

Summerbreeze Condominium
C/O Integrity Property Management

5665 Coral Ridge Drive · Coral Springs, FL 33076 · Phone (954)346-0677 · Fax (954)340-8844 · Email Info@lpmflorida.com

YOU MAY NOT MOVE INTO THE UNIT UNTIL APPROVED BY THE BOARD OF DIRECTORS

IMPORTANT

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

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

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

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Alt. #: _____
E-Mail: _____

If you do not fill out the information above, we will use the best address available on the application that was submitted.

All fees must be in the form of cash, money orders or cashier's checks.

Please Note: The application process takes up to 30 days. The 30 day time period **does not** start until the application is **complete**. Incomplete paperwork will result in the delay of the application process.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

Summerbreeze Condominium

C/O Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL 33076
Phone: (954)346-0677
Fax: (954)340-8844
Email: info@ipmflorida.com

CHECKLIST FOR ALL SALE & RENTAL APPLICATIONS

Today's Date: _____ Move In Date: _____

**APPLICATION FEE: \$100.00 per applicant or married couple PAYABLE TO
SUMMERBREEZE CONDOMINIUM, must have 650 FICO score
CASH, MONEY ORDERS, CASHIER OR CERTIFIED CHECKS ONLY – NON-REFUNDABLE**

RETURN ORIGINAL APPLICATION PACKAGE, COMPLETELY FILLED OUT, WITH PAGES IN THE FOLLOWING ORDER: (PHOTO COPIES, SCANNED/E-MAILED COPIES OR FAXED COPIES ARE NOT ACCEPTED.)

- _____ COVER SHEET COMPLETED – ALL BLANK LINES CHECKED OFF
- _____ INFORMATION SHEET COMPLETELY FILLED OUT
- _____ APPLICATION FEE(S)
- _____ COLOR COPY OF PICTURE I.D.(S) STATE OR GOVERNMENT ISSUED ONLY (PASSPORT FOR INTERNATIONAL RESIDENTS)
- _____ COPY OF SOCIAL SECURITY CARD
- _____ APPLICATION FOR EACH PERSON 17 AND OVER
- _____ CREDIT AND BACKGROUND AUTHORIZATION
- _____ BASIC RULES AND REGULATIONS ACKNOWLEDGEMENT
- _____ RENTAL CRITERIA FORM
- _____ RENTAL LEASE AGREEMENT – CLEAR, LEGIBLE COPY
- _____ UNIFORM LEASE ADDENDUM
- _____ PET REGISTRATION FORM & PET PHOTO
- _____ INTERNATIONALS- PLEASE PROVIDE CREDIT AND BACKGROUND HISTORY

**YOU MAY NOT MOVE INTO THE UNIT UNTIL APPROVED BY THE BOARD OF DIRECTORS
ALLOW UP TO 30DAYS TO PROCESS YOUR APPLICATION**

Integrity Property Management does business in accordance with the Fair Housing Act and does not discriminate on the basis of race, creed, color, sex, religion, national origin, age, disability, marital status, familial status, sexual orientation, or any other protected basis.

**APPLICANTS WITH A
CREDIT SCORE OF LESS
THAN 650 WILL BE
REJECTED.**

NO EXCEPTIONS

Check One:
Annual Rental () Seasonal Rental () Renew Rental ()

PLEASE TELL US ABOUT YOURSELF:

Proposed New Address: _____ City _____

Zip _____

Applicant

Full Name: _____

Current Address: _____ City/State: _____ Zip: _____

Dates at Residence: _____

Occupation: _____

Nature of Business: _____

Employer: _____

Address of employer: _____

Period of employment: _____ to _____

Position Held: _____

Prior employer and position or residence if less than 3 years: _____

Income estimate for this year: _____

Actual income last year: _____

Educational Background: _____

Phone #: _____

Social Security #: _____

Driver License #: _____

Date of Birth: _____

E-Mail: _____

Co-Applicant

Full Name: _____

Relationship to Applicant: _____

Current Address: _____

Dates at Residence: _____

Occupation: _____

Nature of Business: _____

Employer: _____

Address of employer: _____

Period of employment: _____ to _____

Position Held: _____

Prior employer and position or residence if less than 3 years: _____

Income estimate for this year: _____

Actual income last year: _____

Educational Background: _____

Phone #: _____

Social Security #: _____

Driver License #: _____

Date of Birth: _____

E-mail: _____

Additional Information

Names of persons who will reside in Apartment:

