DOLPHIN VIEW CONDOMINIUM ASSOCIATION, 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 DOLPHIN VIEW CONDOMINIUM ASSOCIATION, 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.

DOLPHIN VIEW CONDOMINIUM ASSOCIATION, 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 _____

DOLPHIN VIEW CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR OCCUPANCY

PETS

Yes (_) No (_) How Many: _____

Weight: _____ Breed: _____ Color _____

Weight: _____ Breed: _____ Color _____

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

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 # _____

DOLPHIN VIEW CONDOMINIUM ASSOCIATION, 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: _____

DOLPHIN VIEW CONDOMINIUM ASSOCIATION, 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

DOLPHIN VIEW CONDOMINIUM ASSOCIATION, 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 **DOLPHIN VIEW CONDOMINIUM ASSOCIATION, 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: _____

DOLPHIN VIEW CONDOMINIUM ASSOCIATION, 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: _____

DOLPHIN VIEW CONDOMINIUM ASSOCIATION, 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 **DOLPHIN VIEW CONDOMINIUM ASSOCIATION, 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

DOLPHIN VIEW CONDOMINIUM ASSOCIATION, 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.

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: _____ / _____ / _____

EXHIBIT "P-3"

TO

PROSPECTUS

RULES AND REGULATIONS

OF

DOLPHIN VIEW CONDOMINIUM

RULES AND REGULATIONS

OF

DOLPHIN VIEW CONDOMINIUM

In addition to the provisions of the Declaration of Condominium of DOLPHIN VIEW CONDOMINIUM, and the By-Laws of DOLPHIN VIEW CONDOMINIUM ASSOCIATION, INC., the following Rules and Regulations, together with such additional rules and regulations as may be adopted hereafter by the Board of Administration, shall govern the use of and the conduct of all residents upon the Common Elements whether said residents are Unit Owners, approved lessees, or the guests of Unit Owners or lessees:

1. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other By-Laws and Rules and Regulations of the Association. Loud noises will not be tolerated.

2. The Common Elements shall not be obstructed, littered, defaced, or misused in any manner. Sidewalks, entrances, passages, stairways, corridors and halls shall not be obstructed or used for any purpose other than ingress and egress to and from the premises.

3. Outdoor clothes lines may not be erected, and nothing shall be hung or exposed on any part of the Common Elements, patios or balconies.

4. "For sale" and "for rent" signs or other window displays or advertising shall not be permitted on any part of the Common Elements or in any Unit such that they are visible from the Common Elements without the prior written consent of the Association except that the Developer shall have the right to exhibit such signs without consent. No other signs, advertisements, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside or inside of the premises or building without the prior written consent of the Association.

5. All garbage and refuse and other waste materials must be stored in areas designated for the same and must be placed in covered containers approved by the Board of Administration.

6. Parking areas are solely for automobiles. Trucks, vans (other than so-called mini-vans), commercial vehicles, boats, trailers, boat trailers, recreation vehicles, motor homes, motorcycles or any other transportable personal property shall not be permitted in the parking areas or drives without prior written consent of the Board of Administration of the Association and, if such consent is given, may be stored only in locations, if any, that may be designated for such purpose by the Board of Administration of the Association.

7. The washing and/or waxing of automobiles and any other vehicles shall not be permitted on any portion of the Condominium Property. All automobiles and any other vehicles must be fully operational. No repairs (except minor emergencies) shall be made on any portion of the Condominium Property.

8. Employees of the Association shall not be used or sent out of the Condominium by any Unit Owner or resident at any time for any purpose. Unit Owners and residents will not direct, supervise or in any manner attempt to assert control over the employees of the Association. All requests for service must be directed to the Board of Administration of the Association or a duly designated representative thereof.

9. In order to protect the Condominium Property, each Unit Owner who plans to be absent from his Unit at any time during the hurricane season (May 1 through November 30) must prepare his Unit prior to departure by removing all furniture, plants, and other objects from his patio or balcony. If the Owner fails to remove such items, the Association shall have the right but not the responsibility to do so and to bill the Owner for the cost.

