

KEN-DADE CONDOMINIUM 2, INC. APPLICATION FOR OCCUPANCY

New residents (owners and/or tenants) are required to complete and submit this application to obtain Association approval at least fifteen (15) business days prior to the proposed occupancy date.

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

To avoid delays in processing, **all applications must be submitted to KEN-DADE CONDOMINIUM 2, INC.** Every form must be completed in its entirety, be accurate, and be signed by all required parties. All required supporting documentation and applicable fees must be submitted with the application.

Incomplete, applications will not be accepted or processed until all required information, documentation, is received. Please print legibly using **black or blue ink**.

Incomplete applications will be automatically canceled thirty (30) days after the date of submission date. All application fees are non-refundable.

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.**

_____ **Sales Only:** A completed Estoppel Request must be submitted prior to closing. Pursuant to Section 718.116, Florida Statutes, the Association or its authorized agent will issue the estoppel certificate within ten (10) business days after receipt of a written request and the applicable statutory fee. Payment must be made by cashier's check or money order payable to **GRS Management, Inc.** The current fee is **\$250.00 for standard processing service (issued within 10 business days and \$350.00 for expedited service (issued within 3 business days. An additional \$150.00 if the account is in collection.**

_____ **Rentals Only:** Applications will not be approved if there are any outstanding assessments, fees, fines, or other amounts due to the Association.

_____ **Background Check / Local Police Record** Each applicant is required to provide a **background report or a local police record**. As a convenience, **GRS Management, Inc.** may obtain a background screening on behalf of the applicant for an additional fee of **\$55.00 per applicant**. Payment must be made by **cashier's check or money order** payable to **GRS Management, Inc.** **All background screening fees are non-refundable, regardless of whether the application is approved, denied, withdrawn, or canceled.**

_____ A fully executed copy of the Contract for Sale or Lease, signed by all parties.

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

All inquiries regarding the application process must be made via e-mail to customer@grsmanagement.com.

KEN-DADE CONDOMINIUM 2, INC.
APPLICATION FOR OCCUPANCY

**PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION. INCOMPLETE APPLICATIONS WILL NOT BE
ACCEPTED OR PROCESSED.**

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

Date: _____ Desired Date of Occupancy: _____

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

Agent Information (if applicable)

Property Address: _____

Realtor's Name: _____ Phone # _____

Applicant information:

Applicant's Name _____ Phone# _____

Email Address: _____

SSN# _____ DOB _____

DL # _____ State _____

MARITAL STATUS: Married (☐) Separated (☐) Divorced (☐) Single (☐)

Spouse's Name: _____

Phone# _____

Email Address: _____

SSN# _____ DOB _____

DL # _____ State _____

LIST OF OCCUPANTS

Total number of individuals who will occupy the unit: _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

KEN-DADE CONDOMINIUM 2, INC.
APPLICATION FOR OCCUPANCY

PETS

Yes (☐) No (☐) How Many: _____

Weight: _____ Breed: _____ Color _____

Weight: _____ Breed: _____ Color _____

****Pet Restrictions: ONLY small pets, caged birds or other domesticated animals are permitted. No large dogs, loud birds or unusual animals are permitted. Only one domesticated pet per unit is permitted under our Declaration of Covenants. Any pet MUST be under 25 pounds at its maturity.**

VEHICLES

Make: _____ Model: _____ Tag #: _____

Make: _____ Model: _____ Tag #: _____

Make: _____ Model: _____ Tag #: _____

****Parking Restrictions (Per the Association's Bylaws and Rules & Regulations)**

RESIDENCE HISTORY

Applicants must provide a complete employment history for the past three (3) years.

Present Address: _____ Years _____

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

Name of Landlord _____ Phone # _____

Previous Address: _____ Years _____

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

Name of Landlord _____ Phone # _____

Previous Address: _____ Years _____

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

Name of Landlord _____ Phone # _____

KEN-DADE CONDOMINIUM 2, INC.
APPLICATION FOR OCCUPANCY

EMPLOYMENT HISTORY

Applicants must provide a complete employment history for the past three (3) years

