



*301 Club Cir #100
Boca Raton, FL 33487
<https://sanremo85.com>*

Application for Board Approval Packet

- 1 Application for Board Approval
- 2 Applicant Information
- 3 Purchaser Occupancy Information
- 4 I/We Hereby Agree for . . .
- 5 Must Read & Initial Each Line Item
- 6 All Leases Signed by Owner
- 7 Acknowledgment
- 8 Owner_for Additional Occupancy.
- 9-10 Rules & Regulations - Parking, Obligation of Owners/Tenants, Pool, etc.
- 11 No Animal Policy
- 12 Unit Address & Occupants Info
- 13 Assoc. Applicant Questionnaire
- 14 Dumpster Area Rules
- 15 Consent Form - Signed

Be sure to type your name and initials correctly in each "Initial" and "Sign Here" field.

This **MUST** be done by the individual(s) whose name(s) appear on this application. constitutes forgery under Florida Statute s831.06

APPLICANT INITIAL: _____

CO-APPLICANT INITIAL: _____

PLEASE SEND THE COMPLETED APPLICATION TO:

**JENNIFER MURRAY AT
JEM.SANREMO@GMAIL.COM**

PLEASE MAIL THE APPLICATION CHECK(S) TO:

**SAN REMO GOLF & TENNIS
C/O GNO
551 HICKORY AVE
HARAHAN, LA 70123**

Application for Board Approval Packet

THIS APPLICATION SHOULD BE IN THE HANDS OF THE MANAGER AT LEAST 30 DAYS

BEFORE THE COMMENCEMENT OF A PURCHASE OR LEASE. THE ASSOCIATION'S POLICY TO REVIEW APPLICATIONS*, AND SUPPORTING DOCUMENTS, WITHIN 30 DAYS

ANYONE OVER THE AGE OF 18 NEEDS TO COMPLETE A SEPARATE APPLICATION

UNIT OWNERS HAVE A 120 DAY PROBATIONARY PERIOD ON ALL LESSEES

NO ANIMALS ALLOWED.

UNDER NO CIRCUMSTANCES SHALL PROSPECTIVE PURCHASER/TENANT MOVE INTO THE UNIT PRIOR TO WRITTEN CONSENT of APPROVAL

MAX 2 VEHICLES ALLOWED:

MUST PROVIDE THE REGISTRATION FOR EACH CREDIT SCORE 700 MINIMUM FOR ALL APPLICANTS

\$150 NON-REFUNDABLE

APPLICATION FEE PER APPLICANT

PLEASE ALSO SEND THE FOLLOWING DOCUMENTS:

- 1. COMPLETED APPLICATION(S).**
- 2. COPY OF THE CHECK(S) FOR APPLICATION FEE.**
- 3. NO ANIMAL FORM MUST BE FILLED OUT.**
- 4. CONDO QUESTIONNAIRE - COMPLETELY SIGNED.**
- 5. DUMPSTER AREA RULES & REGULATIONS - INITIALED & DATED.**
- 6. PHOTO IDENTIFICATIONS(S) - U.S. DRIVER'S LICENSE, STATE ISSUED PHOTO ID CARD OR A PASSPORT.**
- 7. COPY OF VEHICLE REGISTRATION(S).**
- 8. COPY OF MOST RECENT BANK STATEMENT, (SIGNED BY BOTH APPLICANT AND OWNER(S))**
- 9. COPY OF PURCHASE CONTRACT OR RENTAL LEASE AGREEMENT.**

<--- Before you mail the check, please put the name of the current owner/ landlord's name and address of the unit that you are purchasing/leasing in the check's memo field. Alternatively, if you know the owners 4-digit account number, please put For Owner Account # in the memo field. Also, please remember to make a copy of the check or take a picture of the check to give to us with your application and then mail the check to the address shown here <---

*San Remo Golf & Tennis Club Condominium Association, Inc.
301 Club Cir #100 | Boca Raton, FL 33487
<https://sanremo85.com>*

APPLICANT INFORMATION

Applicant Name: _____

Co-Applicant Name: _____

Property Address Applying For: _____

Number of Occupants: _____

Current Address: _____

Landlord's Name: _____

Current Telephone Number: _____

Current E-mail Address: _____

Do we have your written consent to send you all communications & notices via e-mail? ___ Yes ___ No

If yes, please sign and date: _____

Applicant's Place of Employment & Length of Time at Company: _____

Co-Applicant's Place of Employment & Length of Time at Company: _____

SAN REMO GOLF & TENNIS CLUB CONDO ASSOCIATION

PURCHASER OCCUPANCY INFORMATION

I/WE INTEND TO USE THIS PROPERTY AS A:

- PERMANENT RESIDENCE: (purchases or leases)
- INVESTMENT PROPERTY
- SECOND HOME (NO RENTAL)

PROPERTY ADDRESS: _____

SIGNATURE: _____ SIGNATURE: _____

PRINTED NAME: _____ PRINTED NAME: _____

I/WE hereby agree for Myself/Ourselves that:

I/ME will abide by all the restrictions contained in the Declaration of Condominium Articles of Incorporation, By-laws, and Rules and Regulations which are, or may be in the future, imposed by the San Remo Golf and Tennis Club Association, Inc. I/WE understand that sub-leasing of this unit is not permitted. The unit will be inhabited by myself/ourselves and my/our children only (or) leased with a signed lease agreement).

