

**THE GRAND OASIS CONDOMINIUM ASSOCIATION, INC.
INTRODUCTORY LETTER**

Dear Prospective Resident:

Re: Building # _____ Unit #: _____

Enclosed please find an application package for lease or resale of the above referenced unit.

The owner and/or prospective tenant must complete the forms. Forms not completed in full and signed, will be returned to the lessee, purchaser or their agents and will not be processed until all information or disclosed. The following **MUST** be returned to the management office for processing:

1. Application for Grand Oasis screening (completed in its entirety).
2. The signed Lease Acknowledgement form (must be signed by both the tenant & owner)
Copy of the purchase agreement/contract or lease.
3. Application fee \$125.00. Additional \$100.00 each for anyone 18 years of age or over.
Married couple fee \$125.00. Payments by Money order payable to Omega Risk Management.
4. A copy of driver's license for all applicants.
5. The application must be submitted at least seven (7) working days in advance of scheduling a review & moving in.
6. Under no circumstances may an applicant be given unit keys or permitted to move in prior to the approval of the Association. After closing on a unit, the owner must provide a copy of the Warranty Deed to the Management office.
7. Please provide a copy of vehicle registration along with a picture of the vehicle and plate.

NO COMMERCIAL VEHICLES OF ANY TYPE PERMITTED

THE CONDOMINIUM MUST APPROVE THE PROSPECTIVE PURCHASER OR TENANT PRIOR TO OCCUPANCY IN ANY UNIT.

(ONE DOG WITH A MAXIMUM WEIGHT OF FOURTY (40) POUNDS IS ALLOWED. PIT BULLS, ROTWEILERS OR CHOWS ARE NOT ALLOWED).

NOTHING NEEDS TO BE NOTARIZED ON YOUR APPLICATION

Applicants signature

Date

Spouse/roommate signature

Date

Application for OMEGA RISK MANAGEMENT, Inc. c/o Integrity Property Management (954)346-0677
Unmarried Co-Applicants Fill Out A Separate Application. Do not leave any blank spaces. Please use black ink

Name _____ SS# _____ DOB ____/____/____
Last First MI Jr. Sr. Prior

Spouse _____ SS# _____ DOB ____/____/____
Last First MI Maiden

Drivers License # _____ ST _____ Spouse's Drivers License # _____ ST _____

Other _____
Name Relationship Age SS# Name Relationship Age SS#

Occupants _____
Name Relationship Age SS# Name Relationship Age SS#

Pets: Number _____ Type _____ Breed _____ Weight _____ Age _____

Cell Phone (____) _____ Why Moving? _____

Present Address _____
Street Apt. # City State Zip Code

Present Landlord/
 Mortgage Holder _____ Phone (____) _____

Length of Residence: ____/____ To ____/____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo. Yr. Mo. Yr.

Previous Address _____
Street Apt. # City State Zip Code

Previous Landlord/
 Mortgage Holder _____ Phone (____) _____

Length of Residence: ____/____ To ____/____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo. Yr. Mo. Yr.

Present Employer _____ City & St. _____ Phone (____) _____

Position _____ Dates Employed ____/____ To ____/____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

Previous Employer _____ City & St. _____ Phone (____) _____

Position _____ Dates Employed ____/____ To ____/____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

Spouse Present Employer _____ City & St. _____ Phone (____) _____

Position _____ Dates Employed ____/____ To ____/____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

In Case of Emergency Notify _____ (____)
Name Relationship Address Phone Number

Have you ever had an eviction filed or left owing money to an owner or landlord? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___
 Have you applied for residency in the past 2 years, but did not move in? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___
 Have you ever had adjudication withheld or been convicted of crime? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___

If you have answered yes to any of the above questions please explain the circumstances regarding the situation on back of this sheet.

AUTHORIZATION OF RELEASE OF INFORMATION Applicant(s) represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes an investigative consumer report including, but not limited to, residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State.

NON-REFUNDABLE APPLICATION FEE - Applicant(s) agree to pay \$ _____ for a non-refundable application processing fee.