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

Present Employment Name: _____

Address _____ **Phone** _____

City _____ **State** _____ **Zip** _____

From: _____ **To** _____ **Dept or Position:** _____

Supervisor: _____ **Monthly Income** _____

Prior Employment Name: _____

Address _____ **Phone** _____

City _____ **State** _____ **Zip** _____

From: _____ **To** _____ **Dept or Position:** _____

Prior Employment Name: _____

Address _____ **Phone** _____

City _____ **State** _____ **Zip** _____

From: _____ **To** _____ **Dept or Position:** _____

Spouse's Employer ARE YOU: Self-Employed? Yes (☐) No (☐) Retired? Yes (☐) No (☐)

Present Employment Name: _____

Address _____ **Phone** _____

City _____ **State** _____ **Zip** _____

From: _____ **To** _____ **Dept or Position:** _____

Supervisor: _____ **Monthly Income** _____

Prior Employment Name: _____

Address _____ **Phone** _____

City _____ **State** _____ **Zip** _____

From: _____ **To** _____ **Dept or Position:** _____

Prior Employment Name: _____

Address _____ **Phone** _____

City _____ **State** _____ **Zip** _____

From: _____ **To** _____ **Dept or Position:** _____

KEN-DADE CONDOMINIUM 2, INC.
APPLICATION FOR OCCUPANCY

REFERENCES (No Relatives)

Name _____ Years Known _____

Phone # _____ Email Address: _____

Name _____ Years Known _____

Phone # _____ Email Address: _____

Name _____ Years Known _____

Phone # _____ Email Address: _____

LEASE ADDENDUM

Lessor/Unit Owner becomes delinquent in the payment of any general or special assessments, installments thereof, or any other monetary obligation due and owing to the Association the Association shall have the right, but not the obligation, pursuant to Section 718.116(11), Florida Statutes, to make written demand upon the Lessee/Tenant requiring the Lessee/Tenant to pay subsequent rental payments, or any portion thereof, directly to the Association.

Upon receipt of written demand from the Association the Lessee/Tenant shall remit rental payments directly to the Association in accordance with the Association's written instructions and shall continue making such payments until:

The Association provides written notice releasing the Lessee/Tenant from this obligation; The Lessor/Unit Owner's delinquent monetary obligations to the Association have been satisfied; or the Lessee/Tenant's tenancy in the unit has terminated.

Any rental payments received by the Association shall be applied toward the outstanding monetary obligations owed by the Lessor/Unit Owner to the Association. The Association shall provide written notice of its demand to both the Lessee/Tenant and the Lessor/Unit Owner as required by applicable Florida law.

The Lessee/Tenant shall receive credit against rental obligations owed to the Lessor/Unit Owner for all rental payments properly made to the Association pursuant to the Association's written demand. Payment of rent directly to the Association following proper notice shall provide the Lessee/Tenant protection from any claim by the Lessor/Unit Owner for those amounts timely paid to the Association.

The Association's rights under this provision are cumulative and are in addition to any other rights and remedies available under the Condominium Declaration, Bylaws, Rules and Regulations, Chapter 718, Florida Statutes, or applicable law, including, but not limited to, the right to pursue collection remedies against the Lessor/Unit Owner for delinquent obligations.

The Association's exercise of this right shall not create a landlord-tenant relationship between the Association and the Lessee/Tenant, except as specifically provided by applicable Florida law.

Lesser (Owner) Signature

Lessee (Tenant) Signature

KEN-DADE CONDOMINIUM 2, INC. APPLICATION FOR OCCUPANCY

RULES & REGULATIONS

Acknowledgment of receipt of the association rules and regulations

I/We acknowledge that I/we have received a copy of the Association's Rules and Regulations as part of the application package for **KEN-DADE CONDOMINIUM 2, INC.** I/We agree to comply with all provisions of the Association's governing documents, including the Declaration, Bylaws, Rules and Regulations, and any duly adopted amendments.

I/We understand that occupancy of the Unit is limited to the individuals identified in the approved application. No additional person may occupy or reside in the Unit without the prior written approval of the Association when required by the Association's governing documents.

I/We further understand that any violation of the Association's governing documents, including unauthorized occupancy or failure to comply with community rules, may result in enforcement action by the Association as permitted by the Declaration, Bylaws, Rules and Regulations, the lease agreement, and applicable Florida law.

Such enforcement action may include, where authorized, the imposition of fines, suspension of use rights, legal action, and other remedies available to the Association. I/We acknowledge that any termination of tenancy or eviction proceedings must be pursued through the Unit Owner/Landlord and the appropriate legal process as required by applicable law.

