

APPLICATION FOR LEASE
CASA LA QUINTA CONDOMINIUM ASSOCIATION 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.
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. Casa La Quinta (NO EXCEPTIONS).
4. All past due maintenance fees and assessments must be paid up to date prior to processing of this application.
5. Please submit this application on one-sided, letter-sized paper. You can email the package to

manager@clqcondo.com

or mail it to:

Casa La Quinta Condominium Association
2870 NE 14 Street CSWY, Pompano Beach, FL 33062

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

1. \$150.00 per person non-refundable screening fee must be attached to this application, made payable to Casa La Quinta Condominium Association In. 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 CASA LA QUINTA 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.)

OCCUPANCY RESTRICTIONS

1. Minimum lease period is three (3) 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 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. **Lessees are not allowed to have pets.**
6. No commercial vehicles, boats, trailers, or campers are allowed to be parked on the Condominium premises.

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 resubmit 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. _____

b. _____

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: _____

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 **CASA LA QUINTA CONDOMINIUM ASSOCIATION, INC.** I have received a copy of the Condominium Rules & Regulations.
2. I understand that the acceptance for lease of a unit at **CASA LA QUINTA CONDOMINIUM ASSOCIATION, 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 **CASA LA QUINTA CONDOMINIUM ASSOCIATION, 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 **CASA LA QUINTA CONDOMINIUM ASSOCIATION, 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 **CASA LA QUINTA CONDOMINIUM ASSOCIATION, 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 **CASA LA QUINTA CONDOMINIUM ASSOCIATION, 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 foil 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 net be liable or responsible for inaccurate information gathered, in the 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 CASA LA QUINTA CONDOMINIUM ASSOCIATION, 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: _____

CASA LA QUINTA CONDOMINIUM ASSOCIATION 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 #: _____

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 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:
manager@clqcondo.com

Date: _____

Owner's Signature

Date: _____

Owner's Signature

CASA LA QUINTA CONDOMINIUM ASSOCIATION, INC.

**Guidelines for Board of Directors for use in connection with
Transfer Subject to Approval**

****Both Owner and Applicants) must initial and sign these two pages****

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

Article XIX of the Declaration of Condominium, the Board of Directors is required to approve or disapprove any proposed transfer by sale, lease or other conveyance. Disapproval of title transfers pursuant to Article XIX (without exercising a right of first refusal or right of substitution), shall only be made by the Board of Directors for good cause. The following 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 hereinafter 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 batt ay, 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.

If the Board disapproves a transfer for good cause, the Association shall have no duty to purchase the Unit or furnish an alternate purchaser, and the transaction shall not be made, or if

made, shall be rescinded in the manner determined by the Board. The foregoing guidelines may be relied upon by the Board of Directors with respect to approval or leases 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.

Applicant Signature

Date

Applicant Signature

Date

Owner Signature

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****

CASA LA QUINTA CONDOMINIUM ASSOCIATION, INC.

UNIFORM LEASE ADDENDUM

This Addendum to Lease made by and between _____, (“Landlord”) and _____, (“Tenant”) and Casa La Quinta 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 assessments, directly

Landlord

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****

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 3rd 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 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

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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.

9. MISCELLANEOUS:

A. Waiver:

****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****

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:

Printed Name: _____

Signature
Printed Name: _____

Signature

Printed Name: _____

Signature

LANDLORD

Printed Name: _____

Date: _____

Signature
Printed Name: _____

Date: _____

Signature

TENANT

Printed Name: _____

Date: _____

Signature

****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****

Printed Name: _____

Date: _____

Signature

Casa La Quinta Condominium Association, Inc.

2870 NE 14 Street Causeway, Pompano Beach FL 33062

RENTERS DISCLOSURE AGREEMENT

I am fully aware, that according to Casa La Quinta By-Laws, I am NOT permitted to have a dog, cat, or any other pet in the unit I am renting.

I am fully aware that IF I am in violation of this By-Law, I will be evicted.

PRINT NAME _____ **SIGNATURE** _____ **DATE** _____

UNIT # BUILDING _____

OWNERS NAME _____

OWNERS PHONE # _____

CASA LA QUINTA CONDOMINIUM ASSOCIATION INC.