Name: _____ Relationship: _____ Age: _____ Name: _____
_____ Relationship: _____ Age: _____ Name: _____
_____ Relationship: _____ Age: _____ Name: _____
_____ Relationship: _____ Age: _____

Names of anyone in the building known to Applicant: _____

Are there any pets that will be in the apartment/unit? Yes _____ No _____

If yes, indicate the type and how many: _____

References

Current Address: _____

Month/Year moved in: _____

Reason for leaving: _____

Owner/Agent: _____

Personal References

Applicant

1) Name: _____ Address: _____
_____ Phone _____
#: _____ Cell # _____ Work # _____

2) Name: _____ Address: _____
_____ Phone _____
#: _____ Cell # _____ Work # _____

Spouse

1) Name: _____ Address: _____
_____ Phone _____
#: _____ Cell # _____ Work # _____

2) Name: _____ Address: _____
_____ Phone _____
#: _____ Cell # _____ Work # _____

Emergency Contact

Name: _____ Relationship: _____

Address: _____ City/State _____ Zip _____

Do they have a Key: _____

Phone #: _____ Cell # _____ Work # _____

INTEGRITY PROPERTY MANAGEMENT

5665 Coral Ridge Drive
Coral Springs, Florida 33076
Phone (954) 346-0677
Fax (954) 340-8844
info@ipmflorida.com

Authorization to Order Credit and Background Report

I (We), _____ and _____, authorize Integrity Property Management to order a consumer credit report and verify all credit information through credit agencies.

I further understand that Integrity Property Management is not a credit rating agency and therefore I will not hold Integrity Property Management liable for any of the information contained in the reports or for the accuracy of the reports.

Applicant

Co-Applicant

Signature

Signature

Social Security Number

Social Security Number

Date of Birth

Date of Birth

Address

Address

City, State & Zip Code

City, State & Zip Code

Summerbreeze Condominium

RENTAL CRITERIA

PLEASE NOTE: IF LANDLORD DEFAULTS ON ASSOCIATION DUES THE RENTER OF THE UNIT IS REQUIRED TO PAY RENT DIRECTLY TO THE ASSOCIATION UNTIL ACCOUNT IS CURRENT.

****Please allow 30 days for your application to be approved.****

APPLICATION PROCESS

Applicants must be 18 years of age or older to apply for residency. A valid driver's license or a government issued photo ID is required. **Please include a copy of your photo ID and a NON-REFUNDABLE \$100.00 processing fee with your application. Money orders, cashiers checks and cash only. Personal checks and Credit cards are not accepted. Must have 625 FICO score**

EMPLOYMENT HISTORY

You must provide complete employment information. New hires may be required to provide a new hire letter on company letterhead stating new hire date, job title and income. Self-employed persons will be required to provide recent personal tax return or a letter from the company accountant stating annual income. Corporate tax returns are not acceptable.

CRIMINAL HISTORY

Persons convicted of a felony will not be accepted. Misdemeanors will be reviewed by the Board of Directors.

RENTAL/MORTGAGE HISTORY

All rental and mortgage history must be favorable. Evictions, poor references, and foreclosures are not acceptable.

SOCIAL SECURITY NUMBERS

Person's who do not have social security numbers must provide a Visa, Visa Waiver or Resident Alien Card.

Any applicant who falsifies information on his or her application will not be accepted for residency or may be subject to immediate lease or termination. Summerbreeze Condominium does business in accordance with the Equal Housing Opportunities Law and does not discriminate against any person because of race, color, religion, gender, handicap, familial status or national origin.

Applicant acknowledges reading and understanding the above criteria and is aware that their application will be submitted for a background check.