All adult applicants must sign below to acknowledge receipt of an agreement to comply with the Association's Rules and Regulations.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

INTERVIEW

Acknowledgment of the required interview

I, _____, acknowledge and understand that an interview with the Association representative is required prior to moving-in to the community. I further understand that completion of this interview is a requirement of the application process and must be completed before occupancy is permitted.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

KEN-DADE CONDOMINIUM 2, INC.
APPLICATION FOR OCCUPANCY

ACKNOWLEDGMENT OF INSURANCE RESPONSIBILITY

I acknowledge and understand that the Association's master insurance policy does **not** provide coverage for damage occurring within my condominium unit. This includes, but is not limited to, damage to interior walls, flooring, cabinets, countertops, fixtures, appliances, personal property, improvements, and losses resulting from water intrusion or flooding, except as otherwise required by the Association's governing documents or applicable law.

I further acknowledge that it is my responsibility, as the unit owner, to obtain and maintain an **HO-6 Condominium Unit Owners Insurance Policy**. An HO-6 policy is specifically designed for condominium owners and provides coverage for personal property, interior improvements, liability, loss assessments (when applicable), and other items not covered by the Association's master insurance policy.

By signing below, I acknowledge that I have read and understand my insurance responsibilities and agree that the Association shall not be responsible for losses or damages that are the responsibility of the unit owner under the governing documents or the owner's individual insurance policy.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

CRIMINAL HISTORY DISCLOSURE

Has any applicant been convicted of a felony or misdemeanor (excluding minor traffic violations)?

☐ Yes ☐ No

Applicant Name: _____

If yes, please provide the following information:

Offense: _____

Date of Conviction: _____

Jurisdiction (City/State): _____

Additional Explanation (Optional): _____

I/We certify that the information provided in this application is true, complete, and accurate to the best of my/our knowledge. I/We understand that failure to provide complete and accurate information, including the omission or misrepresentation of required information, may result in denial of occupancy approval.

Applicant Signature: _____ Date: _____

KEN-DADE CONDOMINIUM 2, INC.
APPLICATION FOR OCCUPANCY

AUTHORIZATION FOR FILE DISCLOSURE AND CONSUMER REPORTING

I hereby authorize **GRS Management, Inc.** and **Verify Screening Solutions, Inc.**, including their designated agents, employees, and authorized representatives, to obtain, review, and verify consumer reports and related information for the purpose of evaluating my application for residency, lease approval, or purchase eligibility.

I understand that the screening process may include, but is not limited to, obtaining and reviewing the following information:

- Consumer credit reports;
- Criminal history information;
- Eviction records;
- Rental payment history;
- Rental and occupancy history; and
- Other information necessary to evaluate my eligibility as a prospective resident.

I further authorize the association **KEN-DADE CONDOMINIUM 2, INC.**, **GRS Management, Inc.**, and **Verify Screening Solutions, Inc.**, and their authorized representatives, to obtain and review applicable information during the term of my occupancy.

I certify that all information provided in my application for residency is true, accurate, and complete. I understand that providing false, fraudulent, incomplete, or misleading information may result in the denial of my application, the termination of my residency, or other remedies available under applicable law.

I understand that screening results and related information will be maintained in confidence and may be disclosed only to authorized parties as permitted by applicable law or upon my written authorization.

Applicant Information

Full Legal Name (First, Middle, Last): _____

Current Home Address (including Unit No., if applicable):

Address: _____

City _____ State _____ Zip _____

Applicant Telephone Number: _____

Social Security Number: _____ Date of Birth: _____

Driver's License Number and State Issued: _____

Applicant 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

Website: www.grsmanagement.com

**KEN-DADE CONDOMINIUM 2, INC.
PET REGISTRATION INFORMATION**

Date: _____ Unit/Account Number: _____

Resident/Occupant Name: _____

Property Address: _____

Phone Number: _____

Email Address: _____

Pet restrictions may vary in accordance with the Association's Declaration, Bylaws, and Rules and Regulations.

ONLY small pets, caged birds, or other domesticated animals are permitted. No large dogs, loud birds or unusual animals are permitted. Only one domesticated pet per unit is permitted under our Declaration of Covenants. Any pet MUST be under 25 pounds at maturity

Pet Age: _____ **Weight (lbs):** _____

Miami-Dade County Tag/License Number: _____

License information may be verified through the applicable County records.