WELCOME TO CASA LA QUINTA

Feb 2024

ASSOCIATION RULES AND REGULATIONS

These rules and regulations are in place to help make our homes and environment relaxing and congenial. The rules conform to the bylaws of the Association as originated by the State of Florida, and our insurance requirements.

1.0 RESIDENCES:

- New residents (purchasers or Lessees) CANNOT move into the apartment prior to successfully completing the resident screening process (background check and resident interview), and securing written approval from the Board of Directors. Applicants securing this approval must notify the Board or Management Company of the move-in date. Additionally, lessees must pay a required common area damage security fee (refundable at lease termination) of one (1) month's rent or \$1000, whichever is greater.
- Applicants must have a minimum credit score of 685.
- Any residence unoccupied by the owner is prohibited from having guest(s) without prior written notice to the board of directors.
- Any guest(s) staying on property for more than thirty (30) days will be considered a resident, and will have to be screened.
- All units shall be used for residential purposes only.
- Occupancy is limited to four persons in a two-bedroom unit and two persons in a single bedroom unit.
- Units may not be sublet.
- Only the owner or lessee whose signature appears on the approval SHALL occupy the unit.
- Rental of any unit is prohibited for the first year of ownership.

2.0 MOVING IN/OUT:

- Moving Hours: 8am to 5pm Monday thru Saturday. No Sundays or Holidays.
- New residents must inform management of move-in date 48 hours in advance to allow for the installation of the elevator protection padding.
- Please remember our elevators are small, and larger furniture pieces may have to be carried up or down the stairwells
- All move-in boxes must be flattened and placed on the side in the trash room, not in the dumpster. Fines can be incurred for overfilling of dumpsters. These fines will be passed on to unit owners/lessees who do not observe this rule.

3.0 CONSTRUCTION AND REMODELING:

- Prior to any construction and/or remodeling, owners are required to:
- Notify the property manager and submit the required ARC application detailing the work to be done along with the Contractor's Certificate of Insurance, business license, and permit information to the management co. The subject certificate of insurance must reflect the Association as an additional insured.
- The BOD must approve ALL work before start. Owners must apply for permits with the City of Pompano Beach for any work requiring same.
- Only licensed and insured (general liability and worker's compensation) contractors are permitted to work on the Casa La Quinta property
- The hours of construction/remodeling are limited to Monday - Saturday 8am to 5pm. Work is not permitted on Sundays or holidays.
- Dumping of construction debris is not permitted on CLQ property or in CLQ dumpsters. All construction debris must be removed from the property daily, and work areas must be kept clean.
- Tools, benches, and any construction equipment must be removed from walkways per fire code.
- Contractors using the elevators to transport materials must provide adequate protection for the elevator floor/walls.
- Upon completion of construction, the maintenance staff will inspect the walkways, elevators and breezeways in the area of construction for any damage and/or debris.
- Any cleaning or light repair work required after completion will be charged to the unit owner at the rate of \$75.00 per hour. Contractor will be responsible to repair damage to common areas in a timely manner (within 30 days of construction completion). Any damages not repaired will be charged at actual cost to the unit owner.

4.0 PARKING:

- All residents must use their assigned numbered parking spot, or a yellow guest spot. Reverse parking is not permitted.
- Guest spots are available on a first-come/first-serve basis.
- No vehicle maintenance is allowed on the premises.
- Vehicles that are inoperable must be removed from the premises within 48 hours. No vehicles shall be stored on blocks.
- Vehicle covers may be used so long as the license plate is exposed at all times.
- Parking of the following vehicles is prohibited on CLQ property:
- Commercial vehicles, cargo vans, work trucks, limousines, boats, boat trailers, house trailers, and trailers of every other type, kind or description, and campers.
- Commercial vehicle shall not include law enforcement vehicles, government vehicles, recreational utility vehicles or clean "non-work related" vehicles such as pick-up trucks, minivans, or cars if they are used by the owner on a daily basis for normal

transportation, and can fit within their assigned parking space or guest parking space. The forgoing provisions shall not apply to construction vehicles in connection with the construction, improvement, installation, or repair by unit owners or the association so long as the vehicle is not parked on the property overnight.