\We understand that any violation of the terms, provisions, conditions and covenants of the San Remo Golf and Tennis Club Association, Inc., documents provide cause for immediate action as therein provided or termination of the leasehold under the appropriate circumstances.

I/We understand that the submission of this application and the payment of the processing fee is no guarantee of approval. If this application is denied, no refund of the processing fee will be made.

\We further understand that the Board of Directors of the San Remo Golf and Tennis Club Association, Inc., may cause to be instituted such @ investigation of my/our background as the Board may deem necessary. Accordingly, We specifically authorize the Board of Directors or their agent to make such investigation and agree that the information contained in this application may be used in such investigation, and the Board of Directors and officers of the San Remo Golf and Tennis Club Association, Inc., itself shall be held harmless from any action or claim by me/us in connection with the use of the information contained herein and any investigation conducted by the Board.

In making the foregoing application, I/WE am/are aware that the decision of the San Remo Golf and Tennis Club Association, le will be final. We agree to be governed by the determination of the Board of Direct

I/WE declare that the information contained in this application is true and correct and understand that willful misrepresentation of any information furnished herein will void any lease, contract, or agreement in connection with this application. Further We understand an investigation of my/our background will be conducted to determine my/our character, general reputation, personal characteristics, mode of living, and hereby specifically authorize the San Remo Golf and Tennis Club Association, Inc. and/or its agents to make such investigation.

APPLICANT. _____ DATE: _____

APPLICANT. _____ DATE: _____

Read & Initial Each Line ...

INITIAL

1. NO ANIMALS. _____
2. RULES AND REGULATIONS MUST BE OBSERVED. _____
3. ALL GARBAGE MUST BE IN CLOSED PLASTIC BAGS. ALL TRASH
MUST BE PUT IN DUMPSTER. DO NOT PLACE OUTSIDE THE UNIT. _____
4. ALL OWNERS / RENTERS MUST OBTAIN REGISTERED PARKING STICKERS FOR VEHICLES _____
5. CONTACT PROPERTY MANAGEMENT FOR ALL PROBLEMS OUTSIDE THE UNIT. _____
6. EVERYTHING INSIDE THE UNIT IS THE OCCUPANT'S RESPONSIBILITY. _____
7. BE CONSIDERATE OF YOUR NEIGHBORS, KEEP NOISE TO A MINIMUM. _____
8. ALL MAJOR REPAIRS MUST BE APPROVED BY THE BOARD OF DIRECTORS. _____
9. INSTALLATION OF FLOORING ON THE SECOND FLOOR MUST BE INSULATED.
CONTACT THE BOARD BEFORE INSTALLING THE INSULATION. _____
10. ALL ELECTRICAL & PLUMBING WORK MUST BE PERFORMED BY A LICENSED CONTRACTOR. _____
11. THE ASSOCIATION IS NOT RESPONSIBLE FOR INSIDE SMOKE ALARMS. _____
12. NO ANTENNAS OR TV DISHES ARE TO BE PLACED OUTSIDE OF THE UNIT. _____
13. NO GAS GRILL; CHARCOAL ONLY. _____
14. 2 CARS ALLOWED IN PARKING LOT: (1) OWNER SPOT AND (1) GUEST SPOT _____
15. WE HIGHLY RECOMMEND HOMEOWNERS OR RENTERS' INSURANCE. _____
16. NO MOTORCYCLES OR MOTORIZED SCOOTERS ON THE FRONT OR BACK PORCHES. _____
17. NO GARBAGE CANS OR OTHER UNSIGHTLY ARTICLES SHALL BE PLACED ON
THE PATIOS, BALCONIES, OR COMMON ELEMENTS, NOR SHALL ANY LINENS,
CLOTHS, CLOTHING, CURTAINS, RUGS, MOPS, OR LAUNDRY OF ANY KIND, OR
ANY OTHER ARTICLE, BE SHAKEN OR HUNG FROM ANY OF THE WINDOWS,
DOOR, STAIRWAYS, BALCONIES OR PATIOS, NOR HUNG OUTSIDE THE UNIT, NOR
EXPOSED TO OR ON ANY PART OF THE COMMON ELEMENTS OR PORCHES
WITHIN ANY UNIT. THE COMMON ELEMENTS SHALL BE KEPT FREE & CLEAR
OF RUBBISH, DEBRIS & OTHER UNSIGHTLY MATERIAL. _____
- 18 PLEASE MAKE SURE DRYER VENTS ARE KEPT CLEAN OF ALL LINT. _____
19. IF YOU ARE PLANNING TO PAINT YOUR UNIT, DO NOT TOUCH THE ALARM HORN
COVERS OR DISCONNECT THEM, OR YOU WILL BE FINED \$300- \$400 PER FLORIDA STATE
LAW. _____
20. THE FOLLOWING ITEMS ARE NOT ALLOWED ON THE WALKWAYS OR
BALCONY: BIKES, PLANTERS, STORAGE BINS. NOTHING IS ALLOWED TO BLOCK
THE BALCONY OR WALKWAYS. TABLES & CHAIRS ARE ALLOWED SO LONG AS
THEY DO NOT BLOCK EGRESS. _____
21. NO FLAMMABLE MATERIAL MAY BE STORED WITHIN THE UNIT OR ON THE
PATIO/BALCONY OR REAR PORCHES. PROPANE GAS GRILLS ARE PROHIBITED _____

