

THE COLONIES II CONDOMINIUM ASSOCIATION, INC.

Lease / Purchase Application Instructions

All applicants must receive written approval by the Association's Board of Directors **prior to occupancy**. The Board reserves the right to interview prospective occupants before granting approval.

Application Documents

Each adult (18 years old+) prospective occupant must complete an **Association Application**. Applications will be returned unprocessed or not approved if any question is left unanswered.

Each application must include the following documents:

- Association Application (applications must be originals)
- Copy of Purchase Contract or Lease Agreement with Addendums (as applicable)
- Signed Receipt of Rules & Regulations
- Last three (3) pay stubs
- Minimum 700 credit score
- Minimum Income: \$95K Singles/\$195 Couples
- Last three (3) bank statements
- Last two (2) tax returns
- No pets allowed for renters
- No short-term leasing permitted
- Buyers must provide 10% or more escrow deposit and escrow letter from title company
- Signed Authorization to Release Information
- Copy of valid identification card and/or driver's license for all residents
- Valid Car Insurance & Registration
- Owners renting their unit must pay a \$50.00 Association fee each time the unit is rented or transferred. Fee is non-refundable
- A \$50.00 refundable security deposit is required from renters. Refund issued if no common-area damages occur after move-out

Note: All applicants must be available for a personal interview prior to final Board approval.

Each Applicant Must Submit A Full Application Package

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Fees

- **\$150.00 non-refundable application processing fee** for each adult applicant 18 years and over.
- Payments must be made by **cashier's check or money order**, payable to: **The Colonies Two, Inc.**

*Please note that payment of the processing fee **does not constitute or guarantee approval.***

Submission Options

Option 1: Mail or deliver the **original, unaltered documents** to:

The Colonies II Condo Assoc.
c/o Kid Breukelen Realty Group
3350 NE 12th Ave, #24481
Oakland Park, FL 33307

Option 2: If you prefer to **schedule an in-person appointment** for a team member to review your application package, please book here:

<https://api.leadconnectorhq.com/widget/bookings/kbrg-community-association-manager-meet>

Important Notes

- **Additional information may be required**
- **Allow up to 30 days** for your application to be processed
- **Do not call to verify the status** of your application until **after 21 days** from submission

For questions, please email applications@kbrgfl.com

Do not schedule closings or occupancy until you have been notified of a screening date

The Colonies Two, Inc Purchase Lease Application

Each adult 18 and older must fill out a separate application

Application Type: Purchase ___ Lease ___						Date:			
Property Details									
Property Address:									
Anticipated Close or Move In Date									
Personal Information									
First Name		Last Name		MI	SSN#		Birth Date	Email	
Other Names Used			Home Phone:		Mobile Phone:		Co-Owner Applicant Name		
Other Occupants Under 18									
Name				Age		Relationship			
1)									
2)									
3)									
Residency History									
		Current Residence		Prior Residence		Prior Residence			
Address									
City, State & Zip									
		Rent or Own	How Long?	Rent or Own	How Long?	Rent or Own	How Long?		
Monthly Payment or Rent									
Dates of Residency		From	To	From	To	From	To		
Landlord or Mortgage Company									
		Phone:		Phone:		Phone:			
Reason for Leaving									
Employment History									
		Current		Prior		Prior			
Employer									
Address									
Phone									
Name of Immediate Supervisor									

Position/Job Title						
Dates of Employment	From	To	From	To	From	To
Monthly Gross Pay						
Reason for Leaving	n/a					
Vehicle Information						
	Year	Make	Model	Color	Tag No.	
Vehicle #1						
Vehicle #2						
Vehicle #3						
Vehicle #4						
Personal References						
	Name		Address		Telephone	
Reference 1						
Reference 2						
Reference 3						
Real Estate Agent Information						
First Name	Last Name		Email		Phone	
APPLICATION AUTHORIZATION & DISCLAIMER						
<p>The applicant certifies that all information provided is true, complete, and legible. Incomplete, inaccurate, or illegible information may delay processing or result in the application being deemed incomplete. The Association is not responsible for errors in any investigative report caused by information supplied by the applicant.</p> <p>By signing below, the applicant authorizes The Colonies Two, Inc. Condominium Association and/or its managing agent to verify the information provided for the lawful purpose of evaluating this application, including obtaining credit and/or background reports as permitted by law.</p> <p>All applications are reviewed using uniform, nondiscriminatory criteria in compliance with federal and Florida Fair Housing laws. The Association, its Board, officers, and managing agent shall not be liable for actions taken in good-faith reliance on information obtained during the application review process, except as required by law.</p>						
Signature:			Printed Name:		Date:	

AUTHORIZATION & CONSENT FOR INFORMATION VERIFICATION

The Colonies Two, Inc.