- No vehicles displaying commercial advertising or bearing a “for sale” sign shall be parked within the public view anywhere on the property.
- No vehicle shall be used as a domicile or residence either temporarily or permanently.
- No vehicles with expired registration or license plates may be kept on the property.
- Because parking is limited, residents will only be allowed to register 2 vehicles per unit. Only the unit's assigned parking space is guaranteed. The 2nd registered vehicle may park in guest parking on a first come first serve basis.
- For insurance reasons, playing of sports (baseball, football, etc.) or use of skateboards, electrical scooters, etc. is prohibited in the parking lot or on the catwalks.

5.0 PETS: OWNERS ONLY

- Casa La Quinta is a pet friendly community. The pet rules are as follows:
- Only owners in residence are allowed a house pet. Lessees and overnight guests and visitors are not allowed to bring pets onto the premises.
- As of 03/01/2023, there is a limit of one registered household pet per unit. A household pet is limited to a dog, cat or bird. Those units that currently have more than one registered pet will be grandfathered in, but these pets cannot be replaced upon their passing.
- Smaller dogs of up to 20 lbs. are allowed. Owners of registered dogs must provide an up-to-date vaccination record annually, pay a nonrefundable fee of \$250, and sign the CLQ pet policy rules.
- Registered dogs must wear registration tag while in the common areas.
- You are required to curb your dog and pick up waste. Non-Compliance will result in violation, fines and/or removal of your pet.
- Dogs must be on a maximum 6-foot fixed leash at all times.
- Not picking up animal waste, incessant barking or any nuisance behavior by your animal may result in fines and/or removal of your pet.
- Dogs are not allowed in the pool or clubhouse area.
- Dogs may not be left unattended and/or tied to a tether at any time for any reason. This includes tethered dogs from inside the pool area to the exterior of the pool. This is a trip hazard.
- ESA/Service pet owners must make application to the Board for approval before the animal is permitted on the property.

6.0 CAR WASH FACILITIES:

- Residents may wash their vehicles in the designated car wash area between 8am to 8pm daily. Please be courteous to other residents, and clean up after use of the area.

7.0 BICYCLES/MOTORBIKES:

- Bicycles may not be ridden on the sidewalks, walkways, dock, pool deck or lawn areas. BICYCLES ARE NOT ALLOWED TO BE STORED ON THE WALKWAYS, IN STAIRWELLS, or anywhere where the bicycle is visible from the exterior of the building(s). (i.e. Balconies, Patios, etc.).
- Riding is only permitted to enter and exit the premises, and is at the rider's risk.
- Our insurance carrier does not permit skateboards, roller blades, roller skates, push or electric scooters, etc. Gas powered scooters, mopeds and motorcycles are allowed if registered in the name of a unit owners/lessees, and are limited to one per unit. These vehicles must be in good repair, and may be parked in the designated area only.
- Vehicle registration must be provided to the management company prior to parking on property.
- The association reserves the right to request documentation on these vehicles, at any time, for good cause.
- You may cover your scooter, moped or motorcycle with a cloth motorbike cover, which must be maintained in good condition. Dome covers and tents are not allowed.

8.0 COMMON AREA MAINTENANCE:

- Maintenance of the common area elements (including maintaining the uniformity of appearance on the property) is the responsibility of the Association.
- The common area elements include but are not limited to the catwalks, stairwells, elevators, laundry rooms, parking lots, landscaping and lawns, docks, pool area, clubhouse, gym, balconies, patios, and cast-iron piping.
- No Radio, television antenna, dish or any wiring for any purpose may be installed on the exterior of the building.
- Changes to the common area elements including painting, planting, paving, or affixing anything to the walls/floors/stairwell doors of the buildings are prohibited.
- Placing anything in the catwalks/stairwells that may be a trip hazard or an impediment to exit in the event of an emergency including doormats, furniture, bicycles, etc. is strictly prohibited.
- No signage including but not limited to real estate postings, advertisements and notices shall be posted on our premises.
- Do not dispose of cigarette butts in common areas.
- Please dispose of doggie waste bags in the dumpster rooms immediately after use. Do not leave them lying in common area spaces.

