage.
- If the vehicle is covered, the cover must be in good condition with visible license plates and tags.
- No recreational equipment is allowed in parking areas or catwalks.
- Refer to the Declarations – Bylaws for complete regulations that may apply including section: L

#### 5.0 PETS

- Up to three pets allowed: one dog (≤35 lbs.) and two cats.
- No pets allowed for guests or visitors.
- Grandfathered units may not replace pets once deceased.
- A one-time fee of \$500 per dog and/or \$100 per cat is required, along with a signed pet agreement. If you already have a dog or cat as of May 29, 2025, your pet is grandfathered in— but any new or replacement pets will not be.
- Dogs must be leashed (6 ft max), not left unattended or tethered.
- Dogs are prohibited in common areas. Pet waste must be cleaned immediately.
- Elevator use: small dogs carried; large dogs remain behind owner.
- Dogs may relieve themselves only in designated areas.
- ESA/service animals require prior Board approval along with Board approved documentation.
- Refer to the Declarations – Bylaws for complete regulations that may apply including section: D

#### 6.0 CAR WASH AREA

- Residents may wash vehicles in designated area from 8:00 AM to 8:00 PM.
- Clean up after using the area and be courteous to others.

#### 7.0 BICYCLES AND MOTORBIKES

- No riding on sidewalks, walkways, dock, pool deck, or lawns.
- No storage on stairwell path areas, walkways & catwalk of 70" width or less.
- Only one registered Gas-Powered scooter/motorbike allowed per unit.

- Gas-Powered scooter/motorbike not allowed storage on balconies or patios, walkways or catwalks.
- Vehicles must be maintained and parked in designated areas.
- Skateboards, rollerblades, scooters not permitted in common areas.
- Refer to the Declarations – Bylaws for complete regulations that may apply including section: R

## 8.0 COMMON AREA MAINTENANCE

- Association maintains uniformity and cleanliness of common areas.
- No external antennas or modifications without Board approval.
- Do not place items in catwalks or stairwells unless otherwise indicated.
- No signage or littering in common areas.
- Refer to the Declarations – Bylaws for complete regulations that may apply.

## 9.0 ELEVATORS

- Use elevators responsibly. Do not press unnecessary floors.
- Access via Medco key, MyQ access code, phone application.
- Be dry and wear clean footwear when entering from pool area.
- Refer to the Declarations – Bylaws for complete regulations that may apply.

## 10.0 NOISE

- Quiet hours are:
  - Monday – Friday mornings: Quiet hours are from 10:00 PM to 7:00 AM
  - Friday & Saturday nights: Quiet hours are from 11:00 PM to Sunday 9:00 AM
  - Sunday night: Quiet hours are from 10:00 PM to Monday 7:00 AM
- Avoid loud music, TVs, or conversations.
- Minimize noise from barking dogs by moving your dog away from your unit entrance door so they are not barking at passersby on the catwalk even when the door is closed. Avoid moving furniture or wearing hard footwear.
- Refer to the Declarations – Bylaws for complete regulations that may apply.

## 11.0 TRASH DISPOSAL

- Trash rooms open 8:00 AM – 10:00 PM.
- All trash must be bagged and tied. Break down boxes.
- Do not leave trash in hallways or chute rooms.
- Bulk items must be disposed of off-site. Violators may be fined.
- Refer to the Declarations – Bylaws for complete regulations that may apply.

## 12.0 LAUNDRY ROOMS

- Open 24/7 for residents and their guests.
- No overloading or washing large household items.
- Clean lint traps and machines after use.
- Use CSC mobile app or per instructions on washing machine.
- No Washing Dogs or other pets in the laundry room sink.
- Refer to the Declarations – Bylaws for complete regulations that may apply.

### 13.0 WINDOWS AND DOORS

- Only white-backed professional window treatments allowed.
- ARC approval and permits required for replacements.
- Window tint must be gray, frames white. No signs in windows.
- Refer to the Declarations – Bylaws for complete regulations that may apply including section: D

### 14.0 PATIOS, BALCONIES, AND CATWALKS

- Do not hang items on concrete/stucco wall.
- Do not place furniture on walkways, catwalks (End Units in Building C & D exempt beyond the 70" width)
- Dispose of cigarette butts properly. No gas grills allowed.
- Do not alter light fixtures; they are Association property.
- In the event of a Hurricane > Category 1 all items must be removed from patios, balconies, walkways, catwalks.
- Refer to the Declarations – Bylaws for complete regulations that may apply

### 15.0 ATTIRE

- Footwear is required in all areas except in and around the deck area of the pool.
- Attire in Common Areas: Please use discretion and good judgement.
- Refer to the Declarations – Bylaws for complete regulations that may apply.