Date of Most Recent Rabies Vaccination: _____

Please attach a current copy of the pet's vaccination records.

Required Attachments

Please submit the following with this registration:

- ☐ Current photograph of the pet
- ☐ Current rabies vaccination certificate
- ☐ Miami-Dade County pet license/tag information (if applicable)

Owner Certification

I certify that the information provided above is true and correct. I understand that all pets must comply with the Association's Governing Documents, including all applicable pet restrictions, rules, and regulations. I further acknowledge that any change in pet ownership or pet information shall be reported to the Association within thirty (30) days.

Pet Owner Name: _____

Pet Owner Signature: _____

Date: ____ / ____ / ____



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**KEN-DADE CONDOMINIUM 2, INC.
ELEVATOR RESERVATION**

The Association required elevator reservations for move-ins and move-outs. Elevator reservations are available **Monday through Friday, from 8:00 a.m. to 5:00 p.m., subject to Management approval and availability.**

To request an elevator reservation, please complete this form and submit it to GRS Management Inc. at least 72 hours prior to the requested move date.

Elevator Security Deposit of \$100.00 is required before the reservation can be confirmed. The deposit will be refunded in accordance with the Association's policies, provided no damage to the elevator or common areas is found.

Date: _____ Unit/Account Number: _____

Association Name: _____

Resident/Occupant Name: _____

Property Address: _____

City: _____ State: _____ ZIP Code: _____

Phone: _____ Alternate Phone: _____

Email: _____

Requested Access

Date Access is Needed: _____ Move-ins and move-outs Time: _____

Moving Requirements and Responsibilities ☐ Owner ☐ Tenant

Moving Boxes: All empty moving boxes must be flattened and properly disposed of after the move. Boxes may **not** be disposed of in the building's trash chute, if applicable, to prevent damage or blockage.

Bulk Item Disposal: Empty boxes, packing materials, furniture, appliances, or other moving debris may **not** be left in any common area or placed inside the Association's dumpsters.

Moving Furniture: Furniture and other large items must be moved through the building's designated entrance and transported using the reserved elevator. Moving furniture through balconies, windows, or any exterior opening is strictly prohibited, as it may damage the building's exterior and common elements.

Elevator Protection: On the approved moving date, Association staff will install protective padding inside the elevator and, when applicable, unlock the designated lobby access door to facilitate the safe movement of furniture and other large items.

Damages and Fees: The unit owner is responsible for any damage to the elevator, lobby, common areas, or other Association property resulting from the move. Improper disposal of moving materials or debris may also result in charges. A **\$500.00 damage fee** may be assessed to the owner's account **or deducted from the Elevator Security Deposit** to cover the cost of repairs, cleaning, disposal, or other expenses incurred by the Association.

FOR OFFICIAL USE ONLY

Date Received: _____ Date Completed: _____

Completed By (GRS Management Representative): _____

Ken-Dade Condominium II Association, Inc
9159 SW 77th Ave Miami, FL 33156

Rules and Regulations for Ken-Dade Condominium

These Rules and Regulations were enacted to promote harmonious living for a safe and enjoyable community. Compliance is MANDATORY.

Violations of The Rules and Regulations

The Declaration and By-Laws of Ken-Dade Condo #2 permit the Board to enforce rules governing the use of individual units and the common areas.

Monthly maintenance payment must be **RECEIVED** within 10 days of the 1st day of each month. If not RECEIVED within 10 days, the Owner will be charged a \$25 late charge plus interest at 1.5% per month. In addition, a \$25 late charge, plus interest, will be charged for EACH month the payment remains in default.

If the Owner fails to pay for more than 2 months, the delinquency will be referred to our attorney for collection. The attorney fees for an attorney collection letter is \$200. If not paid within 30 days, the lawyer will prepare and record a property lien against the unit and will charge the Owner \$500 in attorney fees. If the delinquency continues for an additional two months, the attorney will foreclose the lien and the owner will be charged additional attorney fees computed by the hour. These rules are calculated to force Owners to promptly pay all maintenance/assessments.

Article IX of the By-Laws provides for significant penalties for the failure to follow the Rules and Regulations regarding the use of the property. A fine of up to \$200 is authorized for each violation. A fine of \$50 is authorized for the 1st violation, \$100 for the 2nd violation and a fine of \$200 is authorized for the 3rd and subsequent violations. If we hire an attorney to enforce the Rules, attorney fees will be owed.