SAN REMO GOLF & TENNIS CLUB

RE: ALL LEASES:

ALL UNIT OWNERS RENTING THEIR UNIT, MUST SUBMIT A
RENEWAL LEASE TO THE BOARD 30-60 DAYS PRIOR TO
EXPIRATION FOR BOARD APPROVAL.

FAILURE TO COMPLY MAY RESULT IN YOUR TENANT LEASE BEING DENIED

UNIT OWNER

ACKNOWLEDGMENT

Purchaser/Lessee acknowledges that I/We have received a copy of the Rules & Regulations of

SAN REMO GOLF & TENNIS CLUB

and I/We have read them in full, thoroughly understand their intent, and will abide by the same.

I/We understand that NO PETS are permitted, and guests are prohibited from bringing pets.

I/We further understand that the UNIT OWNER and LESSEE are responsible to provide the Association with a renewal lease 30 days prior to expiration date. The Board of Directors reserves the right to approve or disapprove the renewal of any lease.

SIGNED: _____

Occupant

SIGNED: _____

Occupant

MUST HAVE ONE SIGN BELOW

President: _____

Treasurer: _____

Secretary: _____

DATE: _____

UNIT ADDRESS: _____

Owner Additional Occupants

SAN REMO GOLF &
TENNIS CLUB

If this form does not apply to you, you MUST still print it, fill it out with "N/A", and upload it, or it will be considered INCOMPLETE.

SAN REMO TENNIS & GOLF ASSOCIATION INC.

OWNER STATEMENT FOR ADDITIONAL OCCUPANTS

I _____ Owner of _____

Hereby state that the application(s) _____

will be residing with me as an additional occupant only and there is no lease agreement between myself or the applicant(s).

Owner Signature: _____

Owner Printed Name: _____

STATE OF FLORIDA

COUNTY OF _____

_____ day of, _____
acknowledged the foregoing instrument before me this
,20_ are personally known by me or did produce
as identification.

(SEAL):

Notary Signature: _____

PARKING:

1. No Parking on the grass and other common areas. Use designated parking space and/or available guest space.
2. No vehicle shall be permitted on the property which cannot operate on its own power for a period in excess of 24 Hours (twenty-four).
3. All untagged vehicles remaining on the property for more than 24 (twenty-four) hours.
4. No repairs, other than emergency repairs, of any vehicle shall be made on the Association property. Violators of this rule, who cause damage to the Association's property, shall be liable to the Association for all repair costs & assessment of same.
5. No commercial vehicles nor recreational vehicles, such as campers, RV's, boats, jet ski, etc. & their trailers, shall be parked nor stored overnight on the Association property. This includes moving vans.
6. Any motor-powered vehicle such as motorcycles & mopeds must be parked in the paved parked areas.
7. Residents are responsible to their guests to use the guest parking.
8. No speeding of any kind; 15 mph on the Association property.

OBLIGATIONS OF OWNERS, TENANTS & OTHER INVITEES:

In the event of a violation by the unit owner, tenant, and/or invitee, the provisions of the Declaration, By-laws or Rules & regulations, the Association shall notify the unit owner, tenant, and/or invitee, by written Notice of said breach & if such violation shall continue for a period of (ten) 10 days from the date of Notice, the Association shall have the right to treat such violations as an intentional, inexcusable, and material breach, thereof, and the association may then pursue any remedy available. Upon a finding by the Court that the violation complained of has occurred, the offending Unit Owner shall reimburse the Association for all costs & losses including reasonable Attorney fees and expenses incurred in bringing such action.

Any violations which the Board deems to be a hazard to public health & safety may be corrected immediately, as a emergency matter by the Association & the cost, thereof, shall be charged to the Unit Owner.

In the event of a non-continuing default, making the notice period impractical, but not limited to, the suspension of privileges for reasonable times, the Association may take this punitive action.

The Florida Condominium Act gives the Association the authority to levy a fine for failure to comply with these provisions. No fine may exceed \$100.00 per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single Notice & opportunity for a hearing, provided that no such fine shall in the aggregate exceed \$1,000 (one thousand dollars) No fine may be levied except after giving reasonable notice & opportunity for a hearing with the unit owner and, if applicable, its tenant or other invitees. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied.

It is the intent of the Association to maintain a neat, clean & healthy environment, for ALL to enjoy! Please comply!