Applicant's Signature _____

Date _____

Spouse's Signature _____

Date _____



Applicants: Most banks, financial institutions, mortgage companies and employers require your signature and name printed to verify information. Please complete the form below.

AUTHORIZATION FORM

You are hereby authorized to release information to Omega Risk Management, Inc. any and all information they request with regards to verification of my/our bank accounts(s), credit history, residential history and employment verification to be used for my/our Application for Occupancy. I/We hereby waive and privileges I/We may have with respect to the said information in reference to its release to Omega Risk Management for reporting purposes.

Applicants Signature

Applicants Name Printed

Date Signed

Applicants Signature

Applicants Name Printed

Date Signed

RESIDENT DATA FORM

DATE: _____
ADDRESS: _____

OWNERS: MUST PROVIDE ALTERNATE ADDRESS FOR OWNER

NAME: _____
ADDRESS: _____
CITY: _____ **STATE** _____ **ZIP** _____
PHONE: _____

UNIT OCCUPANTS:

	Name	Home Phone	Work Phone
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____

Relationship of Unit Owner to Unit Occupant. (If lessee, please attach a copy of the lease.)

PETS: (Please attach photo)

Dog/Cat (Please Circle)

Breed	Name	Color	Sex	Weight (lbs)

The Grand Oasis Condominium Association, Inc.
PET REGISTRATION FORM

Name: _____ Address: _____

I DO NOT OWN A PET _____

If in the future I decide to acquire a pet, I understand that I will need to get association approval prior: _____
(Initial here)

BREED OF PET: _____
(NO PIT BULLS OR ROTTWEILERS OR LIKE BREEDS ALLOWED)

APPROXIMATE WEIGHT OF PET AT FULL GROWTH: _____

PET'S NAME: _____

PET'S COLORING: _____

By my signature below, I verify that I will abide by the Rules and Regulations of The Grand Oasis Condominium Association, Inc.

Please provide veterinary record verifying dogs breed, weight and shot record.

PLEASE INCLUDE PHOTO OF PET FOR IDENTIFICATION PURPOSES

Printed Name

Signature

Printed Name

Signature

FORMS MUST BE SIGNED WHETHER YOU HAVE A PET OR NOT



5665 CORAL RIDGE DRIVE,
CORAL SPRINGS, FL 33076

PH: 954.346.0677
FAX: 954.340.8844

Yes, in Florida, emotional support animals (ESAs) must be under the owner's control at all times. This includes when the owner is not present.

Explanation

- The owner is responsible for the care of their ESA.
- If the owner is not present, the ESA must be contained in a carrier, cage, or tank.
- ESAs cannot be left alone or with anyone else overnight.

Other rules for ESAs in Florida

- ESAs must be licensed and vaccinated.
- ESAs must not pose a threat to the health or safety of others.
- ESAs must not pose a threat to property.
- ESAs must have a prescription from a doctor or therapist.
- Landlords must accept ESAs if the tenant provides the appropriate documentation.
- Condo associations can create rules for ESAs, such as requiring the animal to be leashed.

Please provide a copy of vehicle registration along with a picture of the vehicle and plate.
NO COMMERCIAL VEHICLES OF ANY TYPE PERMITTED

VEHICLE DESCRIPTION:

MAKE YEAR MODEL COLOR WEIGHT LICENSE #

EMERGENCY CONTACT:

Name: _____

Address: _____

City: _____

Phone: (home) _____ **Phone (work)** _____

Signature: _____
(Owner or Lessee)

ADDITIONAL INFORMATION:

Please return this form to:

**Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL 33076**

RULES & REGULATIONS

- Pool hours are from 8:00 am until dusk... NO EXCEPTIONS.
- All guests using the pool and surrounding area need to be accompanied by a resident of Grand Oasis.
- All children who are residents of the Grand Oasis need to have adult supervision at the pool and surrounding area.
- All authorized guests must park in the designated "guest parking" areas.
- The Grand Oasis is a private residence community and is also located on private property. Anyone that is not a resident or the authorized guest of a resident is in violation of trespassing and will be asked to leave the property. Failure to comply with this request will result in the police being called.
- There should be no children under the age of 12 years old in the Jacuzzi. Children over 12 years old need to have adult supervision.
- All pets need to be maintained on a leash. All pet waste needs to be properly disposed of. Failure to do so will result in a fine rather than a warning due to the fact this is also a Coral Springs ordinance.
- There is to be no trash left outside of the unit. All trash needs to be disposed of properly.
- 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 resident. Normal cooking odors, normally and reasonably generated, shall not be deemed violations in these areas.
- The entrance ways, sidewalks, parking spots and similar portions of the common elements must be kept open and shall not be obstructed, littered, defaced or misused in any manner and shall be used only for ingress and egress to and from the Condominium Property. No carts, bicycles, carriages, chairs, tables or other objects shall be stored in these areas.
- Any violation of the rules will result in a warning letter to the resident and to the owner with a copy placed in the unit file with Integrity Property Management. If the same infraction occurs another warning letter will be given under the same conditions. A third infraction will result in a fine per 18.3 of the Articles of Incorporation under the Condominium By-Laws.
- No unit owner or resident shall make disturbing noises in the building or allow sounds to emanate from the unit or allow family, servants or visitors to do so. All other unnecessary noises such as the playing of pianos and other musical instruments, and slamming doors between the hours of 10:30 pm and 8 am need to be avoided.
- Moving in/out of the condominium must be done between the hours of 8:00 am and 6:00 pm on Monday through Friday and Saturday between 10:00 am and 5:00 pm ONLY. No such moves will be done on Sunday.
- A unit owner desiring to make changes to their unit such as removing carpet and installing either tile or wood flooring needs to obtain an approval authorization from Integrity Property Management.
- A unit owner/resident shall not commit or permit any nuisance, immoral or illegal act in the unit or common elements.
- All units are for residential purposes. In no event shall occupancy (except for temporary occupancy by visiting guests) exceed two (2) persons for each bedroom contained in a unit. The term "temporary occupancy" as used herein shall mean occupancy of the unit not to exceed thirty (30) consecutive days.
- Absolutely no mechanical work of any kind on any cars or vehicles in our parking area or your spaces. It is Highly illegal and dangerous to do so!!

- Under no circumstances may more than one (1) family reside in a unit at one time. "Families" or words of similar import used herein shall mean wither a group of natural persons 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.
- In the event of official notification of a hurricane or tornado threat ALL items must be removed from the patio and balcony.
- No persons wearing bathing suits shall be allowed in the clubhouse, or fitness center. All persons must wear shirts and shoes in the clubhouse and proper exercise attire must be worn in the fitness center area. No wet persons shall be allowed in the clubhouse area except restrooms.
- The Grand Oasis Condominium Homes is a "No Solicitation" community. There should be no distribution of handbills, advertisements of sales etc. left on the unit doors or elsewhere in the community.
- Posted speed limits throughout the complex is 10 miles per hour and needs to be adhered to.
- No units will be "sublet" by a unit owner or another resident. Every resident must undergo the screening process provided by Integrity Property Management. Failure to comply could result in denial and/or eviction.
- NO BARBECUES ARE ALLOWED WHAT SO EVER ON BALCONIES OR ON ANY COMMON GROUNDS, PER STRICT FLORIDA FIRE CODE FOR CONDOS AND WILL BE TOSSED OUT WITHOUT WARNING.
- BALCONIES: NO CLOTHES LINES (NOT JUST HANGING ITEMS), NO PLANTS (UNLESS APPROVED), NO FLAGS, NO CHEAP KITCHEN CHAIRS, NO TOWELS, NO BLANKETS OR ARTICLES OF CLOTHING HANGING ON THE RAILING OF THE UNIT BALCONIES. THE BALCONIES AND PATIOS ARE NOT TO BE USED AS STORAGE FACILITIES TO MAINTAIN CRATES, BOXES ETC. AND MUST MAINTAIN AN AESTHETICALLY CLEAN APPEARANCE.
- WINDOWS: NO TAPE ON WINDOWS. AFTER WIND EVENT TAPE, SHUTTERS WOOD ETC, MUST BE OFF WITHIN 5 DAYS. ALL WINDOWS MUST HAVE APPROPRIATE WINDOW COVERINGS, NO SHEETS ETC.