NOTE: The Florida Statutes and the Ken-Dade Declaration of Covenants, at Article XXII (9), authorizes the Association to enter any condo unit for any important reason AND for the purpose of maintenance, inspection, repair and to determine compliance with the Rules and Regulations.

Rules and Regulations

A. General Rules

1. This is a RESIDENTIAL building and NO area may be used for commercial purposes and NO immoral, offensive or unlawful use is allowed on condominium property.
2. Hallways, walkways, stairwells, and other common areas shall not be obstructed by rubbish, debris, bicycles, furniture, cleaning materials and any similar items, and shall

not be defaced or misused in any manner. Residents should monitor these areas to keep them clean.

3. Loud noises, loud music, and similar nuisances are prohibited if they disturb any other resident. No Smoking or drinking of alcohol in the hallways, elevators or common areas and littering and disposing of cigarette butts in common areas is prohibited.
4. All trash must be in a plastic bag and discarded properly.
5. Washing Cars – Residents must conserve the use of water. After washing cars, be certain that the water is turned off. Water waste means larger bills and will increase monthly maintenance.
6. SHOPPING CARTS stolen from area stores are NOT allowed on our premises. Any resident entering the property with a shopping cart will be reported and a warning letter will be issued to the resident and/or unit owner with a violation fee.
7. Roof and Meter Room Access: Anyone needing access MUST contact the Property Manager for authorization and to obtain the key.
8. WATER RESTRICTIONS: Water and sewer bills are expensive. All residents are personally responsible to repair running toilets, faucet leaks, hot-water tank leaks or water use in their unit so you MUST call a plumber to make the repair. If you see a leak in the clubhouse, the common and pool areas, please report it to the Property Manager.
9. There are 3 Water Shut Offs Inside Each Unit. The water shut off into the kitchen sink (1) is in the cabinet under the sink. The shut off for the water into the bathroom (2) is in the back of the closet in the master bedroom. The water shut off for the water heater (3) is on the water line going into the water heater.
10. Building Water Shut Off. If you have a major repair which requires that you shut off water for the entire building, you MUST notify the Property Manager. The Cost for turning off the water is \$100. We are required to provide a 3-day Notice to our tenants showing the date and hours the water will be unavailable.

B. Residents, Renters and Purchasers

1. An Application for Occupancy and Background Check MUST be submitted BEFORE moving into or residing in any Unit. ALL prospective occupants, including buyers, tenants and residents, MUST be interviewed and approved by the Board of Directors. The Declaration of Covenant mandates that the Board, in its sole discretion, retains and reserves all rights to accept or reject prospective purchasers, occupants, buyers, tenants and residents.
2. ALL leases must be for a minimum of 6 consecutive months. NO transient rentals (Airbnb, HomeAway, etc.) or guest accommodations are permitted for any reason. The unit owner is fully responsible for the actions of their tenants.
3. One-bedroom units may be occupied by two people only. Two-bedroom units may be occupied by four people only. Names and anticipated periods of occupancy of ALL guests MUST be supplied in advance to the Board. The Board must know who is staying in our building. Guests of an owner/renter are NOT allowed for more than 30 days

C. Moving In and Out

1. Moving hours are 9:00 AM to 6:00 PM – Monday through Saturday. Moving is **NOT** permitted on Sundays and Holidays.
2. Notice **MUST** be given to the Property Manager (305) 383-7132) at least 4 days PRIOR to any move. A Deposit of \$100 MUST be paid before any resident moves. The deposit is intended to reimburse Ken-Dade Condo #2 for any damages the elevator, the halls and/or the premises. If there is no damage, the deposit will be returned.
3. MOVING PADS MUST BE USED IF THE ELEVATOR IS USED. The interior of the elevator MUST be protected by the hanging moving pads inside the elevator. The moving pads are kept in the 2nd floor storage room and must be returned when finished.
4. The mover is NOT allowed to leave any furniture, wood, paint or toxic liquids, tables, chairs or other similar item in the Trash Room. The owner will be fined. The prohibited items will be hauled away and the cost will be charged to the mover.