POOL RULES:

1. Pool hours of operation are from "DUST TO DAWN."
2. No food or drink allowed in the pool and/or pool deck.
3. ALCOHOLIC BEVERAGES will not be permitted.
4. All litter & trash must be placed in trash receptacles. No cigarettes or cigars butts to be extinguished on pool deck.
5. Showers before entering pool. Remove all suntan lotion/ oil.
6. Children non-toilet trained must wear a clean diaper & plastic panty covering under bathing suit. Parental supervision must always be provided.
7. Children under 12 must have adult supervision in pool & pool area.
8. Pets are not permitted in the pool.
9. Flotation devices are not permitted in the pool.
10. Diving is strictly prohibited.
11. Bathing attire is not permitted in the clubhouse.
12. Running, rowdy behavior, excessive noise is prohibited.
13. Sunbathers are required to cover chairs while in use.
14. Return chairs & lounges to position where found & aligned properly.
15. Close table umbrella after use.
16. All guests must be accompanied by resident.
17. POOL CAPACITY: Maximum of 17 people

General Rules & Regulations:

1. No exterior modifications of any kind shall be made to any common area, unless approval in writing from the Board of Directors.
2. No unit shall be used or occupied except as residential and single-family residences.
3. Any damage caused to the Association property by any resident, guest and shall be the responsibility of the unit owner who shall be strictly liable.
4. No television, radio or other outside antennas of any kind shall be installed or affixed to any unit or placed on Association property.
5. No business or any kind shall be maintained operated nor permitted on the property, nor any part therefore.
6. All unit owners are responsible for the actions of residents. Visitors and other person or persons residing and/or visiting their unit. It shall be the responsibility of the unit owner to inform any person of the Rules & Regulations of the community.
7. No commercial sign of any type shall be displayed within the community.
8. No loud noises such as stereo, TV's, radios, etc., after 11:00 PM.
9. All trash is to be placed into plastic bags & put into dumpster, NOT ON THE GROUND! LARGE BOXES ARE TO BE BROKEN DOWN & put into dumpster. Large items, furniture, mattresses, etc., ARE NOT TO BE PLACED IN DUMPSTER OR DUMPSTER AREA! You must make provisions for these articles to be picked up from an outside source. Trash-man will not take these items. Place newspaper in yellow recycle bins. If dumpster is full, go to next area. All gates to be secured properly.
10. Unit owners are responsible to keep all screening & windows in good repair. Failure to abide by this regulation shall result in the Association making the necessary repairs & assessment of same shall be paid by the owner.
11. No PETS (Animals)

USE & DECORUM: ARTICLE 11.3 Mar. 5, 1996

ARTICLE 11. BY-LAWS PERTAINING TO USE AND DECORUM.

11.1 DEFINITION. "Use" and "Decorum" as used herein shall refer to matters pertaining to dress, decorum, noise, use of Units, use of Common Elements and Limited Common Elements.

11.2 SCOPE; REMEDY FOR VIOLATION. These By-Laws are reasonably calculated to promote the welfare of the Unit Owner. The violation of such By-Laws shall bar any Unit Owner or his family and invitees for the use of the Common Elements, as the Board may deem appropriate, and shall subject any person violating the same to any liability imposed by the Declaration and these By-Laws.

11.3 INITIAL BY-LAWS. These By-Laws (Use and Decorum) hereinafter enumerated shall be deemed in effect until amended and shall apply to, and be binding upon, all Unit Owners. The Unit Owners shall, at all times, obey the same and use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, and persons over whom they exercise control and supervision. Said By-Laws are as follows:

- a. The sidewalk, entrances or passages and all other Common Elements must not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the premises.
- b. The personal property of all Unit Owners shall be stored within their Condominium Units; provided, however, that no Unit Owner may store any personal property on, or make any use of any patio or balcony appurtenant to his Unit, which is unsightly nor shall he make any use of the same which interferes with the comfort and convenience of other Unit Owners.

- c. No garbage cans or other unsightly articles shall be placed on the patios, balconies or common elements, nor (subject to the provisions of Florida Statutes §163.04, to the extent applicable) shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or any other article, be shaken or hung from any of the windows, doors, stairways, balconies or patios, nor hung outside the Unit, nor exposed to or on any part of the Common Elements or porches within any Unit. The Common Elements and Limited Common Elements shall be kept free and clear of rubbish, debris and other unsightly material.
- d. No Unit Owner shall allow anything whatsoever to fall from any window, balcony or doors of the premises
- e. All garbage and trash shall be properly disposed of in trash receptacles provided for that purpose. For sanitary reasons, all trash, except newspapers, shall be placed in plastic bags and tied securely before being placed in trash receptacles. No Unit Owner or resident shall direct, supervise or in any manner attempt to assert any control over the employees of the Association. The parking facilities shall be used in accordance with the regulations adopted by the Sponsor and there after by the Association. Sponsors assignment of parking shall be final. No vehicle which cannot operate on its own power shall remain on the Condominium Property for more than twelve hours, and no repair, except emergency repair, of vehicles shall be made on the Condominium Property. No commercial vehicle, truck, camper or recreational vehicle shall be parked on the Condominium

USE & DECORUM: ARTICLE 11.3 Mar. 5, 1996

ARTICLE 11. BY-LAWS PERTAINING TO USE AND DECORUM.