9.0 ELEVATORS:

- Elevators are to be used for transportation only. Please do not abuse the elevators by hitting the buttons to make the elevator stop on any floors other than your intended destination.
- Elevator access is gained by a Medco key (which can be purchased for a \$50 charge applied to the unit owner account) or by the call box located next to the elevator. Please

email the property manager with the phone number you would like to program into the call box for guests and package delivery.

- When entering the elevator from the pool area, please make sure you are dry and have on footwear. Please make sure your footwear is clean. Do not track dirt or sand onto the elevator.

10.0 NOISE:

- CLQ is a multi-family community. Please be cognizant of your neighbors, and refrain from making noise between the hours of 10PM to 8AM. Please avoid any unnecessary noise from within your apartment, parking lot, catwalks, and pool/clubhouse area. All radios, televisions, audio systems, singing and playing of musical instruments shall be regulated to sound levels that will not disturb others.
- If you have a dog that frequently barks, please consider using a bark collar to avoid disturbing your neighbors.
- Residents on upper floors are asked to be considerate of your neighbors below you by choosing quiet footwear and padding furniture to minimize noise when moving furniture.

11.0 TRASH:

- Refuse room hours are 8am to 10pm. No Trash Disposal after these hours.
- Trash chutes are situated on each upper floor adjacent to the elevator. Ground floor residents use the dumpster room which requires a common element key for access.
- Disposing of trash shall only be by the use of trash chutes and dumpster rooms. If garbage does not fit in the trash chute, it must be taken to the ground floor dumpster room. NO TRASH SHALL BE LEFT IN THE TRASH CHUTE ROOMS (on floors 2, 3 & 4), WALKWAYS, LAUNDRY ROOMS OR OUTSIDE OF THE DUMPSTER ROOM.
- All garbage and refuse MUST BE PLACED IN PLASTIC BAGS AND SECURELY TIED
- Large cardboard boxes must be broken down and placed on the side of the dumpster. Do not place cardboard boxes in the dumpster.
- If you do not have a common element key for the dumpster room, one can be purchased. Please email the property manager for a key.
- Bulk trash items SUCH AS MATTRESSES, BOX SPRINGS, FURNITURE, APPLIANCES, ETC. CANNOT BE PLACED UN THE DUMPSTER OR DUMPSTER ROOM AS A MEANS OF DISPOSAL. Please take these items directly to a trash facility or solicit a junk removal service or charitable organization (e.g. Faith Farm, Vietnam Veterans of America, Salvation Army) to pick it up. Anyone violating these rules could be subject to the cost of removal in addition to fines.
- Please close the trash chute room door and turn off the lights after use.

12.0 LAUNDRY ROOMS:

- Laundry room hours are from 8am to 10pm. Do not overload washers. Please take large items (e.g. comforters, area rugs, and dog beds) to a laundromat instead.
- Clean the lint filters after every use, and clean up any spills or messes.
- Please be courteous and promptly remove all laundry from the machines so that the machines are available for use by other residents. If you forget about your laundry, expect your laundry to be removed. The association is not responsible for any items left in the laundry room for more than one hour.
- Only owners/approved tenants can use the laundry facility.
- Use of the laundry machines are paid for via CSC mobile app or with a laundry card that can be loaded via a credit card which is located in the clubhouse. If you wish to use a laundry card rather than the app, please email the property manager to request a laundry card.

13.0 WINDOWS AND DOORS:

- WINDOW TREATMENTS ONLY. NO FOIL, SHEETS, SCARVES, ETC. ON WINDOWS
- Maintenance of unit windows and doors are the responsibility of the unit owner. Any water damage caused by your windows to neighboring units will be your responsibility.
- Owners wishing to install new windows and/or doors must submit the ARC paperwork and pull required permits prior to proceeding with any improvements. Please see construction/remodeling #3.
- Window tint color must be gray. Window frames must be white. Unit doors must be fire rated.
- Blinds and curtains must show as white toward the exterior.
- No signage is allowed in windows.