Signature _____ Print Name _____
Date _____

Signature _____ Print Name _____
Date _____

Summerbreeze Condominium

C/O Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL 33076
Phone (954) 346-0677
Fax (954) 340-8844

Uniform Lease Addendum

In consideration for the approval of my lease application by Summerbreeze Condominium ("Association"), I, _____ ("tenant"), hereby acknowledge that the proposed lease of unit _____ ("unit") in the

Association, hereby acknowledge that the Chapter 718, Florida Statutes (the "Condominium Act"), the Declaration of Condominium of Summerbreeze Condominium ("Declaration"), the Association's Articles of Incorporation, the Association's By-Laws and the Association's Rules and Regulations shall be deemed expressly incorporated into the lease of the unit, in accordance with a copy of the aforementioned documents, or has notified me that such documents shall be made reasonably available upon written request and payment for same.

Additionally, in the event I am notified by the Association, or one of its authorized representatives, to discontinue the payment of rent due under the lease to the Unit Owner due to a delinquency in assessments and instead direct said payment, in the same amount and frequency, to the Association, I hereby agree and recognize that I am obligated to comply, until such time as I am directed to redirect my recurring payments to the Unit Owner. In the event I fail to honor this obligation, or otherwise violate any of the terms and provisions of the Association's governing documents, I shall be subject to all remedies available to the Association including injunctive relief, money damages or both in addition to the other remedies provided by law.

TENANT

Signature Date

TENANT

Signature Date

UNIT OWNER

Signature Date

Summerbreeze Condominium

Pet Registration Form

Summerbreeze Condominium tenant/owners agree to the pet policies as stated in the condominium documents.

1. Owner has read, agreed to follow the rules and regulations with regards to pets; only two (2) pets per unit.
2. The association agrees to permit owner to keep the pet described below:

Type of pet _____

Name _____

Age _____

Color/Description _____

3. Owner has provided evidence in the form of a receipt or other written verification from the municipality or veterinarian of the following:

License _____

Evidence of Rabies Vaccination _____

Evidence of Distemper Vaccination _____

Tag Number _____

4. Owner herein provides the following information for pet care, and will promptly notify the Association in writing of any changes.

Name _____

Address _____

Phone Number _____

Pet Caretaker

Name _____

Address _____

Phone Number _____

5. Owner agrees to indemnify, hold harmless and defend the owner, agents and employees of the property against all liability, judgments, expenses or claims by a third party for any injury against any person or damage to any property cause by any pet or animal possessed or brought onto the property by the tenant, or allowed the tenant to be brought onto the property.

Name _____

Signature _____

Date _____

6. Owner must provide a picture of the pet below.

Place Picture
Here

Summerbreeze Condominium

Integrity Property Management

Coral Springs, Florida 33076

Phone: (954)346-0677 Fax: (954)340-8844

Office Hours: M-TH: 9am to 5pm

Friday- 9 to 4pm

Tenant Decal Procedure

Effective September 1, 2010: The Board of Directors has adopted a mandatory Parking Decal program in order to assist both law enforcement and the Association in identifying unauthorized vehicles on the property. Every resident who parks a vehicle must obtain and place a Parking Decal on their vehicle. Decals should be placed on the lower left of the rear back window and guest passes should be placed on the sun visor. Failing to do so will result in fines and/or the vehicle being towed, without further warning, at the Owner's expense. Trucks, vans campers, recreational vehicles, boats, jet skis, trailers, motorcycles may not be parked on the Condominium property without prior approval of the Association.

In order for a tenant to obtain a permanent parking decal, the tenant must come in person to the management office, during regular business hours, and bring the following list of documents:

- Valid Driver's License
- Valid Vehicle Registration
- Proof of Residency
- Car Decal Information Sheet

Each tenant is allotted one decal. The decal expires on the last day of the lease.

I/We, _____ (tenant), understand the above procedure for obtaining a permanent parking decal. I/We understand that every vehicle on the property must properly display a parking decal or valid guest pass to avoid the risk of getting towed. I/We understand that if there is any change in vehicle ownership, the new vehicle must be registered. **The original decal will be considered null and void.** Decals are NON-TRANSFERABLE. Any unauthorized or misuse of decal will result in ticketing, fines and/or towing. I/We understand that vehicles are not permitted to park in a backed-in position. Backed-in parking is subject to tow without warning. I/We are aware that tenant decals expire on the last day of my/our lease.