11.1 DEFINITION. "Use" and "Decorum" as used herein shall refer to matters pertaining to dress, decorum, noise, use of Units, use of Common Elements and Limited Common Elements.

11.2 SCOPE; REMEDY FOR VIOLATION. These By-Laws are reasonably calculated to promote the welfare of the Unit Owner. The violation of such By-Laws shall bar any Unit Owner or his family and invitees for the use of the Common Elements, as the Board may deem appropriate, and shall subject any person violating the same to any liability imposed by the Declaration and these By-Laws.

11.3 INITIAL BY-LAWS. These By-Laws (Use and Decorum) hereinafter enumerated shall be deemed in effect until amended and shall apply to, and be binding upon, all Unit Owners. The Unit Owners shall, at all times, obey the same and use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, and persons over whom they exercise control and supervision. Said By-Laws are as follows:

- a. The sidewalk, entrances or passages and all other Common Elements must not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the premises.
- b. The personal property of all Unit Owners shall be stored within their Condominium Units; provided, however, that no Unit Owner may store any personal property on, or make any use of any patio or balcony appurtenant to his Unit, which is unsightly nor shall he make any use of the same which interferes with the comfort and convenience of other Unit Owners.

- c. No garbage cans or other unsightly articles shall be placed on the patios, balconies or common elements, nor (subject to the provisions of Florida Statutes §163.04, to the extent applicable) shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or any other article, be shaken or hung from any of the windows, doors, stairways, balconies or patios, nor hung outside the Unit, nor exposed to or on any part of the Common Elements or porches within any Unit. The Common Elements and Limited Common Elements shall be kept free and clear of rubbish, debris and other unsightly material.
- d. No Unit Owner shall allow anything whatsoever to fall from any window, balcony or doors of the premises
- e. All garbage and trash shall be properly disposed of in trash receptacles provided for that purpose. For sanitary reasons, all trash, except newspapers, shall be placed in plastic bags and tied securely before being placed in trash receptacles. No Unit Owner or resident shall direct, supervise or in any manner attempt to assert any control over the employees of the Association. The parking facilities shall be used in accordance with the regulations adopted by the Sponsor and there after by the Association. Sponsors assignment of parking shall be final. No vehicle which cannot operate on its own power shall remain on the Condominium Property for more than twelve hours, and no repair, except emergency repair, of vehicles shall be made on the Condominium Property. No commercial vehicle, truck, camper or recreational vehicle shall be parked on the Condominium

Use and Decorum

- f. The sidewalk, entrances or passages and all other Common Elements must not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the premises.
- g. The personal property of all Unit Owners shall be stored within their Condominium Units; provided, however, that no Unit Owner may store any personal property on, or make any use of any patio or balcony appurtenant to his Unit, which is unsightly nor shall he make any use of the same which interferes with the comfort and convenience of other Unit Owners.
- h. No garbage cans or other unsightly articles shall be placed on the patios, balconies or common elements, nor (subject to the provisions of Florida Statutes §163.04, to the extent applicable) shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or any other article, be shaken or hung from any of the windows, doors, stairways, balconies or patios, nor hung outside the Unit, nor exposed to or on any part of the Common Elements or porches within any Unit. The Common Elements and Limited Common Elements shall be kept free and clear of rubbish, debris and other unsightly material.
- i. No Unit Owner shall allow anything whatsoever to fall from any window, balcony or doors of the premises
- n. All garbage and trash shall be properly disposed of in trash receptacles provided for that purpose. For sanitary reasons, all trash, except newspapers, shall be placed in plastic bags and tied securely before being placed in trash receptacles.

San Remo Golf & Tennis Club Condominium Association, Inc.
301 Club Cir #100
Boca Raton, FL 33487
[*https://sanremo85.com*](https://sanremo85.com)

CONDOMINIUM INSURANCE RESPONSIBILITIES

THE ITEMS LISTED BELOW, ARE UNEQUIVOCALLY, THE UNIT OWNERS RESPONSIBILITY FOR INSURING.

THE ITEMS IN QUESTION ARE AS FOLLOWS., INSURING

The items in: question are as follows:

- Floor, wall and ceiling coverings (including wood, marble and carpeted floors wallpaper, mirrored and painted walls, trayed ceilings).
- Electrical fixtures (including ceiling fans, interior and exterior lighting).
- Appliances (including ovens, dishwasher, gas or electric fireplaces).
- Air conditioning and heating equipment.
- Water heaters.
- Water filters.
- Built-in cabinets and counter tops including wet bars, and built-in bookshelves).
- Window treatments (including curtains, drapes, blinds, hardware, and similar window treatment components).
- Air conditioning compressors (regardless of their location; e.g., rooftops).
- Replacements for any of the preceding listed property.
- Any additions and alterations inside the unit, which are not of like kind and quality, to the originally installed property.
- Unit upgrades at the time of construction.