D. Parking Regulations

1. These Regulations are MANDATORY. Any violation will subject the vehicle to being towed pursuant to the Towing Signs displayed on our condo property. The President and Vice-President shall have the authority to identify violations and request towing.
2. ALL vehicles MUST be parked ONLY in the assigned parking space. The Board has sole discretion and authority to assign and reassign parking spaces in accord with its policies.
3. Unit Owners and Tenants are assigned ONE parking space that is reserved for their exclusive use. If any resident has more than 1 vehicle, the second vehicle can be parked in a Guest space AFTER 7 PM on EACH DAY the guest space is used.
4. Guest parking can be used for a maximum of 24 hours.
5. Commercial vehicles, commercial trucks, recreational vehicles, campers, watercraft, trailers, commercial vans and similar vehicles are NOT permitted in the parking lot.
6. All vehicles must have current tag and registration and NO inoperable, abandoned, or stored vehicles are permitted in the parking lot and vehicle repairs are NOT permitted.
7. No resident or guest from Building #2 may park in any space designated to Building #1. And, residents and guests from Building #1 may not use Building #2 spaces.

E. Pets Regulations

1. **ONLY** small pets, caged birds or other domesticated animals are permitted. No large dogs, loud birds or unusual animals are permitted. Only one domesticated pet per unit is permitted under our Declaration of Covenants. Any pet MUST be **under 25 pounds** at its maturity.

2. **Service Animals:** Any pet properly certified as a "Service Animal" is permitted in the unit. However, BEFORE the pet moves in, the owner MUST provide a copy of the certification.
3. Pets MUST be on a leash at all times while on community property.
4. Pets are not permitted in the pool/pool area and/or Clubhouse.
5. Solid waste from any pet MUST be picked up by the owner, placed in a plastic bag and discarded properly. If your animal defecates in the elevator, CLEAN IT UP.
6. Pets must NOT disturb other residents including barking dogs, squawking birds, etc.
7. Pets must be kept inside units. They are NOT permitted on balconies or in hallways unattended.
8. Feeding of pets, especially stray or feral cats, or any animals in the hallways or common areas is prohibited. Any resident feeding cats MUST be certain they are spayed or neutered.

F. Clubhouse Rules

1. The Clubhouse is available for rental for a private party or function for a set fee and security deposit by any resident of Ken-Dade Condo #1 and Ken-Dade Condo #2.
2. The Clubhouse is available for rental on Saturday or Sunday for a set fee of \$50 and a \$100 refundable security deposit. You MUST reserve the clubhouse at least 10 days in advance by notifying the Property Manager, paying the \$50 fee and the \$100 security deposit. The \$100 security deposit will be returned if the Clubhouse is left clean with trash bagged and disposed of in the Trash Room.
3. The clubhouse can be used Monday to Friday between 5 PM and 11 PM by less than 10 people for quiet social events such as card games, table games, a study room or prayer groups or similar social events. There is no need for a reservation and the \$50 fee and the \$100 security deposit will be waived. If the clubhouse is not cleaned with trash properly bagged and disposed of in the Trash Room, a violation may be issued.

G. Remodeling, Upgrades and Structural Changes

1. No structural changes or alterations may be started without the PRIOR approval of the Board of Directors. All exterior doors of each unit must reasonably uniform throughout the building.
2. Every unit owner is responsible to repair and maintain the windows, replace screens on balconies and to keep the balconies clean from debris and unsightly objects.
3. Any installation of floors in any unit on the 2nd, 3rd and 4th floors MUST include sound proofing installed under the tile. This MUST be approved by the Board of Directors.

H. Balconies

1. Use of the balconies may be regulated by the Association.
2. Every unit owner is responsible to repair and maintain the windows, replace screens on balconies and to keep the balconies clean from debris and unsightly objects.

3. Open fires including barbecues are NOT permitted on any balcony or common areas. There is a barbecue grill for your use on the west end of the pool area.
4. ONLY the following are permitted on balconies: potted plants, live or fake, bicycles, patio type furniture and similar items. All other items are prohibited.
5. Hanging rugs, clothes, towels or any other objects on the balconies, or in the common areas, is prohibited.

I. Garbage

1. ALL trash MUST be in put a proper trash bag before putting down the chute.
2. ALL residents MUST remove wood, furniture, Christmas trees, carpets, appliances, and similar items be removed from the premises. These items are NOT allowed in the dumpsters, trash room or in the common areas.
3. Recycled cans, plastic, bottles, should be rinsed out before putting them into the proper bins.
4. The newspaper bin is for newspapers ONLY. No mail.
5. Large empty boxes should be folded and taken to the trash room.