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Summerbreeze Condominium

Car Decal Information Sheet

****NOTE Below (As stated in the Rules and Regulations) ****

Trucks, vans campers, recreational vehicles, boats, jet skis, trailers, motorcycles may not be parked on the Condominium property without prior approval of the Association.

Date: _____ Unit address: _____

Name #1: _____

Phone #: _____

Email: _____

Make and model of Car: _____ Year: _____

Color: _____ Tag #: _____

Start of Lease Date: _____ End of Lease Date: _____

Name #2: _____

Phone#: _____

Email: _____

Make and model of Car: _____ Year: _____

Color: _____ Tag #: _____

Start of Lease Date: _____ End of Lease Date: _____

Office Use Only:

Decal #1: _____ Decal #2: _____

- There is a copy of the driver's license on file. There is a copy of the registration on file.
- Tenant(s) signed procedure form.

Summerbreeze Condominium

C/o Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL 33076
Phone: (954)346-0677 Fax: (954)340-8844
Office Hours: M-Th: 9am -5pm
9-4pm on Fridays

Guest Pass Procedure

Effective September 1, 2010: The Board of Directors has adopted a mandatory Parking Decal program in order to assist both law enforcement and the Association in identifying unauthorized vehicles on the property. Every resident who parks a vehicle must obtain and place a Parking Decal on their vehicle. Decals should be placed on the lower left of the rear back window and guest passes should be placed on the sun visor. Failing to do so will result in fines and/or the vehicle being towed, without further warning, at the Owner's expense. Trucks, vans campers, recreational vehicles, boats, jet skis, trailers, motorcycles may not be parked on the Condominium property without prior approval of the Association.

If a guest will be staying overnight, the guest vehicle must display a guest pass between the hours of 10:00PM to 6:00 AM. In order to obtain a guest pass, the tenant/owner must come in person to the management office, during regular business hours, and bring the following list of documents:

- Valid Driver's License or photo ID
- Valid Vehicle Registration
- Proof of Residency

The guest pass will expire based on the length of time the guest is intending to stay (about a month). Failing to display a valid guest pass will result in immediate towing at the owner's expense. Guest passes must be returned to the office when expired.

I/We _____, understand the above procedure for obtaining a guest pass. I/We understand that every vehicle on the property must properly display a parking decal or valid guest pass to avoid the risk of getting towed. I/We understand that if there is any change in vehicle ownership, the new vehicle must be registered.

Owner/ Tenant Signature: _____ Date: _____

Guest Signature (if available): _____ Date: _____

Summerbreeze Condominium

Guest Pass Information Sheet

****NOTE Below (As stated in the Rules and Regulations) ****

Trucks, vans campers, recreational vehicles, boats, jet skis, trailers, motorcycles may not be parked on the Condominium property without prior approval of the Association.

Date: _____ Unit address: _____

Guest Name: _____

Phone #: _____

Email: _____

Make and model of Car: _____ Year: _____

Color: _____ Tag #: _____

Dates guest is staying: _____ to _____

Guest Name: _____

Phone #: _____

Email: _____

Make and model of Car: _____ Year: _____

Color: _____ Tag #: _____

Dates guest is staying: _____ to _____

Office Use Only:

Guest Pass #1: _____ Guest Pass #2: _____

- There is a copy of the driver's license on file. There is a copy of the registration on file.
 Tenant signed procedure form.

XV. Use Restrictions.

Use of the Condominium Property shall be in accordance with the following provisions so long as the Condominium exists and these use restrictions shall be for the benefit of and enforceable by all owners of units in this Condominium.

A. Use Restrictions: These use restrictions will be enforced as follows:

1. Violations should be reported to the Board of Administration, in writing.
2. Violations will be called to attention of the violating unit owner by the Board of Administration.
3. Disagreements concerning violations will be presented to, and be judged by, the Board of Administration, which will take appropriate action.
4. Unit owners are responsible for compliance by their family members, guests, invitees, employees and lessees with these rules and regulations.

