

TURNPIKE COMMERCIAL PLAZA CONDO ASSOCIATION, INC.

C/o TMG Management
3303 W. Commercial Blvd., Suite 170
Fort Lauderdale, FL 33309
(954) 782-7820 Fax (954) 782-7823

APPLICATION TO PURCHASE WAREHOUSE UNIT

INSTRUCTIONS:

1. Please print or type information.
2. Applicants who are not legally married, an application on each person must be completed. (Husband, wife and dependents are considered on applicant)
3. Every question listed herein must be answered. Please do not leave blank spaces. If something does NOT APPLY, please either strike through the blank space(s) or write N/A.
4. Only the applicant(s) must sign all forms.
5. Any misrepresentation or falsification of information may result in your disqualification for approval.
6. Please enclose a money order/cashier's check for the processing application fee in the amount of \$100.00 payable to "TURNPIKE COMMERCIAL PLAZA, CONDO ASSOCIATION, INC."
Acceptance of the \$100.00 application fee does NOT guarantee an approval. If Applicant is not approved by the Association, the \$100.00 fee is NOT REFUNDABLE.
7. Please submit signed Parking affidavit (enclosed)
8. Please submit signed Rules and Regulations
9. The complete application must be submitted to the Association office Three (3) weeks prior to the closing date or occupancy date.
10. A copy of the executed purchase contract or lease agreement must be included with your application
11. All adult applicants must make themselves available for a personal interview by the Board of Directors.
Occupancy prior to an approval by the Board of Directors is prohibited.
12. Please include a copy of your driver's license or photo ID

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APPLICATION TO PURCHASE/LEASE WAREHOUSE UNIT

Pursuant to Florida Law and Turnpike Commercial Plaza Condominium Documents, ALL prospective Unit Owners/Lessees must make application to the Condominium Association and be approved PRIOR to taking possession of a warehouse unit. Failure to obtain Association Approval in advance may result in fines or sanctions or denial of approval for occupancy.

Turnpike Commercial Plaza Condominium Association, Inc., has strict Rules and Regulations to which all Unit owners and tenants are subject. All prospective Owners/Lessees must read and sign a copy of the Association Rules and Regulations and have their signature(s) notarized acknowledging that the rules have been read and understood.

The Condominium By-Laws specifically prohibit any type of automotive service or repair business as well as certain other uses of units.

A \$100.00 Processing Fee must accompany this application. All fees must be paid by certified funds.

_____ Unit# _____
Date of Application _____ Anticipated Move In Date _____

Name(s) _____

Home Address _____

Home phone _____ Business phone _____

Emergency or after hours phone _____

Primary use of unit _____

If A Business – Name of Business _____

Type of Business _____

(Check One) Sole Proprietor _____ Partnership _____ Corporation _____

Number of employees at unit _____

Note: Condo documents specify allotment of 1 parking space per unit

READ FIRST: Complete all questions and fill in all blanks. All information supplied is subject to verification. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, order can be cancelled but your fee will not be refunded. Rev. 06/2014

**** THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! ****

APPLICATION FOR OCCUPANCY

Association Name: _____

Circle one: Purchase - Lease - Occupant - Unit# _____ Bldg.# _____ Address applied for: _____

Full Name _____ Date of Birth _____ Social Security # _____

Circle One: Single - Married - Separated - Divorced - How Long? _____ Other legal or maiden name _____

Have you ever been convicted of a crime? _____ Date (s) _____ County/State Convicted in _____

Charge (s) _____

Applicant's Cell Number(s) _____ Applicant's Email Address _____

Spouse _____ Date of Birth _____ Social Security # _____

Other legal or maiden name _____ Have you ever been convicted of a crime? _____ Date (s) _____

County/State Convicted in _____ Charge (s) _____

Spouse's Cell Number(s) _____ Spouse's Email Address _____

No. of people who will occupy unit - Adults (over age 18) _____ Description of Pets _____

Names and ages of others who will occupy unit _____

In case of emergency notify _____ Address _____ Phone _____

PART I - RESIDENCE HISTORY

A. Present address _____ Phone _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Are you on the Lease? _____ If not, who is the leaseholder? _____ Are you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

B. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

C. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

PART II – EMPLOYMENT REFERENCES

- A. Employed by _____ Phone _____
Dates of Employment: From: _____ To: _____ Position _____ Fax _____
Monthly Gross Income _____ Address _____
- B. Spouse Employed by _____ Phone _____
Dates of Employment: From: _____ To: _____ Position _____ Fax _____
Monthly Gross Income _____ Address _____

PART IV – CHARACTER REFERENCES (No Family Members)

1. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____
2. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____
3. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____
4. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____

Are you using a realtor? Yes _____ No _____ If yes: Realtor's name _____
Email Address _____ Cellular Phone _____

Driver's License Number (Primary Applicant) _____ State Issued _____
Driver's License Number (Secondary Applicant) _____ State Issued _____
Make _____ Type _____ Year _____ License Plate No. _____
Make _____ Type _____ Year _____ License Plate No. _____

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____

ASSOCIATED CREDIT REPORTING, INC.