9. USE AND OCCUPANCY.

- (a) **RESIDENTIAL USE.** Each Unit is hereby restricted to residential use as a single-family residence. At no time may the Unit be used by more persons than for which it was designed.
- (b) **OWNERSHIP BY ENTITY.** In the event that other than a natural person is a Unit Owner, said entity shall, prior to the purchase of such Unit, designate the person who is to be the permanent Occupant of such Unit. Such entity shall thereafter have the right to designate other persons as the Occupants of such Unit, whether in substitution of or in addition to the persons initially designated, subject to approval by the Association pursuant to the provisions of Paragraph 12 of the Declaration of Condominium. All provisions of the Declaration of Condominium I shall apply to such designated Occupants as though they had title to such Unit and the entity owning such Unit shall be bound thereby.
- (c) **GENERAL USE RESTRICTION.** No person shall use the Condominium Property or any part thereof, in any manner contrary to the Condominium Documents.
- (d) **LAWFUL USE.** No immoral, improper, offensive or unlawful use shall be made of any or all the Condominium Property, and all laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the Condominium Property shall be the same as the responsibility for maintenance and repair of the property concerned.
- (e) **ALTERATIONS AND ADDITIONS.** No Unit Owner shall make or permit to be made any material alteration, addition or modification to his Unit without prior written approval of the Association. No Unit Owner shall cause any improvements or changes to be made to the exterior of the Unit or building, including painting or other decoration, without prior written approval of the Association. No Unit Owner shall cause to be made any modification or installation of electrical wiring, television antenna systems or connections whether inside or outside the Unit or in any manner change the appearance of any portion of the Condominium Property. No Unit Owner may cause any material puncture or break in the boundaries of his Unit.
- (f) **PETS (Animals)** No domestic pets or animals, except fish, may be kept or harbored on the Condominium Property or Unit for any reason whatsoever. However, any pets or animals which have been kept or harbored on the Condominium Property or Unit prior to the recording of the amendment (recorded August 22, 1994 at OR Book 8396, Page 746) may continue to be kept or harbored on the Condominium Property or Unit so long as such pets or animals do not exceed the number of one (1) dog and/or one (1) cat per unit, do not exceed twenty-five (25) pounds when fully grown, and do not constitute a nuisance or a threat to the safety of other Condominium Unit Owners or community. A determination by the Board of the Association that an animal or pet kept or harbored in a Unit is a nuisance or a threat to the safety first.

Use and Occupancy

Pets continued...

Condominium Unit owners or the community shall be conclusive and binding on all other parties. When notice of removal of any pet is given, said pet shall be removed by the unit owner within forty-eight (48) hours of the giving of the notice. All pets shall defecate and/or urinate only in the "pet walking" areas on the Condominium Property designated for such purpose, if any. The owner of the animal is responsible for immediate disposal of all feces left on Condominium Property.

No animals are allowed to run loose. All animals must be on a leash while on the common areas of the Condominium. All animal owners are expected to obey any local, municipal, county or state rules and regulations regarding animals-harbored within the Units and Condominium Property. If an animal owner is not in compliance with said rules and regulations, he/she is considered not to be in compliance with this Section 9(t) of the Declaration. With respect to animals kept or harbored on the Condominium Property and Unit prior to the recording of the amendment (recorded August 22, 1994, at OR Book 8396, Page 746) so long as the above conditions are adhered to for the life of the animal or as long as the animal is kept or harbored by the Unit owner. After the animal dies or ceases to be kept or harbored by the Unit Owner for whatever reason, the Unit Owner will have to abide by this amendment which forbids animals and pets.

If, at any time, a Unit Owner or owner of said animals does not comply with Section 9(t) of the Declaration of Condominium, the Condominium Association has the power as enumerated within the Declaration and within the Florida Statutes to take whatever action or actions, including but not limited to, legal action or actions, monetary penalties, or assessments against the Unit Owner or animal owner which may be necessary to ensure compliance with this Section of the Declaration.

TO: ALL UNIT OWNERS

During the 2008 legislative session, House Bill 601 was passed. This bill makes changes to parts of the Chapter 718 Florida Statutes dealing with Condominium Insurance issues. The revised statutes pertaining specifically to insurance are below for your review.

In reference to the Master Policy, the following changes apply.

Association insurance must be based on the replacement cost as determined by an independent insurance appraisal" done at least every 36 months. Currently, Citizens Insurance Company requires an appraisal every 18 months and we are not sure if they will change this underwriting rule at this time.

2-Associations are permitted to self-insure, as long as Florida Statutes are followed.

3-The "pooling" arrangement authorized in the 2007 legislative session is permitted but after testing by the Office of Insurance Regulation, it is the state's opinion that few, if any, such arrangements will meet the criteria specified in the statute.

4-As of January 1, 2009, air-conditioners are no longer on the list of EXCLUDED property under the master policy.

The following changes will apply to the individual unit-owners policy.

The following become effective January 1, 2009 and should be considered.