### 16.0 CLUBHOUSE

- The clubhouse is available for use by residents in good standing. Pets are not permitted inside the clubhouse at any time.
- Reservations are limited to gatherings of no more than 25 guests. Please note that **use of the pool is not included** with clubhouse reservations.
- Unit owners may reserve the clubhouse by submitting a completed Clubhouse Reservation Application. Tenants must coordinate their reservation request through their landlord or property manager.
- The reserving resident must be present during the event. **A cleaning fee may be assessed if the clubhouse is not properly cleaned after use.**
- Refer to the Declarations – Bylaws for complete regulations that may apply.

### 17.0 GYM

- Gym is for adult residents only. No guests or children.
- Use at your own risk. Clean equipment after use.
- All users must sign a "Gym Waiver" before using the gym facilities.
- Refer to the Declarations – Bylaws for complete regulations that may apply.

### 18.0 DOCKS

- For resident owners only. Lessees not permitted.
- No diving, swimming.

- Boats must be operational. No repairs on site.
- Refer to Dock Rules and Regulations and Contract.
- Refer to the Declarations – Bylaws for compete regulations that may apply.

## 19.0 SECURITY

- Keep stairwell doors closed and (locked on ground floors). Do not allow unauthorized access.
- Security cameras monitor key areas.
- Doorbell cameras are encouraged.
- Refer to the Declarations – Bylaws for compete regulations that may apply.

## 20.0 FIRE SAFETY

- 2 bedroom units must have 3 working smoke alarms, 1 bedroom units must have 2 working smoke alarms.
- Test Alarm Regularly and replace batteries annually.
- Call 911 in case of fire. Use pull stations. Exit via stairwells.
- Refer to the Declarations – Bylaws for compete regulations that may apply.

## 21.0 MAIL & PACKAGE DELIVERIES

- Mailboxes located near elevators by building letter.
- Lessees must obtain mailbox keys from unit owners.
- The Association is not responsible for package deliveries.

## 22.0 KEYS

- Association requires a unit key for emergencies and pest control.
- If locks are changed, provide a new key or code.
- Provide vehicle keys or contact if car left unattended during absence.
- Refer to the Declarations – Bylaws for compete regulations that may apply.

## 23.0 PEST CONTROL

- Basic Pest Control Provided by Association. Maintenance accompanies contractors.
- Residents may opt out if no issue exists.
- Leaks, damage, and issues discovered during visits will be reported.
- Refer to the Declarations – Bylaws for compete regulations that may apply.

## 24.0 UTILITIES & INTERNET

- Comcast Basic Internet included.
- Water Included
- No satellite dishes or antennas allowed.
- Internet and Cable Wiring entry into the unit only allowed as specified by the Board.
- Refer to the Declarations – Bylaws for compete regulations that may apply.

## 25.0 CONTACT INFORMATION

- Keep your phone and email updated with the Board

- Used for association records, contact and elevator access.
- Refer to the Declarations – Bylaws for complete regulations that may apply.

## 26.0 AIR CONDITIONING MAINTENANCE

- Change filters every 3 months.
- Add bleach to the drain return line every 2 months.
- Keep the thermostat at 78°F when away.
- Roof Access contact maintenance thru the call center.
- Refer to the Declarations – Bylaws for complete regulations that may apply.

## 27.0 INSURANCE REQUIREMENTS

- Maintain HO-6 insurance. List Association as 'Additional Insured'.
- Provide updated policy annually.
- Master policy and flood certificates available on HOA Resident Center Documents.
- Refer to the Declarations – Bylaws for complete regulations that may apply.

## 28.0 WASHER/DRYER POLICY

- Refer to the Declarations – Bylaws for complete regulations that may apply including section: N

## 29.0 ASSOCIATION CONTACT INFORMATION

- Harbor's Edge Condominium Association of Pompano Beach
- 2870 NE 14 Street Causeway, Pompano Beach, FL 33062
- 24/7 Call Center: 1-704-594-5704
- The Board of Director Officers

President: [president@clqcondo.com](mailto:president@clqcondo.com)

Vice President: [vp@clqcondo.com](mailto:vp@clqcondo.com)

Secretary: [secretary@clqcondo.com](mailto:secretary@clqcondo.com)

Treasurer: [treasurer@clqcondo.com](mailto:treasurer@clqcondo.com)

## 30.0 RESIDENT ACKNOWLEDGEMENT

I/We, the undersigned, acknowledge that we have received, read, and understand the Harbor's Edge Condominium Association Rules and Regulations as revised May 29, 2025. We agree to comply with

the rules and assume full responsibility for ensuring that our family members, guests, and tenants also comply.

We understand that violations may result in fines, legal action, or other penalties as authorized by the Association's bylaws.

Unit Owner Name:

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Applicant Name:

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Additional Applicant Name:

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Applicant Signature:

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Additional Applicant Signature:

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

Unit Number & Building: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Applicant Email Address:

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Additional Applicant Email Address: \_\_\_\_\_