14.0 PATIOS – BALCONIES – CATWALKS:

- No radio, television antenna, dish or any wiring for any purpose may be installed.
- It is against City Fire Code to place any objects (plants, chairs, tables, etc.) on the walkways that restrict safe access by emergency services.
- No towels, rugs, clothes, plants, doggie waste bags, etc. should be left outside or hung on the railings, ledges, balconies or patios.
- NO disposing of cigarette butts over balconies, catwalks, common areas, landscaping shrubs and plants, parking lot or dock area. Please dispose of cigarette butts appropriately.
- Please be considerate of your neighbors when smoking.
- No grills on Patios, Balconies or Catwalks
- Light fixtures on patios & balconies are association property. In order to maintain consistent aesthetic appeal do not change these light fixtures.

15.0 ATTIRE:

- Except in the pool area, shoes or sandals are required. Regardless of your location, please wear acceptable attire.

16.0 CLUBHOUSE:

- The clubhouse is exclusively for the use of residents in good standing with the Association and their guests.
- The clubhouse is accessed by the use of the common area key.
- The clubhouse is not a thrift store. Please do not drop off items you no longer want or need in the clubhouse with hopes that someone else might take them home. To dispose of these items, please see rules on trash removal above.
- **NO PETS ARE ALLOWED IN THE CLUBHOUSE OR POOL AREA**
- Each resident is limited to a maximum of (4) guests at the pool area. Larger parties can be accommodated by reserving the clubhouse (maximum 20 guests).
- The clubhouse can only be reserved by a resident. The resident **MUST** be in attendance during the entirety of the event, and is responsible for the actions of the group. The only area that is covered by the reservation is the clubhouse and the use of the adjoining patio. Reserving the clubhouse does not include the use of the pool, and is limited to the use of one grill only.
- To reserve the clubhouse, please contact the property manager, and submit the reservation application. A refundable cleaning fee is required.
- If the clubhouse, restrooms, refrigerator, and surrounding pool/patio area is not cleaned and trash removed after the event, a cleaning fee of \$75/hour and/or actual cost to repair any damages will be assessed.
- Items left in the clubhouse after 10 am the following morning will be discarded.
- The laundry card machine is located in the clubhouse. In the event of an emergency, please allow other residents access to this machine.
- So as not to disturb residents living by the clubhouse and pool area, please keep clubhouse doors closed Sunday - Thursday after 9pm, and Friday & Saturday after 10pm.
- The Board of Directors reserves the right to decline a clubhouse reservation if you have previously disregarded any of the rules & regulations, if you are in violation with the association, are in arrears with the association, or for good cause.

17.0 GYM:

- The gym is for the exclusive use of adult residents only. Residents use of the gym equipment is at their own risk.
- Access to the gym is by use of a common area key via the Ladies and Men's bathrooms
- Please wipe down any equipment used, return weights/other equipment to their rightful place, and turn off the TVs before leaving.
-

18.0 DOCKS:

- Boat dock rental is available for owners in residence at CLQ only, not lessees. Dock space is available on a first come, first serve basis. Please email the property manager if you are an owner in residence, and wish to be added to the dock slip waiting list.
- Boarding of other owners' boats, or retying of other boat's dock lines is strictly prohibited.
- NO FISHING OFF THE DOCK
- No jumping off the dock into the canal.
- No boarding, unloading, or docking of kayaks, paddle boards, jet skis, etc. at the docks.
- No unauthorized use of the dock is permitted by visiting friends or relatives.
- A dock cart is located on the east side of the clubhouse for the exclusive use of the owners renting a dock slip. The dock cart should be used only for transporting items to and from the boats including dive and fishing gear, coolers, ice and bags, and not for any other purposes. Please return the dock cart to its storage location immediately after use.
- Boats that cannot motor under their own power must be removed from the dock slip. Mechanical, electrical, and fuel system repairs cannot be done at the dock. Boats requiring these repairs must be removed from the slip.
- In the event of a category 3 or greater hurricane, boats must be removed from the slip.