Association: The Colonies Two, Inc.

Property Address / Unit #: _____

Applicant Name: _____

Phone: _____ **Email:** _____

By signing below, I authorize **The Colonies Two, Inc.**, its Board of Directors, officers, managing agent, and authorized screening providers to obtain and verify information for the lawful purpose of **evaluating my application for residence**.

This authorization may include, as permitted by law, verification of housing history, employment and income, personal or professional references, and the procurement of consumer credit and/or background reports through a licensed consumer reporting agency.

I authorize any individual, business, housing provider, employer, governmental agency, or consumer reporting agency to release relevant information upon presentation of this authorization or a copy thereof.

I understand that all information will be reviewed using uniform, nondiscriminatory criteria in compliance with federal and Florida fair housing laws. I release and hold harmless the Association, its Board, officers, managing agent, and information providers from liability for actions taken in good faith reliance on information obtained pursuant to this authorization, except as required by law.

This authorization is valid for **thirty (30) days** from the date signed.

Applicant Signature: _____

Printed Name: _____

Date: _____

PET / ASSISTANCE ANIMAL REGISTRATION FORM

(For Association Records Only)

Association Name: _____

Property Address: _____ Unit #: _____

Owner / Resident Name: _____

Phone: _____ Email: _____

ANIMAL INFORMATION

(Complete one form per animal)

Animal Name: _____

Type of Animal: Dog Cat Other: _____ Breed (if applicable): _____

Color / Markings: _____ Weight: _____ lbs Age: _____

ANIMAL CLASSIFICATION

Household Pet Emotional Support / Assistance Animal (Not a Pet) Assistance animals are not subject to pet restrictions where required by law.

VACCINATION & LICENSING (Where applicable and permitted by law)

- Rabies vaccination current: Yes No N/A
- Local license/registration (if required): Yes No N/A
- Veterinarian Name: _____ Phone: _____
- Veterinarian Signature: _____

ACKNOWLEDGMENT & RESPONSIBILITY

I acknowledge responsibility for the animal's conduct and for complying with the Association's governing documents and applicable laws, including leash, noise, waste disposal, and common-area use requirements. I understand that failure to comply may result in enforcement action as permitted by law.

Nothing in this form is intended to limit rights or reasonable accommodations required under the federal Fair Housing Act or Florida Fair Housing Act.

Signature: _____ Printed Name: _____ Date: _____

Attach Pet Image Here

**ACKNOWLEDGMENT OF RECEIPT AND AGREEMENT TO ABIDE BY
RULES AND REGULATIONS**

(Each Applicant Must Fill Out This Form Separately. One Applicant Per Form)

Association Name: The Colonies Two, Inc.

Property Address: _____ **Unit #:** _____

Owner / Resident / Tenant Name: _____

Phone: _____ **Email:** _____

ACKNOWLEDGMENT

I hereby acknowledge that I have received, reviewed, and understand the current **Rules and Regulations** of **The Colonies Two, Inc.** Condominium Association, including any policies, resolutions, or amendments adopted by the Association from time to time.

I understand that the Rules and Regulations are intended to promote the health, safety, welfare, and peaceful enjoyment of the community for all residents and occupants.

AGREEMENT TO COMPLY

I agree to comply with and be bound by the Rules and Regulations of The Colonies Two, Inc., as well as the Association's Declaration, Bylaws, and applicable governing documents. I further understand that failure to comply may result in enforcement action as permitted by the governing documents and applicable law.

I acknowledge that the Rules and Regulations may be amended by the Association in accordance with its governing documents and applicable law, and that I am responsible for complying with any such amendments.

NO WAIVER OF RIGHTS

Nothing in this acknowledgment is intended to limit or waive any rights afforded under federal or Florida law, including but not limited to fair housing laws and reasonable accommodation requirements.