NOTE: VIOLATORS WILL BE FINED AND CHARGED FOR PICK-UP SERVICES. The dump sites are: 8000 SW 107 Avenue and 2200 SW 117 Avenue

J. Pool and Pool Area: Hours: 10 a.m. to Sunset Every Day

1. Persons using the pool and pool area do so at their own risk. There are no trained personnel overseeing or supervising pool activities
2. Children under 12 years of age must be accompanied and supervised by an adult 18 years of age or older. People 13 years of age or older do not require supervision
3. Pool safety equipment is for emergency use only and is not to be used for any other purpose.
4. For safety and insurance reasons, the self-closing pool gate must be closed at all times.
5. Damaging or removal of pool area furniture is prohibited.
6. Running, jumping, ball playing, skateboarding, rough games, etc. are not allowed in the pool area. Loud noises, loud music, and similar nuisances are prohibited if they disturb other residents. No smoking or drinking of alcohol is permitted in the pool area. Cigarette butts should be put in a proper container and removed from the pool area.
7. Any noises that cause disturbances to surrounding units and are prohibited.
8. Glassware or any breakable items in the pool/pool area are prohibited.
9. Toys are not permitted inside the pool.
10. Pets are not permitted inside the pool or pool area.

K. Laundry Rooms: Hours: 8 a.m. to 10 p.m.

1. KEEP THE LAUNDRY ROOMS CLEAN - Always clean the lint filter on the dryer and leave laundry room clean after doing your laundry.

2. Laundry in process should not be left unattended any longer than the time required to complete the cycles as other persons may be waiting to use the facility.
3. No pets allowed inside the Laundry Room.

L. Storage

NOTE: The Ken-Dade Condo #2 storage rooms are located on the 2nd, 3rd and 4th floors. The space is very limited. Each unit is allowed ONLY 9 square feet (3' x 3') of floor space.

NOTE: The storage rooms are usually locked. However, they are easily accessible and there is no protection against theft, vandalism, fire, etc. of stored items. We are NOT responsible for any items stored in the rooms.

1. No Combustible, Flammable, Hazardous or Toxic Materials: These items are considered "inherently dangerous" and include gasoline, propane tanks, kerosene, motor oil, acid, fertilizers, paint, cleaners, asbestos, fireworks, explosives and similar items.
2. No Furniture, Tables, Chairs, Mattresses, Beds and Similar Items: These and similar items are NOT allowed in storage because they clutter the space and are a potential fire hazard. These items include televisions, mattresses, beds, dressers, tables, chairs, shelving, filing cabinets and all similar items.
3. No Lumber, Cabinets, Tiles, Carpet or Other Construction Materials are allowed: This includes storage of plywood, wood shelves, building materials or construction related tools, equipment and materials.
4. No Perishable Food and Animal Products:
Any kind of perishable food products such as pet food, produce or meats are not allowed.
5. Prohibited Items, identified above, are NOT allowed to be discarded to our Trash room:
The unit owners must have the prohibited items hauled away by an independent trash hauler. If violated, the owner will be fined and must pay the costs for hauling.

Board of Directors
Ken-Dade Condominium #2

COMMUNITY REMINDERS



ARCHITECTURAL REVIEW (ARB)

Prior written ARB approval is required, in accordance with the Association's Rules and Regulations, before making any exterior modification or improvement to your property.



PARKING REGULATIONS

Unauthorized or improperly parked vehicles are subject to towing in accordance with the Association's parking enforcement program and governing documents.

TOWING COMPANY: ALPINE

(305) 238-5636 | 17528 S. Dixie Hwy, Miami, FL 33157

IMPORTANT CONTACT INFORMATION



AFTER-HOURS EMERGENCY LINE

Office Hours:

Monday – Friday | 9:00 a.m. – 5:00 p.m.

The After-Hours Emergency Line is for **ASSOCIATION-MAINTAINED PROPERTY EMERGENCIES ONLY**, including:



Major
water leaks



Electrical
emergencies



Other urgent
maintenance
emergencies



Please contact the management office during normal business hours for all non-emergency matters.



COMMUNITY FOCUSED. CLIENT DRIVEN.

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



Website: www.grsmanagement.com