B. Facilities: The facilities of the Condominium are for the exclusive use of unit owners, their family members, guests, invitees, employees and lessees. Any damage to the building, or to the common elements or equipment caused by any unit owner, their family members, guests, employees and lessees, shall be repaired at the expense of the responsible unit owner.

C. Noise.

1. Unit owners must obtain written approval from the Association prior to installing any flooring material (including but not necessarily limited to any ceramic tile, marble, wood, etc.). To insure that the Sound Control Underlayment System being used will provide adequate sound-proofing written approval must be obtained from the Association. Installation of the Sound Control Underlayment System shall include perimeter isolation material which will insure that impact noises are not transmitted into a space below either directly through the floor or by flanking through the surrounding walls.

2. In order to ensure your own comfort and that of your neighbors, radios, stereos and television sets should be turned down to a minimum volume at all times so that any sounds emanating therefrom shall not be heard outside of your unit. All other unnecessary noises such as the playing of pianos and other musical instruments, bidding good night to departing guests and slamming doors between the hours of 10:30 p.m. and 8:00 a.m. should be avoided.

3. Carpentry, carpet-laying, picture-hanging, or any trade (or do-it yourself work) involving hammer work, etc., must be done between the hours of 8:00 a.m. and 6:00 p.m. No such work shall be done on, Sundays. No exceptions will be allowed.

D. Pets

1. With the exception of fish, a unit owner may keep a maximum of two (2) pets. The dog(s) may not weigh more than 25 pounds. Pet shall be defined as a dog, cat, bird or fishes.

2. All dogs and cats must be leashed at all times when outside the residential unit. No reptiles or wildlife shall be kept in or on the Condominium Property (including units). Violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine unit owners (as may be provided in these applicable rules and regulations of the Declaration) and/or to require any pet to be permanently removed from the Condominium Property. Unit owners must immediately collect and clean any feces from pets upon the complex property.

3. The unit owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the condominium. If a dog or any other animal becomes a nuisance and/or is obnoxious to other unit owners by barking or otherwise, the unit owner thereof must cause the problem to be corrected. If it is not corrected, the unit owner, upon written notice by the Association, will be required to remove the animal.

4. Fishes shall be permitted, subject to rules and regulations to be adopted by the Board of Administration from time to time.

5. The ability to keep a pet is a privilege, not a right, and the Board is empowered to order and enforce the removal of any animal or pet which becomes a source of annoyance to other residence of the Condominium or in any way causes any damage to the property

6. No reptiles, wildlife, amphibians, poultry or livestock shall be raised, kept or bred on the Condominium property.

E. Obstructions: The parking areas, all sidewalks, walkways, entrances, driveways, passages, vestibules, stairways, corridors, and halls must be kept open and shall not be obstructed in any manner. Rugs or mats must not be placed outside of doors, in corridors or on walkways. No sign, notice or advertisements

F. Children: Children are not to play in the elevators, in the lobby, in the public halls, in the parking areas, on the public walkways or on the stairways. Reasonable supervision must be exercised when children are playing on the grounds.

G. Destruction of Property: Neither unit owners, their family, guests, invitees, employees, nor lessees shall mark, mar, damage, destroy, deface or engrave any part of the condominium property. Unit owners shall be financially responsible for any such damage.

H. Exterior Appearances: To maintain a uniform and pleasing appearance of the exterior of the condominium building, no awnings, screens, glass enclosures, or projections shall be attached to the outside walls other than items originally installed by the Developer. This includes any type of screen or umbrella. No exterior lighting shall be permitted on the walls. No television, by agents of the Developer. No system or facility shall be erected or maintained within the boundaries of the condominium, except for installations constructed therein by the Developer and/or

L. Signs: No signs of any kind (other than a notice to be placed on the bulletin board after notification to the manager and/or by the Developer and/or by agents engaged by the Developer) may be installed on the premises.

J. Cleanliness: Unit owners shall not allow anything to be thrown, or to fall from the units. No sweeping, or other substances, shall be permitted to escape to the exterior of the building from the doors of the units. All garbage and refuse from the condominium shall be deposited with care in garbage containers intended for such purposes at such times and in such manner as the Association shall direct.