10. No advertising or soliciting shall be permitted on the Condominium Property.

11. Other than inspectors and/or workmen authorized by the Association no person shall be permitted on the roof of any of the improvements.

12. Storage areas shall be utilized exclusively by the Association and may not be used by individual Unit Owners without the prior written consent of the Board of Administration.

13. No radio or television masts, towers, poles, antenna or satellite dishes or any wiring of any purpose shall be installed on the exterior of the building.

14. All stairways shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. No washlines of any kind will be maintained outside the owner's unit. No unit owner shall discard or permit to fall any item from the windows of the premises, nor shall they place or permit to be placed any foreign objects in the hallways, stairways and Common Elements.

15. All Common Elements inside and outside the building will be used for their intended purposes and no articles belonging to unit owners shall be kept therein or thereon and such areas shall at all times be kept free of obstruction.

16. Outside servants and domestic help of unit owners shall not gather or lounge in the areas defined as Common Elements.

17. No owner may make or permit any disturbing noises in the building whether made by himself, his family, friends or servants, nor do or permit anything to be done by such persons that will interfere with the rights, comforts and conveniences of other tenants. No owner may play or suffer to be played or suffer to be played any musical instrument, phonograph, radio or television set in his unit between the hours of 10:00 p.m. and the following 8:00 a.m. if the same shall disturb or annoy other occupants of the of the condominium.

18. No garbage cans, supplies, milk bottles, or other articles shall be placed in the halls or on the staircase landings, nor shall anything be hung from the window or balconies or placed upon the window sills. Neither shall any linens, cloths, clothing, curtains, rugs or mops be shaken out or hung from any of the windows or doors. No fire exits shall be obstructed in any manner.

19. Unit owners must maintain in good condition and repair their units and all internal surfaces within or surrounding their unit; and maintain and repair the fixtures therein and to promptly pay for any utilities which are metered separately to their unit.

20. A unit owner may neither make nor cause to be made any structural addition or alteration to the unit nor to the common elements without the written approval of the Board of Administration of the Association. No storm shutters, enclosures or roll-ups are permitted unless approved in writing by the Board of Administration of the Association, except that Unit Owners may install hurricane shutters in conformity with design specifications

approved by the Board of Administration and in accordance with installation procedures approved by the Board of Administration.

21. The Association, may retain a pass key to the premises. No unit owner shall alter any lock or install a new lock or a knocker on any door of the premises without notifying the Board of Administration of the Association or the Association's agent in advance. After such notice is given, the unit owner shall provide the Association with an additional key for the use of the Association pursuant to its right of access to the premises.

22. All window curtains or draperies used on window casings which are visible form the exterior of the premises shall be covered by white lining or shall be of a neutral color.

23. No unit owner shall make repairs, remodel or alter his unit in any manner which will affect the appearance of the exterior of the building without the approval of the Board of Administration of the Association; provided that this limitation shall not apply to the Developer.

24. No unit owner shall ignite nor permit to be ignited any fire, charcoal cooker, gas burner, wood burner, or other similar device within the confines of his unit, or any Common Elements, except in such ground floor level areas as may be provided from time to time for such purposes.

25. No unit owner shall drive upon the streets or Common Elements of Dolphin View in a motorized vehicle commonly known as a "hot rod", "souped up vehicle", nor a car specially equipped to produce greater than normal sound such as "glass packs".

26. Each Unit Owner, approved lessee, family member and guest of the Unit Owner shall comply with and abide by all the above Rules and Regulations and also those rules and regulations as may hereafter be adopted from time to time by the Board of Administration. Additionally, the Board of Administration reserves the right to change or revoke the existing rules and make such additional rules and regulations from time to time, as in its discretion shall be deemed necessary or desirable in accordance with the Declaration or By-Laws. In any respect in which these Rules and Regulations and the Declaration or the By-Laws shall appear duplicitous or in conflict, the Declaration or By-Laws shall control.

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.

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.

GRS

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