19.0 POOL/PATIO AREA:

- Pool hours are 8am to 9pm daily. The pool is for the use of Casa La Quinta residents and guests only. No trespassing allowed.
- ALL PERSONS USE THE POOL AT THEIR OWN RISK. There is no lifeguard on duty. IN CASE OF EMERGENCY CALL 911.
- City ordinance limits the capacity of our pool to (11) eleven bathers.
- Our insurance carrier requires that access to the pool area is by means of self-closing lockable gates. Access is only by use of Medco elevator key. DO NOT LEAVE GATE OPEN or place anything in the gate to prevent it from fully closing and locking.
- RESIDENTS ARE LIMITED TO A MAXIMUM OF FOUR (4) GUESTS IN THE POOL AREA. Residents and their guests must obey the posted swimming rules.
- Children under 12 years old must be supervised by an adult resident member of the family.
- Please shower before entering the pool to remove sand, oils and lotions.
- Babies and children not yet potty trained must wear swim diapers.
- No large toys or rafts allowed in the pool.
- Do not leave any pool toys, noodles or rafts at the pool or in the clubhouse. Casa La Quinta is not responsible for items left in the pool area. Items not claimed will be removed and discarded.

- No running, jumping, diving or rough play allowed in the pool area.
- NO GLASSWARE ALLOWED IN OR AROUND THE POOL AREA!!!
- Do not monopolize the pool furniture by placing your belongings on it to save it for later use. Your items should only be placed on the furniture while you are present.
- Please be considerate when listening to music on a BT speaker. Keep the volume low enough for only you and your party to hear or wear earbuds.
- NO PETS ALLOWED UN THE POOL AREA.
- NO BICYCLES/S KATE BOARDS in the pool area.
- Any leftover food/beverages must be disposed of properly prior to leaving the pool deck. Only recyclable items should be disposed of in the recycle bin. Not food.
- Our grills receive a lot of use. Please be courteous when using the grills. Use a grill brush to scrub the grill grates down after use, and wipe down the counter top around the grill after use.

20.0 SECURITY:

- Stairwell doors lock on the first floor for security purposes, and must be locked and closed at all times. These doors unlock with the Medco elevator key. Please do not unlock these doors, prop them open or give access to strangers or unauthorized persons.
- The property is equipped with security cameras covering all entry points, most of the parking areas, dumpster rooms, pool, clubhouse & dock.
- We encourage the use of small video doorbells & patio cameras (such as ring, blink, nest, arlo, etc.). Please email the property manager for instructions on where to install your video doorbells & cameras so that we may maintain uniformity. Please note it is against the law to place your camera in a location that captures video inside other residents' units.

21.0 FIRE:

- Per fire code, each unit must have a minimum of one battery operated smoke alarm in each bedroom/sleeping area. Installation and maintenance of this unit is the owners' responsibility.
- Each smoke alarm is hard wired into the main electric feed, and has a battery backup. This system requires a self-test - a small LED light indicates that it is functioning and will give an audible alarm when the test button is pressed. It also requires a 9-volt battery and will give short audible blasts when the battery requires changing.
- Fire extinguishers are positioned on all walkways.
- Our fire alarm system is not monitored at this time. In the event of a fire, call 911 and pull the fire alarm levers which are also situated on each floor. The fire alarm pull-stations immediately give off audible visual warnings and disable the elevators.
- To exit the building, use the stairwells situated at both ends of each of the buildings.

22.0 MAIL & PACKAGE DELIVERIES

- The cluster mail boxes are situated opposite the elevators in each building. The buildings are numbered 2840 “A”, 2850 “B”, 2870 “C” and 2860 “D”.
- The mail box keys are the responsibility of the residents. Lessees must obtain a mailbox key from the unit owner.
- The association does not have or keep mailbox keys. If you lose your mailbox key, you will need to coordinate with the mailperson for access to your mailbox so that you can rekey the mailbox.
- Amazon, UPS, FedEx & DHL, etc. deliveries are often dropped off at the mailbox clusters or at other buildings rather than at your front door, despite your delivery instructions. The association is not responsible for missing packages.

