

APPLICATION FOR OCCUPANCY

All new residents (owners and/or tenants) are required to apply with **COUNTRY CLUB OF MIAMI 44 NORTH ASSOCIATION, INC.** prior to moving in. The application process could take roughly one to two weeks. A proposed buyer or tenant **MUST** be approved before moving in. You **MUST** obtain the required forms from the office of:

GRS MANAGEMENT, INC
15280 NW 79TH COURT, SUITE 101
MIAMI LAKES, FL 33016
PHONE 305-823-0072
FAX 305-823-4888

All applications **MUST** be submitted to **COUNTRY CLUB OF MIAMI 44 NORTH ASSOCIATION, INC.** All forms must be 100% complete and correct and must be signed by the appropriate parties. Incomplete applications **WILL NOT** be accepted nor processed. The following must be included with the application:

- _____ Application processing fee of \$150.00 for legally married couples. Any other applicant over 18 years of age must pay an additional \$150.00 per applicant. Made payable to: **GRS MANAGEMENT, INC. (Cashier's check or money order only) - Application fees are non-refundable.**
- _____ If the application is for sale, an estoppel **MUST** be requested before or at the time this application is submitted. ESTOPPEL FEE OF \$250.00 (standard) OR \$350.00 (rush) is required. Made payable to: **GRS MANAGEMENT, INC (Cashier's check or money order only)**
- _____ Copy of Local Police Record
If unable to secure local appointment, the GRS Management, Inc. office may run a background check for an additional \$55.00 per applicant. Made payable to: **GRS MANAGEMENT, INC. (Cashier's check or money order only) - Fees are non-refundable.
- _____ Signed copy of the contract for sale or lease.
- _____ Completed application with a copy of all applicants' driver licenses or photo IDs.

When a complete application package is received, we will commence the process for the background screening. Once the background screening is completed, we will be forward the application to the Board of Directors for approval.

All inquiries in reference to the application process must be done via e-mail to customer@grsmanagement.com.

Sincerely,

Applications Department
GRS Management, Inc.

COUNTRY CLUB OF MIAMI 44 NORTH ASSOCIATION, INC.

Application for Occupancy

PLEASE FILL IN ALL BLANKS. APPLICATIONS NOT FULLY COMPLETED, WILL NOT BE PROCESSED.

Note: Please note all applicants over the age of 18 (not married to primary applicant) must complete a **separate** application.

Date: _____ Desired Date of Occupancy: _____

This Application is for a: Lease () Purchase () of Unit # _____

Property Address: _____

Realtor's Name: _____ Phone # _____

Applicant's Name _____

Phone# _____ Cell Phone# _____

E-Mail Address: _____

SSN# _____ DOB _____

DL # _____ State _____

MARITAL STATUS: Married () Separated () Divorce () Single ()

Spouse's Name: _____

Phone# _____ Cell Phone# _____

E-Mail Address: _____

SSN# _____ DOB _____

DL # _____ State _____

No. Of People who will occupy the unit: _____

LIST OF OCCUPANTS

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

PETS

Yes () No () How Many: _____ Weight: _____ Breed: _____

Weight: _____ Breed: _____

VEHICLES

Make: _____ Model: _____

Tag # _____ State: _____ Year: _____

Make: _____ Model: _____

Tag # _____ State: _____ Year: _____

RESIDENCE HISTORY

Present Address: _____

City _____ State _____ Zip _____ OWN () RENT () Years _____

Name of Landlord _____ Phone # _____

Previous Address: _____

City _____ State _____ Zip _____ OWN () RENT () Years _____

Name of Landlord _____ Phone # _____

Previous Address: _____

City _____ State _____ Zip _____ OWN () RENT () Years _____

Name of Landlord _____ Phone # _____

EMPLOYMENT HISTORY

ARE YOU: Self-Employed? Yes () No () Retired? Yes () No ()

Present Employment:

Employer Name: _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income _____

Previous Employer: Employer Name: _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income _____

Spouse's Employer

Self-Employed? Yes () No () Retired? Yes () No ()

Present Employment: Employer Name: _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income _____

Previous Employer: Employer Name: _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income _____

REFERENCES (No Relatives)

Name _____ Years Known _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

Name _____ Years Known _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

Name _____ Years Known _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

LEASE ADDENDUM

In the event the Lesser is delinquent in his or her obligation to pay to the Association, any general or special maintenance assessments, or any installment, the Association shall have the right, but not the obligation, to require the Lessee to pay said rental installment, or a portion thereof sufficient to pay said delinquent maintenance assessments, directly to the Association, upon the Association giving written notice of exercise of such right to the Lessee and Lesser. The right of the Association is cumulative and in addition to any and all other rights or remedies the Association may have against the Lessee or Lesser.