K. Ingress and Egress: Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the corridors or on staircase landings. No unit owner or lessee shall allow entrance doors to remain open for any purpose other than for immediate ingress and egress.

L. Windows, Balconies and Terraces: Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of windows. No objects shall be hung from window sills. No cloth, clothing, rugs or mats shall be hung open or shaken from a window. Unit owners shall not throw cigars, cigarettes or any other object from doors or windows. A unit owner may display one portable, removal, United States, flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 ½ by 6 feet, that represent the United States, Army, Navy, Air Force, Marine Corps or Coast Guard.

M. Door Locks: Unit owners must abide by right of entry into units in emergencies. In case of any emergency originating in, or threatening, any unit, regardless of whether the unit owner is present at the time of such emergencies, the Board of Administration of the Association, or any other person authorized by it, or the building manager, shall have the right to enter such unit for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate.

N. Storage Areas: Nothing shall be placed in the storage areas (if any) which would create a fire hazard.

O. Plumbing: Common water closets and other common plumbing shall not be used for any purposes other than those for which they are constructed, and no sweepings, rubbish, rags, sanitary napkins, or other foreign substances shall not be poured down drains. The cost of any damage resulting from misuse of the same shall be borne by the unit owner causing the damage.

P. Responsibilities for Deliveries and Moving: Unit owners shall be liable for all damages to the building caused by receiving deliveries, or moving or removing furniture or other articles to or from the building. Moving and deliveries shall only be allowed between the hours of 8:00 a.m. and 5:00 p.m. daily. Moving and deliveries shall not be permitted at all on Saturdays or Sundays. All moves must be scheduled by the building manager.

Q. Trash: All refuse, waste, bottles, cans, garbage, etc., shall be securely wrapped in plastic garbage bags and placed in the appropriate collection containers.

R. Roof: Unit owners (other than the Developer and/or agents of the Developer and/or entities designated by the Developer) their families, guest, invitees, employees and lessees, are not permitted on the roof for any purpose.

S. Solicitation: There shall be no solicitation by any person anywhere upon the condominium property for any cause, charity, or any purpose whatsoever, unless specifically authorized by the Board of Administration.

T. Hurricane Preparation: Each unit owner who plans to be absent from his or her unit during the hurricane season must prepare his unit prior to departure by:

1. Removing all furniture and plants from his or her balcony
2. Designating a responsible firm or individual to care for his or her unit during their absence in the event that the unit should suffer hurricane damage. Each unit owner shall furnish the manager with the name of such firm or individual.

Unit owners shall not install hurricane or storm shutters without the prior approval of the Board of Administration. Hurricane or storm shutters shall only be closed during a hurricane or severe storm warning and must be open at all other times. The Board of Administration shall have the right to adopt additional rules and regulations regarding hurricane shutters, including but not limited to, rules and regulations regarding design, color, location and use thereof. The installation replacement and maintenance of such hurricane shutters in accordance with this paragraph shall not be deemed to be a material alteration of the Common Elements.

U. Window Coverings: Door and window coverings visible from the exterior of the unit other than those that have white, off-white or black-out type liners shall be subject to approval of the Board of Administration.

V. Odors: No noxious or unusual odors shall be generated in such quantities that they permeate to other units and become annoyances or become obnoxious to another unit owner. Normal cooking odors, normally and reasonably generated, shall not be deemed violations of this regulation.

W. Cooking Devices: No fires, cooking devices or other devices which emit smoke or dust shall be allowed on the back yard of any units.

X. Weight Limitations: No unit owner shall cause any weight on any portion of his or her unit which shall interfere with the structural integrity of the building.

Y. Fire Doors: Unit owners, lessees and their respective family members and guests shall not use the fire doors for ingress and egress, except in emergency situations.

Z. Waterbeds: No waterbeds are to be brought into the units for any purpose unless approved by the Association.

AA. Pest Control: All unit owners and lessees shall be responsible to perform pest control services within their unit.