* No storage in guest spots , cars can not be in guest spots more then 3 days without permission ,if left there will be considered storage

so if have to leave one of your 2 vehicles allowed then park in our own designated spot.

* No vertical street parking , We are a 2 way street so if you park illegally then you are blocking the flow of traffic and forcing drivers to go into on coming traffic.

Also cars can not back up to get out of there spots if you double park ! Violations will mean lease not renewed & can be towed without notice.

* Vendor parking spots are for repair workers only 24/7 ,Must have sign in window at all times if get work done and your address

if you park there that is violation and lease will not be renewed and risk tow.

- **COMMERCIAL VEHICLES: COMMERCIAL VANS, PICKUPS OR CARS CAN ONLY PARK DURING THE DAY IF ACTUAL WORK IS BEING PERFORMED. NO BOATS OR COMMERCIAL VEHICLES SHALL BE PERMITTED TO BE PARKED OVERNIGHT OR STORED AT THE CONDOMINIUM WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD OF DIRECTORS. PLEASE REMOVE THE VEHICLE AT NIGHT AFTER 9 PM OR THE VEHICLE WILL BE TOWED. NO LITTER, TOOL BOXES, TOOLS, LADDERS, BUCKETS, SUPPLIES OR ANY ITEMS THAT IS USED FOR A COMMERCIAL TRUCK WILL BE TOWED WITHOUT NOTICE. YOU'RE MOVING HERE FOR IT LOOK NICE- PLEASE HELP US KEEP THE PARKING LOT LOOKING PLEASANT. NO ONE WANTS TO SEE UGLY COMMERCIAL ITEMS WHILE WALKING DOG OR LOOKING OUT THEIR WINDOW ETC. (PLUS IT'S THE RULES). DO NOT TRY TO SAY IT IS NOT FOR WORK- IF ITEMS CAN BE SEEN ON THE BACK OF VEHICLE OR INSIDE WINDOWS IT WILL BE TOWED (BRING IT IN YOUR HOME OR LEAVE IT AT WORK ETC). DO NOT BRING YOUR WORK TRUCK HOME FOR EVEN ONE NIGHT OR IT WILL BE TOWED. AGAIN, THIS IS FOR YOUR HOME TO BE NICE. IF YOU A NEED WORK TRUCK THEN PLEASE CONSIDER ELSEWHERE AND DO NOT RENT OR PURCHASE IN GRAND OASIS.**

Vehicles or pickup trucks longer them 17 feet, cannot be approved for they do not fit in spot with blocking road or sidewalks!

No mechanical repairs of any kind to be done to vehicles on condo property and strictly forbidden and face a stiff fine if done.

**No personal commercial vehicles allowed to park anytime, 24/7.
Do not take them home!**

MUST PROVIDE AT LEAST THREE PICTURES OF PICK-UP TRUCKS SHOWING FRONT/BACK AND SIDES OF VEHICLE.

* All vehicles at all times must be in good condition without any body damage showing must be registered and insured and approved..

Do not take a damages vehicle to the property if in an accident and if do can be towed without notice

*** NO BARBECUES***

I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS:

Signature

Date

Signature

Date

NO SATELLITE DISH'S ALLOWED ON GRAND OASIS BUILDINGS!

TO PROTECT ANY FURTHER DAMAGE TO OUT BUILDINGS, SATELLITE DISHES ARE NOT PERMITTED TO BE ATTACHED TO THE BUILDING ANYWHERE

PLEASE USE, ATT U-VERSE, RABBIT EARS OR BLUE STREAM CABLE ONLY.