Initials: _____

Lesser (Owner) Signature

Lessee (Tenant) Signature

RULES & REGULATIONS

I, _____, acknowledge that a copy of the rules and regulations of the Association have been included in this package. If I wish to receive a full copy of the bylaws, the full package is purchasable at the GRS Management, Inc office. I understand that all members of my household and/or any guests are required to comply with all rules of the Association.

Signature _____

Date _____

Have any of the applicants ever been arrested for any other than a minor traffic violation?

Yes () No () Convicted Yes () No ()

Name of applicant: _____

If yes, please explain: _____

Applicant acknowledges that all information given is true and correct, and understands that as part of our procedure for processing your application, an outside screening agency, may make an investigation from the information given and present their findings to GRS Management Inc. and the association for review. This investigation may include, but is not limited to, character, general reputation, credit, residence and criminal search. Applicants agree not to hold the Association or its agent or GRS Management, Inc or the unit owner liable for the discovery or non-discovery of information or any actions taken as a result of this investigation. Authorization is hereby given to release banking, credit, residency, employment and other information pertinent to this application. I/We acknowledge that upon request, a copy of any adverse information may be provided to solely the applicant in which had an adverse report with valid ID. The Association reserves the right to deny this application based on its investigative findings.

Signature: _____ Date: _____



GRS Management, Inc.

15280 NW 79th Court, Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: Customer@grsmanagement.com

AUTHORIZATION FOR FILE DISCLOSURE

(Only to be completed if background by GRS Management, Inc. will be completed)

I hereby consent to allow GRS Management, Inc. and Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow GRS Management, Inc. and Verify Screening Solutions, Inc. and its designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction. Results may only be provided, upon request, to the following applicant:

Signature: _____ Date: _____

Full Name- First, Middle and Last Name (Please Print):

Home Address (Unit # if applicable): _____

Applicant's Contact Phone Number (Required): _____

Social Security Number: _____ DOB: _____

Driver's License Number and State Issued: _____



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ACKNOWLEDGEMENT OF RULES AND REGULATIONS

I, _____, the applicant of this property (property address listed below) acknowledge that I have been provided with a copy of the rules and regulations of the Association. I understand that all members of my household and/or any guests are required to comply with all rules of the Association.

I, _____, the owner of this property understand that if I lease this property, I will be responsible for any violations of any rules and regulations caused by my lessee/tenant and I may be subject to violations and/or fines to my property.

Association Name: _____

Property Address: _____

Applicant Signature: _____

Date: _____

Country Club of Miami 44 North Association, Inc. Updated Rules and Regulations

1. Signs- ~~No signs of any character shall be placed or displayed upon any Lot or upon any building or Residence thereon, including but not limited to "FOR SALE" or "FOR RENT" sign, except as otherwise provided in the Rules and Regulations.~~

"For Sale" signs must be approved by the Architectural Review Committee and have size, height and duration of display.

2. Commercial Use- No Manufacturing trade, business, commerce, industry, profession or any other occupation whatsoever, shall be conducted or carried on upon any Lot or any part thereof.

3. Nuisances- No obnoxious, offensive, or unlawful activity shall be carried on upon The Properties nor shall anything be done thereon which may be or may become an annoyance or nuisance to other Owners. Without limiting the generality of the foregoing, no hunting or discharge of firearms is permitted at any time.

Hours: Sunday-Thursday no excessive noise, music or outdoor parties after 10pm.

Three-day Federal or State recognized holidays will exclude Sunday from the 10pm curfew. Friday & Saturday noise, music and outdoor parties must cease at midnight.

4. Pets, Livestock and Poultry- No Animals, reptiles, wildlife, livestock or poultry of any kind shall be raised, bred, kept or stabled on any Lot.

a. Miami-Dade leash law apply (please see attached page)

b. Clean up after your pet, regardless if you are on your property or the common areas

5. Garbage and Trash Disposal- No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. Every garbage receptacle, maintained outside of the garbage or container shall be placed on the side of the house not visible from the front of the house or the backyard within the perimeter of the house. All garbage and rubbish shall be placed in the garbage receptacle or container and the owner shall at all times keep and maintain the Lot in a clean and sanitary condition. The requirements from time to time of the applicable governmental authority or other company or association for disposal or collection of waste shall be complied with. *Trash and Recycle bins must be removed from the curb by sun down the day of collection.*

Trash Days: Tuesdays and Fridays (recycle is every other Tuesday)

a. For a replacement bin: call 311. If your trash bin is damaged because of misuse, modification or placement of unacceptable materials, you will be responsible for purchasing a new bin for \$50.00.

b. Bulk waste pick up: Call 311. Each household is entitled to two (2) bulk waste pick-ups a year up to 25 cubic yards each. If it exceeds the limit you could choose to combine both your pick-ups. Your pile will be picked up within 9 days from the date you indicated.

c. Bulk Items can also be taken to the Palm Springs North Trash & Recycling Center (7870 NW 178 Street)

d. Trash bins should be pulled back the same day to prevent any fines from being assessed

6. No drying- No clothing, laundry or wash shall be aired or dried, on any portion of The Property except on any portion of a Lot which is completely screened from the view of all persons other than those on the Lot itself.