BB. Motor Vehicles: No vehicle belonging to a unit owner, lessee, or to a member of the family or guest, tenant or employee of a unit owner or lessee shall be parked in such a manner as to impede or prevent access to another parking space. Unit owners, lessees and families shall obey the parking regulations posted at the parking areas and drives, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the unit owners. No motor vehicle which cannot operate on its own power shall remain parked within the Condominium property for more than twelve (12) hours, and no repair of vehicles, except for emergency repairs, shall be made within the Condominium property. Washing and waxing of motor vehicles shall be limited to such areas, if any, designated by the Association for the cleaning of motor vehicles.

Each parking space may be used only by the unit owner or the lessee of such unit, except when the unit owner has given written permission for use (copy to Association) by another unit owner, lessee or guest. No unit owner or lessee or their respective family members, employees, servants, agents, visitors and licensees may park his vehicle in any parking space other than the parking unit assigned to such unit owners. All vehicles shall be parked within the painted lines and pulled close to the bumper. As a security measure, all automobile doors should be locked.

In the event decals are required to be affixed to each vehicle owned by or leased by a unit owner or lessee, while parked within the Condominium property, then each vehicle owned by or leased by a unit owner or lessee shall bear the required decal, where designated by the Association on the vehicle, while within the Condominium property.

Trucks, vans campers, recreational vehicles, boats, jet skies, trailers, motorcycles may not be parked on the Condominium property without prior approval of the Association.

CC. Use and Occupancy: Under no circumstances may more than (1) family shall reside in a unit at one time. "Families" shall mean either a group of natural people related to each other by blood or legally related to each other by marriage or adoption, or a group of not more than four (4) persons not so related who maintain a common household in a unit. No more than four person shall occupy on a one bedroom unit and no more than six persons shall occupy in a two bedroom units.

DD. Nuisance: A unit owner shall not permit anything to be done or kept in his unit which will increase the insurance rates on the unit, the Common Elements, or any portions of Summerbreeze, a Condominium or obstruct or interfere with the rights of other unit owners or the Association. A unit owner shall not commit or permit any nuisance, immoral or an illegal act in his unit or the Common Elements or any portion of Summerbreeze, a Condominium.

EE. Compliance with Board of Administration: All unit owners and lessees shall cooperate fully with the Board of Administration in effecting a coordinated move-in and move-out schedule including, but not limited to, use of the elevators for moving of furniture and furnishings.

FF. Lease Restrictions: Approval of Leases need not be recorded. Only entire units may be leased. All leases must provide, and if they do not, shall be deemed to provide, the agreement of the lease(s) to abide by all the covenants of the Condominium documents and that a violation of the documents is a material breach of the lease and is grounds for damages, termination and eviction, and that the lessee and the owner agree that the Association may proceed directly against such lessee(s) and that the lessee(s) shall be responsible for the Association's cost and expenses, including attorney's fees, at all trials and appellate levels. If such cost and fee are not immediately paid by the lessee(s) the unit owner shall pay them and such funds shall be secured as a charge. Each unit owner irrevocably appoints the Association as Owner's Agent authorized to bring action in owner's name and at owner's expense including injunction, damages, termination and eviction. The rules and regulations must be provided to the lessee(s) by or on the behalf of the unit owner at or before the commencement of the lease term. The minimum leasing period is seven months.

The Tenant of each Unit shall be required to post a cash security deposit in an amount not to exceed the equivalent of one month's rent into an escrow account maintained by the association as security deposit to the Association. Said security deposit shall be held by the Association and may be commingled with other funds of the Association and the Association shall have no liability for the accrual or payment of any interest thereon. If at any time during the term of the Lease the Tenant or any guest or invitee of the Tenant shall damage any portion of the Association Property or the Condominium Property, then the Association may, at the option of the Association, appropriate and apply all or any portion of said security deposit to the cost of repairing said damage. Following the expiration of the term of the Lease, the security deposit shall be returned in full to the Tenant, less any portion applied in accordance with this paragraph.

The foregoing Rules and Regulations are designed to make living for all unit owners pleasant and comfortable, and compliance with the foregoing Rules and Regulations is mandatory. The restrictions imposed are for the mutual benefit of all.