Signature: _____ **Printed Name:** _____

Date: _____

COLONIES 11 RULES AND REGULATIONS:

RENTERS:

- RENTERS CANNOT RENT ROOMS OR SUBLEASE THE UNIT.
- RENTERS MUST FILL OUT AN APPLICATION OF OCCUPANCY EVERY YEAR.

MOVING DAY:

- * TRUCK (24 HRS)
- * BOXES/TRASH MUST BE REMOVED
- NO PARKING ON GRASS
- NO WASHING CARS ON GRASS
- NO PARKING IN UNAUGHORIZED PARKING SPACE
- PER OUR BYLAWS (ONLY ONE PARKING SPACE PER UNIT) GUEST PARKING ARE ON A FIRST COME BASIS.
- NO CAR REPAIRS ON PREMISES WHAT SO EVER
- NO CAR STORAGE WHAT SO EVER
- NO BLARING CAR HORNS
- NO COMMERCIAL CARS OR TRUCKS
- GARBAGE PICK-UP WEDNESDAY & SATURDAY, GARBAGE MUST BE KEPT IN A SEALED CONTAINER IN THE REAR OF YOUR UNIT UNTIL GARBAGE PICK-UP DAY (S).
- BULK PICK-UP WEDNESDAY'S ONLY (PLEASE PUT OUT TUESDAY NIGHT IN DESIGNATED LOCATIONS)
- RECYCLE FRIDAYS ONLY (PLEASE BREAK DOWN ALL BOXES)
- ALL TRASH/RECYCLE BINS ARE TO BE KEPT AT THE BACK OF YOUR UNIT NO EXCEPTIONS: (FINES WILL BE IMPLIMENTED).
- NO LOUD MUSIC
- ALL PETS MUST BE WALKED OUT OF COMPLEX (NO EXCEPTIONS) FINES WILL BE IMPLIMENTED IF YOU'RE IN VIOLATION.
- ALL PETS MUST BE REGISTERED/APPROVED BY (BOARD OF DIRECTORS/PROPERTY MANAGEMENT) NO EXCEPTIONS.
- NO HANGING (CLOTHES/RUGS) ON FENCES/HEDGES
- ALL GUEST MUST BE REGISTERED WHICH ALSO INCLUDES THEIR VEHICLES
- NO MORE THAN SIX PEOPLE PER UNIT
- FOR ALL ROOF REPAIRS PLEASE CONTACT PROPERTY MANAGEMENT
- ALL PATIO SCREENS ARE THE RESPONSIBILITY OF THE HOMEOWNER'S

CHILDREN:

- PARENTS ARE HELD RESPONSIBLE FOR THE ACTS OF THEIR CHEILDREN, BOTH FINANCUALLY AND WITHIN THE LIMITS OF THE LAW.

Initials: _____

- CHILDREN UNDER THE AGE OF 18 YEARS ARE ALSO SUBJECT TO ALL RULES AND REGULATIONS OF COLONIES 11, WITH RECOURSE TO THE PARENT (S).
- ANY TOYS OR PLAYING ACTIVITIES THAT CREATE EXCESSIVE NOISE FOUND UNPLEASANT TO NEIGHBORS ARE NOT PERMITTED ON THE PREMISES OF COLONIES 11
- PARENTS, YOUR CHILDREN ARE NOT TO USE THE COMMON GROUNDS FOR SUCH ACTIVITIES.

WEAPONS:

- NO WEAPONS OF ANY SIZE OR NATURE MAY BE USED OR DISCHARGED ANYWHERE ON THE PREMISES. WEAPONS SHALL INCLUDE, BUT NOT LIMITED TO, ANY MECHANISM THAT PERMITS OR CAUSES THE RELEASE AT ANY VELOCITY OF PROJECTILES OF ANY SIZE OR SHAPE, INCLUDING MECHANISMS THAT MAY BE CONSIDERED TOYS. (INCLUDING B-B GUNS, SLING SHOTS, BOW AND ARROWS, ETC.) IT'S PROHIBITED TO CARRY ANY WEAPON ON THE CONDOMINIUM PREMISES UNLESS IN AN APPROPRIATE CASE.