7. Improper Substances- No flammable, combustible or explosive liquids, chemicals or substances shall be kept in bulk in any Residence.

8. Commercial Trucks, Trailers, Campers and Boats- No trucks or commercial vehicles or campers, mobile homes, motor homes, house trailers or trailers of every other description, *recreational vehicles*. ***Commercial vehicles and trucks, trailers, campers and boats may not be parked in resident spaces, on the inside curb or on the swale alongside Bob-0-Link Drive.***

9. Repairs- No commercial, automotive or boat repairs or painting will be permitted on the Property. **Any** vehicle which cannot operate on its own power **or in state of disrepair or damaged** shall not remain for more than 24 hours. All vehicles violating this provision will be subject to towing at Owner's expense.

10. Temporary Structures- Trailers, tents, shacks, barns, or any temporary building of any design whatsoever, are expressly prohibited and no temporary residence shall be permitted in an unfinished Residence.

11. All exterior modifications require prior Architectural Review Board (ARB) approval. ***Architectural Request must include detailed plans and are subject to adherence to local and state building codes and satisfactory inspection(s).***

12. Unit Air Conditioners- No air conditioning units may be mounted through windows or walls visible from the front of the house or by any neighbor.

13. Recreational Equipment- Recreational equipment shall be placed or installed only with the approval of the Architectural Review Board (ARB).

14. Antenna and Flags ~~No outside antennas, antenna poles, antenna masts, or antenna towers shall be permitted.~~ **By law, residents are allowed to install terrestrial antennas for over the air and satellite reception. HAM and shortwave radio are not illegal. Regarding flags, all flags should be displayed from a permanent mount, be of tasteful content and be kept in good condition. Political flags must be removed in a timely manner following the official election conclusion.**

15. Artificial Vegetation- No artificial grass or plants or other artificial vegetation, shall be placed or maintained upon the exterior portion of any Lot, unless approved in writing by the ARB.

16. Garages- No garage may be converted into a living space.

17. ~~Easements for access are reserved as shown on the recorded plat. Access easements are provided for the joint and several use of the present and future owners of lots within this Section for a means of ingress and egress. Within these easements, no wall, fence, structures, building, planting, or other material shall be placed or permitted to remain which will prevent free ingress and egress. Access shall be continuously available to all~~

present and future owners of property in this Section, and appropriate public officials.

18. Vehicle Parking- Vehicle(s) shall be parked in the designated Townhouse area. ~~No street parking allowed at any time.~~ **Vehicles are allowed to park on the curb inside the hedge as long as the vehicle is within the property boundaries of the owner's property. Excess vehicles are encouraged to park on the street alongside Bob-O-Link Drive.**

All vehicles are required to have decals in order to park in the community. Parking enforcement will be supervised by the booting and towing company. Please see below parking and decal enforcement guidelines/rules:

1. Three (3) registered vehicles per property address
2. Three (3) vehicles will have numbered and dated hang tags
3. Decal and/or hang tags must always be displayed when parked within the Association boundaries
4. Tags issued annually in January and of a different color each year
5. No tags required to park on East side of hedge on Bob-O-Link Drive
6. Tagged vehicles are to park in the two (2) allotted spaces per unit and one (1) on the curb inside the hedge along Bob-O-Link Drive
7. Exception to property 19500 and 19920- each have three (3) allotted and lined spaces as end cap properties. There is no curb option for these properties
8. Curb tagged vehicles must constrain to the property boundary on the East-West axis
9. If necessary, division lines and unit numbers will be painted on curb to delineate individual property parking areas
10. No tag required if vehicle is parked inside the garage
11. Parking on any grass areas west of the hedge is prohibited and any sprinkler damage will be the property owners responsibility.
12. Habitual offenders, regardless of tag status are subject to towing at the owners expense.
13. Tags can be given to guests, however, only three (3) vehicles per unit are allowed, excess must use street
14. Annual tags will have a nominal charge (To be determined- to cover printing)
15. Replacement for lost or destroyed tags will incur an extra charge for first and for second time within the same calendar year regardless of date.
16. Active enforcement- Vehicles parked outside these guidelines will be subject to verbal request to comply

18. Security lights- It is asked that the front outside security light be left on at all times. Porch lights should be left on from dusk to dawn (sensors are recommended)

19. Golf Course: It is NOT for recreational use by residents. Golfers have the right of way