IF YOU MUST HAVE A DISH, IT HAS TO BE APPROVED FIRST BY THE ASSOCIATION AND ABLE TO BE MOUNTED ON THE GROUND AND ONE WIRE ALLOWED TO BE DRILLED IN CLOSE TO THE DISH AND YOUR INSTALLER IS THEN FREE TO RUN WIRES INSIDE YOUR UNIT ANY WAY HE CAN. IF WIRE RUNS INSIDE, IT WOULD BE UP TO OWNER IF THEY WANT TO LOOK AT WIRES ALONG THEIR INSIDE WALLS. TO BE REASONABLE, IF YOU CAN MOUNT IT ON THE GROUND WE WILL APPROVE IT WITH ONE WIRE GOING INTO YOUR UNIT. PLEASE CONTACT OUT MANAGEMENT COMPANY TO REQUEST AN ARCHITECTUAL REQUEST FOR (ARC FORM). DISHES INSTALLED WITHOUT ASSOCIATION APPROVAL ARE SUBJECT TO REMOVAL.

WITH U-VERSE AND CABLE BEING VERY GOOD THESE DAYS, PLEASE CHOOSE ONE OF THESE SERVICES AS WE WILL NOT BE ABLE TO MOVE TREES, ETC. THAT MIGHT BLOCK RECEPTION!! PLUS, DURING STORMS OR HARD RAINS, THESE DISHES DO GO OUT A LOT ANYWAY.

WHY?

THE DAMAGE THESE INSTALLERS DO AND DID TO THE ROOFS BY WALKING ON THEM, AND TO FASCIA BOARD AND WALLS BY DRILLING HOLES THROUGH THEM AND THEN RUNNING UNSIGHTLY WIRES ALL AROUND WHILE DRILLING EVEN MORE HOLES HAS AND WILL CAUSE LONG-TERM DAMAGE AND WAS NEVER ALLOWED TO BEGIN WITH.

IF YOU SEE ANY OTHER DISHES, THEY ARE ALREADY REGISTERED. DAMAGE WAS ALREADY DONE AT THE TIME OF THEIR INSTALLATION AND THEY ARE NOW CONSIDERED "GRANDFATHERED IN". (ALTHOUGH EVERYONE IS AND WILL BE MADE TO CALL OUT THEIR INSTALLER AND RUN ONE WIRE INTO THEIR UNIT AND NOT ALL AROUND THE OUTSIDE.) WE HAVE THE LIST OF THOSE ALREADY GRANDFATHERED IN, SO PLEASE DO NOT ATTEMPT TO PUT UP A DISH TOUCHING THE BUILDING AS IT WILL BE TAKEN DOWN WITHOUT NOTICE ONCE DISCOVERED.

I UNDERSTAND NO DISHES OR ANTENNAS OF ANY KIND CAN TOUCH THE OUTSIDE OF ANY BUILDING AND IF I MUST HAVE A DISH, I WILL SUBMIT AN ARCHITECTURAL REVIEW TO BE APPROVED BY THE ASSOCIATION FOR ONE TO BE MOUNTED ON THE GROUND WITH ONE WIRE IN AS CLOSE TO THE DISH AS POSSIBLE.

Signature

Signature

BLUE STREAM: (954)753-0100

COMCAST: (800)391-3000

ATT U-VERSE: (866)6535

**Absolutely no one allowed to move into your new residence with you
without prior association approval:**

To ensure that the neighborhood you are moving into continues to be safe, you agree that the only person or persons that have been screened by Property Management and approved by the association will be moving into and occupying your new residence.

if there is someone that you wish to move into your unit at a later time, approval must first be obtained by your landlord, and then an approval application must be submitted into the management company along with the required fee and attachments. This includes but is not limited to friends, siblings, family members, boyfriends, girlfriends, etc.

If anyone asks to move in, feel free to use this rule to say no. Do not jeopardize your own residency for anyone. This is for your safety as well as the safety of your neighbors. By signing this acknowledgement, you understand this rule and will not allow anyone to move into your townhome without prior approval.

In the event that persons other than those who have been screened and approved by the association are residing in your property, you understand that you will be held responsible for all legal costs associated with your eviction and the eviction of your unscreened residents.

Applicant 1 _____ Applicant 2 _____

Print _____ Print _____

Date _____ Date _____

Unit Address _____