23.0 KEYS:

- Casa La Quinta, through its bylaws, requires keys for each unit. These keys are locked in a theft proof box in a secure location. The keys are used by our maintenance staff for emergency access and pest control.
- If the locks are changed or if you have keyless entry, you must promptly provide a key or keyless entry code. If you fail to do so, the Association and/or emergency services may need to force entry into your unit in the event of a fire or other emergency. In these situations, repair of any damage to the entry is the responsibility of the unit owner.
- Casa La Quinta also requires a set of keys for any automobiles that are left in the parking lot when the owner is not in residence for any extended period of time. If we do not have keys for emergency purposes, please provide contact information for who will be responsible for allowing our maintenance staff access to your condo and automobile key(s). If there is an emergency and we do not have access to the keys for your vehicle, your vehicle may be towed at the owner's expense.

24.0 PEST CONTROL:

- The association provides pest control services within the units and common elements. Our maintenance staff will enter the condo with the pest control contractor. If there are no ongoing pest issues in the vicinity of your unit you may elect to forgo pest control with advance written notice.
- If there is any evidence of a water leak when entering the unit for pest control, the management co. will notify the unit owner for immediate repairs.

25.0 CABLE:

- The association does not provide basic cable services. Internet/Cable is serviced by Comcast/Xfinity or ATT U-Verse. All fees connected with cable programming, etc. is the responsibility of the resident.
- NO SATELLITE DISHES ALLOWED.

26.0 TELEPHONE/EMAIL:

- Management needs to keep a record of all owners' current telephone numbers and email addresses for notification purposes, to contact the unit owner in the event of an emergency, and to update elevator call boxes. Please email the property manager to update unit owner/lessee contact information.

27.0 AC MAINTENANCE:

- Change your AC filter every 3 months or when the AC filter appears soiled.
- Please add ¼ cup of household bleach in the drain line or in the pan under the air conditioning unit at a minimum every other month to help prevent clogging of the drain which can cause water damage to your unit or surrounding units.
- Keep A/C on at a minimum of 80 degrees.
- Maintenance repairs requiring roof-top access to your AC unit must be scheduled in advance and performed during business hours. Mon. - Fri. 8am to 5pm.
- If you have any Emergency AC repairs needed outside of normal business hours there are no guarantees someone will be available to unlock the roof hatch. Please give as much advance notice as possible so that we can make every effort to help. Help will be subject to availability of a board member.

28.0 INSURANCE:

- All unit owners are required to maintain HO-6 “walls-in” insurance coverage with Casa La Quinta Condominium Association, Inc. listed as “Additional Insured” You must provide a copy of your policy to the property manager on an annual basis, at time of renewal. Please email your insurance policies to the property manager.
- The association maintains master insurance policies covering the exterior of the buildings, and common areas, in addition to Hood insurance. The master policy and the most recent flood elevation certificates are available to the unit owners on the association’s HOA Payment Residence Center

29.0 WASHER/DRYERS IN UNITS:

- Casa La Quinta Condominiums were built in the mid 1970’s, and are not equipped to accommodate washers and dryers inside the units. Over the years some washers/dryers have been installed inside the units. As of 03/01/2023, these units will be considered grandfathered-in.

New owners purchased unit owners after 3/01/2023 without a washer/dryer are prohibited from installing washer/dryers in their units.

30.0 CONTACTS:

- Maintenance requests can be posted via the Resident App, on the Buildium website, or by e-mailing the management co. directly at: manager@clqcondo.com
- Casa La Quinta mailing address: Casa La Quinta Condominium Association Inc., 2870 NE 14 Street Causeway, Pompano Beach, FL 33062
- Unit owners can access Casa La Quinta Important documents, including Governing Docs, Financials, Master Insurance Policy & Flood Elevation Cert's, via the CLQ HOA Payment Resident Center.

I/We agree and understand the rules, regulations and information set forth by the Board of Directors of this Association. I/We agree to pay for any damages or repairs caused as a result of negligence done by me, my family, guests or visitors. I/We agree that any such costs shall be deducted from my security deposit or I/We will be directly billed for said damages.

Casa La Quinta Condominium Association, Inc. is designated as the owners' representative for the purpose of and with the authority to terminate any such lease agreement in the event of any violation of the aforesaid declaration of the rules and regulations.

Signature

Printed Name

Date

Signature

Printed Name

Date