- The statute states that the unit-owner policy shall include special assessment coverage of no less than \$2,000.
- Improvements and alterations made by the unit-owner that benefit fewer than all residents (such as enclosed balcony, hurricane shutters or individual elevator) shall be insured by the unit owner.
- The association shall require the unit owner to produce evidence of insurance on their individual unit. The unit owner shall name the association as an additionally named insured on their individual policy.

The following items, still apply, The Master Policy for the association covers the outside of the units and the overall buildings structure and all the condominium property that they are required to cover under the Declarations of Condominium.

You as a unit owner will be responsible for the following:

- | | |
|--|-------------------------------------|
| Floor, wall and ceiling coverings | -Electrical fixtures |
| -Appliances | -Water heater |
| -Mold and Fungi Damage | -Built in cabinets and counter tops |
| -Replacement for any of the above units | -Water filters |
| -Window treatments, including curtains, drapes, blinds and hardware. | |

As the unit-owner, you should ask your agent to give you a Condominium Homeowners Policy Form H06. You will need to determine the following items:

1-Additions and Alterations which covers those items that are attached to the unit and improvements made to your individual unit.

2-Personal Property which should include things such as clothing, dishes, furniture, golf clubs and other personal property.

3-Personal liability in the amount of at least \$300,000

4-Loss Assessment in the amount of at least \$1,000 (\$2,000 required by law as of 01/10/19).

It is also important to purchase mold and fungi coverage under your Homeowners Policy. This coverage is NOT provided by the Master Association Policy. Mold and fungi coverage can be purchased as follows:

1-Mold and Fungi Property Coverage in the amount of at least \$10,000 but consider \$50,000.

2-Mold and Fungi Bodily Injury Liability Coverage in the amount of at least \$20,000 but consider \$100,000.

Your Condominium Documents may require you to cover more than this. Therefore; we recommend you and your insurance agent consult the documents for the specifics. We would strongly recommend you carry Flood Insurance on your personal property. We hope this information is helpful. You may want to pass this letter onto your current agent to be sure you are covered properly. As of January 1st, please ref. Proof of Insurance to San Remo Golf & Tennis GNO | P.O. BOX 20687 | Tampa, FL 33622-0687 in this matter.

SAN REMO GOLF & TENNIS CLUB CONDO ASSOC., INC.

February 4, 2003

TO: ALL SAN REMO UNIT OWNERS

RE: POLYBUTYLENE PIPES

Dear Homeowners:

The Board of Directors are putting all owners of record on notice, Owners must replace their Polybutylene pipes in units to avoid bursts that will/may cause severe damage to the building/units. Should you not r place these pipes and damage occurs, you will be held fully responsible for all damages caused by your negligence. Your documents are clear, it Is the owner's responsibility to replace their pipes.

Please review your association docs for further information:

Page 2 - Section 21

Page 5 - Section 4.2.4

Page 10- Section 10.2

Page 10- Section 103

SAN REMO GOLF & TENNIS CLUB CONDO ASSOC., INC,

San Remo Golf & Tennis Club Condominium Association Inc

301 Club Cir #100
Boca Raton, FL 33487
<https://sanremo85.com>

NO ANIMAL POLICY

Buyer/ Tenant Name: _____ Unit # _____

Buyer/ Tenant Name: _____ Unit # _____

San Remo Golf & Tennis Club is a NO ANIMAL Community. By submitting your application for purchase or rental, you acknowledge you have read the Rules and Regulations and will not have ANY animals.

If it is found that the Owner or Tenant has an unauthorized animal in their unit, the Board of Directors will take ALL necessary actions, including issuing violation notices with monetary penalties, refusal to renew the lease, and applicable legal action.

Signature _____ Date _____

Signature _____ Date _____

San Remo Golf & Tennis Club Condominium Association

DATE: ___/___/___

FULL UNIT ADDRESS: _____

OCCUPANT NAME: _____

TYPE OF VEHICLE: _____

LICENSE PLATE NUMBER: _____

OCCUPANT NAME: _____

TYPE OF VEHICLE: _____

LICENSE PLATE NUMBER: _____

OCCUPANT NAME: _____

TYPE OF VEHICLE: _____

LICENSE PLATE NUMBER: _____

OCCUPANT NAME: _____

TYPE OF VEHICLE: _____

LICENSE PLATE NUMBER: _____

PLEASE RETURN THE COMPLETED FORM TO THE FOLLOWING EMAIL ADDRESS WITHIN 15 DAYS
JEM.SANREMO@GMAIL.COM

I declare that the statement above are true and correct.

Signed by: _____

Print Name: _____

San Remo Golf & Tennis Club Condominium Association Inc.

Association Applicant Questionnaire

1. First and foremost, have you ever rented before in a private condominium community? Yes No

2. If you haven't lived in a private condo community before, it is very important that you are fully aware of the condo rules and regulations that you must abide by. We have a complete set of condo rules and regulations that are included in this application packet. Please initial that you have read these condo rules and regulations and that you will abide by them or you risk eviction. _____

3. Please provide the address and contact information of your current/previous landlord for the last 3 years of residence (required). Also, what was the length of your lease? Short Term Annually

4. What is your occupation, the name of the company that you currently work for, the length of employment and what is your supervisor's name & number? Company Name: _____
Length of Employment: _____ Supervisor's Name & Number: _____

5. How many people would be living with you* and relationship? _____

*Per Federal, State and Local Occupancy Limits, no more than 2 people per bedroom with exceptions.