FENCES, PORCHES AND LANDSCAPING:

- NO FENCES OF ANY TYPE SHALL BE ERECTED WITHIN THE COLONIES 11 EXCEPT THE FENCES BEHIND BUILDINGS 22 AND 33 PARALLELED TO NW 26TH STREET
- AND FENCES ERECTED AND APPROVED BY THE BOARD OF DIRECTOR'S OF COLONIES 11 IN WRITTEN

SCREENED PORCHES:

- THERE SHALL BE ONLY ONE STANDARD FOR PORCHES AND SCREEN ENCLOSURES FOR THE PURPOSE OF UNIFORMITY. ANY MINOR EXCEPTIONS OR ALTERATIONS MUST BE SUBMITTED TO THE BOARD OF DIRECTORS IN WRITING ALONG WITH DRAWINGS.

SHRUBBERY OR GENERAL LANDSCAPING CHANGES:

- ARE NOT PERMITTED IN ANY FRONT/BACK YARD AREA DUE TO TREE ROOTS DOING MAJOR DAMAGES TO SPRINKLER/SEWAGE LINES (FINES WILL BE IMPLIMENTED FOR ANY VIOLATION'S).
- THIS ALSO APPLIES LANDSCAPING ALTERATIONS OR ADDITIONS TO THE REAR YARD AREA ALSO PROHIBITED TO COMMON ELEMENTS WHICH ISN'T OWNED BY HOMEOWNER'S AND THEREFORE SHOULD NOT TO BE USED AS STORAGE OF UNWANTED TRASH/ITEMS BY HOMEOWNERS? COMMON ELEMENTS MUST BE KEPT UP/CLEAN OF ALL UNWANTED DEBRIS AT ALL TIMES.
- IT SHOULD ALSO BE NOTED THAT SECTION 718.115 (3) OF THE FLORIDA STATUES STATES THAT "NO UNIT OWNER SHALL MAKE ANY ALTERATIONS IN THE PORTIONS OF THE IMPROVEMENTS OF A CONDOMINIUM WHICH ARE TO BE MAINTAINED BY THE ASSOCIATION OF REMOVE ANY PORTION THEREOF, OR MAKE ANY ADDITIONS THERETO".

VEHICLES:

Initials:_____

- **PARKING OF VEHICLES: EACH UNIT HAS BEEN ASSIGNED ONE RESERVED PARKING SPACE. (WHICH ARE NUMBERED) GUEST PARKING ARE NOT RESERVED FOR USE BY THE OWNER.**
- **ALL GUEST SPOTS MAY BE USED ON A FIRST COME BASIS. INFORM YOUR GUEST THAT THEY ARE TO PARK IN GUEST SPOTS ONLY. DO NOT PARK ON THE GRASS; OR MAIN STREE OF THE COMPLEX.**
- **ANY VEHICLE OF ANY KIND THAT'S INOPERABLE, OUT OF SERVICES OR IS NOT MOVED FROM COLONIES 11 FOR TWO CONSECUTIVE WEEKS MAY NOT REMAIN AT THE COLONIES 11.**
- **ANY VEHICLE THAT REMAINS FOR MORE THAT TWO WEEKS MAY, AMONG OTHER REMEDIES, WILL BE TOWED FROM COLONIES 11 AT THE OWNERS EXPENSE, SO LONG AS THE OWNER OR PERSONS INCHARGE OF THE VEHICLE RECEIVES A TWO WEEK'S WRITTEN NOTICE PRIOR TO VEHICLE BEING TOWED.**
- **MAJOR MECHANICAL REPARIRS, SUCH AS OIL CHANGES, ETC., ARE NOT PERMITTED ON THE PERMITTED ON THE PREMISES AT ANY TIME**
- **CREATING NOISE OR UNSIGHTLINESS, ARE NOT PERMITTED ON THE PREMISES AT ANY TIME.**
- **DO NOT LEAVE BICYCLES LYING ON THE SIDEWALKS OR PARKED IN THE FRONT OF YOUR UNIT PLEASE STORE IN BACK YARD ONLY.**
- **FRONTEND PARKING ONLY ANY/ALL BACKEND END PARKING OFANY VEHICLE (S) WILL BE TOWED AT THE OWNERS EXPENSE NO EXCEPTIONS.**