6. Do you smoke cigarettes or do you possess a medical marijuana card? If so, we restrict smoking in the unit as it affects other units (medical marijuana must be in pill/edible form when used in the unit).

7. We provide each condo unit with one deeded parking spot and then the use of a guest parking spot on a first come first serve basis (the guest spot parking blocks are painted yellow). If a vehicle is not registered, inoperable or unregistered, the association will place a violation notice on the vehicle and if the vehicle is not removed within 24 hours, we will have the vehicle towed. Also, condo rules permit one motorcycle/moped/scooter in place of a vehicle. Please initial that you have been made aware of this parking policy and that you have submitted your vehicle information. _____

By signing below, we understand the terms stated above and attest that you will abide by them.

Applicant Name: _____ **Co-Applicant Name:** _____

Signature: _____ **Signature:** _____

Date: _____ **Date:** _____

San Remo Golf & Tennis Club Condominium Association Inc.

DUMPSTER AREA RULES AND REGULATIONS

Dear Owners and Tenants,

We just wanted to remind all community members that our garbage area is for regular household trash and recycling only. If the dumpster is full, please go to the next dumpster area on the property (secure all gates when leaving the dumpster area). Under our General Rules and Regulations, all household trash must be bagged and put into the dumpster NOT left on the ground! Large boxes must be broken down (whether put into the yellow recycling bin or the dumpster). Violations may result in a fine.

Solid Waste Authority (SWA) Recycling Guidelines: <http://www.SWA.org/RecycleRight>

Yellow: cardboard (flattened); newspaper and inserts (no plastic bags); office & school paper; mail; magazines; dry food boxes (no food stains); paper bags; cardboard paper rolls; pizza boxes (no food stains)

Blue: Plastic bottles and containers (lids on; 2 gallons or less); food and beverage cans; glass bottles and jars (lids off); milk and juice cartons (lids on); drink boxes (no pouches)

SWA says, PLEASE NO: plastic bags; foam products; aluminum foil or pans; shredded paper; plastic eating utensils or straws; paper plates; paper towels or napkins; coat hangers; light bulbs; needles; Lithium Batteries and WHEN IN DOUBT, THROW IT OUT!

Please be advised that it clearly states in the condo documents that you must haul away construction debris at the end of the day. Please make provisions to dispose of construction debris, water heaters, appliances and other like bulk items, household items, such as furnishings including old mattresses, box springs, sofas, TV's, chairs, lamps, etc. off property. There is local facility where you can bring these items. Please see below for details...

The Home Chemical & Recycling Center is open to the public and is located at [1901 SW 4th Avenue Delray Beach, FL 33444](#) (off Linton Blvd at the corner of the Shell Station). Hours are 7am - 5pm M-F & 7am - 3pm Sat & closed Sunday. The telephone number if you have any questions is: 561-697-2700.

The list of unacceptable materials that will not be picked up by the City of Boca Raton, but is not limited to:

Bathtubs/Sinks/Toilets	Flooring (all types)	Pool parts & equipment
Cabinetry	Glass/Mirrors	Rocks/Sand/Soil/Sod
Carpeting/Rugs	Land clearing debris/Lumber	Roofing materials
Concrete/Concrete Poles/Cement	Lawn maintenance equipment	Sheds (wood/metal)
Construction & Demolition debris	Metal/Metal pipes	Tile (all types)
Decking/Fencing	Paints (all types)	Tires
Drywall	Paver blocks	Tree stumps
Fluorescent light bulbs	Stepping stones	Wood/Railroad ties/Logs/Pallets

Thank you for your attention to this matter and cooperation!

Applicant Initials: _____ Date: _____ Co-Applicant Initials: _____ Date: _____

*San Remo Golf & Tennis Club Condominium Association, Inc.
301 Club Cir #100 | Boca Raton, FL 33487
<https://sanremo85.com>*

CONSENT FORM

I, _____, give my consent, to Jennifer E. Murray, for the explicit release of general information (limited to rental payment history and activity/issues that my previous landlord has noted on my record) on this _____ day of _____ 20____.

Signed: _____

Address: _____

City/State/Zip: _____

Phone: _____

E-mail Address: _____

E-mail Address of Landlord/Property Manager: _____

Submitted by:
Jennifer E. Murray,
Licensed Community Association Manager
Board of Directors - Secretary
San Remo Golf & Tennis Club Condominium Association, Inc.
301 Club Cir #100
Boca Raton, FL 33487

**PLEASE MAIL THE
APPLICATION CHECK(S)**

TO:

SAN REMO GOLF & TENNIS

C/O GNO

551 HICKORY AVE

HARAHAN, LA 70123