NOISE:

- **ALL RESIDENTS ARE ASKED TO RESPECT THEIR NEIGHBOR'S CONFORT BY KEEPING TELEVISION, RADIO, AND ANY OTHER APPLIANCES TURNED TO A LOW VOLUME AFTER 11:00 PM. PLEASE REFRAIM FROM ALLOWING CHILDREN TO PLAY IN THE COMMON AREAS OF COLONIES 11.**

IF YOU'RE PLANNING A PRIVATE PARTY IN YOUR HOME AND FEEL UNUSUAL NOISE MAY RESULT, PLEASE CHECK WITH YOUR NEIGHBOR'S FIRST TO ELIMINATE COMPLAINTS.

DON'T IMPOSE UPON YOUR NEHGBOR'S BY MAKING EXCESSIVE NOISE AFTER 11:00 PM ALSO THE CITY OF LAUDERDALE LAKES HAS A NOISE ORDINANCE AFTER 11:00 PM.

EXCERCISE CONSIDERATION FOR YOUR NEIGHBOR'S WITH REGARD TO MOTOR BIKES AND CYCCLES. DO NOT RIDE MOTOR BIKES ON THE SIDEWALKS.

SPEED LIMITS:

Initials: _____

- THE MAXIMUM SPEED LILIT WITHIN THE BOUNDARIES OF THE COLONIES 11 IS 5 MPH. PLEASE GIVE THIS YOUR FOREMOST CONSIDERATION AND BE ALERT, AS THIS IS A COMMUNITY WITH SMALL CHILDREN.

SIGNS AND DISPLAYS:

- FOR THE PURPOSE OF UNIFORMITY, ADDRESS NUMBER ARE TO BE APPROXIMATELY 4" HIGH AND OF BLACK METAL, EACH UNIT MUST HAVE HOUSE NUMBERS DISPLAYED.
NO SIGNS MAY BE DISPLAYED WITHOUT WRITTEN PERMISSION OF THE BOARD OF DIRECTORS.

GENERAL:

THE COLONIES 11 IS AN ABOVE AVERAGE CONDOMINIUM COMMUNITY HAVING THE POTENTIAL OF CONTINUING AS A VERY NEAT, ATTRACTIVE AND UTMOST RESPECTABLE NEIGHBORHOOD.

ALL RESIDENTS ARE ASKED TO REMEMBER THAT THE COLONIES 11 IS A CONDOMINIUM AND, THEREFORE, HAS CERTAIN RESTRICTIONS NOT ENTIRELY COMPATIBLE WITH RESIDENCE IN A PRIVATE HOME

CERTAIN REGULATIONS ARE NECESSARY, AND THEY WERE MADE NOT TO BE BROKEN. IF ALL RESIDENTS WILL CONSIDER THAT LACK OF COOPERTATION WILL ACCOMPLISH NOTHING BUT HARM, HARM TO YOUR HOME, YOU'RE NEIGHBORHOOD, YOUR REPUTATION AND YOUR INVESTMENT THE COLONIES 11 THEN WILL BE A WONDERFUL FUTURE.

PLEASE OBSERVE THE RESTRICTIONS. IF YOU RECEIVE A COMPLAINT, TRY TO WORK IT OUT IN A NEIGHBORLY MANNER. IF YOU HAVE A COMPLAINT OR COMMENT, PUT IT IN WRITING AND SEND TO THE PROPEERTY MANAGEMENT.

ENFORCEMENT:

IN THE EVENT ANY RESIDENT DOES NOT COMPLY WITH THE DECLARATION OF CONDOMINIUM OR ANY REGULATION SATED HEREIN, THEY WILL FIRST RECEIVE A NEIGHBORLY REMINDER OF THE PROBLEM.

IF THE OWNER DOES NOT COMPLY, OR IF THE SITUATION IS ALLOWED TO CONTINUE, THE PROPERTY MANAGEMENT IS PREPARED TO ENFORCE, CORRECT THE VIOLATION TO THE FULLEST EXTENT OF THE POWER AND THE LAWS GOVERNING CONDOMINIUM RIGHTS IN THE STATE OF FLORIDA.

REMEMBER ALL LAW SUIT COST THE WHOLE COMMUNITY MONEY.....

Initials: _____