Established 1985

8795 West McNab Road, First Floor, Tamarac, Florida 33321

www.associatedcreditreporting.com

*****AUTHORIZATION FORM*****

I/We hereby authorize Associated Credit Reporting, Inc. to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY. If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

(Applicant's Signature)

(Spouse's Signature)

(Applicant's Name Printed)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)

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Turnpike Commercial Plaza Condominium Association has strict guidelines pertaining to parking. Considering the limited parking slots, ownership or use of each unit has one (1) parking space.

Other restrictions include:

- **Trailers, boats, RV's and construction equipment are prohibited**
- **Vehicles parked in the same spot for a period longer than 24Hrs will be tagged.**
- **Tagged vehicles not removed within 24 Hrs. will be towed at the owner's expense**
- **Absolutely no construction debris is to be left outside of the unit (i.e. air handlers or air handler cartons, compressors, duct work scraps).**

CERTIFICATION: I (We) _____

Hereby certify that I (We) have read the above information and agree to abide by any and all rules set forth by the condominium association.

Applicant Signature

Date

RULES AND REGULATIONS OF TURNPIKE COMMERCIAL PLAZA

The procedures and regulations embodied in this document are designed to establish principles of conduct for the general good and welfare of all our unit owners, renters, and guests. They establish conditions which will affect favorably the health, safety, comfort, and enjoyment of us all.

Observance of these regulations is **MANDATORY** for all unit owners, renters and their families, guests, visitors, employees, and hired tradespeople.

Unit owners' and renters' cooperation with these rules, regulations, and procedures is required by the terms of the condominium bylaws and violation of any of them by unit owners, renters, guests, their children, or their children's guests, employees or tradespeople, will be the legal responsibility of the unit owner or renter.

1. No unit shall be rented, transferred or sold without the approval of the Board of Directors or their agent. No subletting allowed. All leases are to be for a term of one year. The Association reserves the right now renew a lease upon expiration.
2. Units are for commercial use only and may not be used as a residence or in any residential manner. Violation of this rule may result in immediate termination of any lease agreement or sanctions against the unit owner.
3. No radio or television aerial or antenna shall be attached or placed upon the roof. Owner/Lessee must obtain prior written approval for installation on the common area.
4. The agents of the association and any contractor or workman authorized by the association may enter at any reasonable hour of the day for any purpose permitted under the terms of the Documents and Bylaws of the association. Except in the case of an emergency, the entry will be made by prearrangement with the occupant. Posted intentions are sufficient notice.
5. All damage to any building or common area caused by the moving or carrying of any article therein shall be paid by the owner/renter responsible for causing such damage. Tampering with or damage or vandalism to any common area in the building, recreational facilities, or equipment caused by any owner or renter or his guests shall be repaired/replaced at the expense of such owner/renter.
6. Modifications may not be made to the building exterior or roof (including air conditioning units, post office boxes, exterior bars over windows and signs other than as authorized), without prior written approval from the Association. No objects, signs or mechanical equipment shall be placed on the roofs or exterior walls without the written consent of the Association. No exterior wiring without the consent of the Association.
7. Occupants may only use the existing 2x4 aluminum sign provided by the Association. Lettering on the sign is the responsibility of the occupant.
8. No storage permitted in common areas.
9. No disruptive noises or smells may emanate from the unit
10. Trash receptacles are not permitted to be stored outside the unit. Containers may be placed out the night before pick up and must be brought in on the same day of service. All trash must be properly placed your

Initial _____

garbage receptacle and not on the ground of the community. Large cartons and boxes are to be broken down. No bulk items may not be placed in front of your unit. All bulk items must be taken off the property.

11. Association has the authority to remove and/or clean any debris that has accumulated on the common elements or in the parking area, with 24-hour notice to any unit owner. The expense shall be incurred and paid by the party that was responsible for the matter. If Association is not reimbursed within a two week period after submitting a bill to the appropriate owner, a lien will be placed on the unit and legal proceedings to collect shall commence and costs shall be borne by the unit owner.

12. No motor vehicle shall be parked in such a manner as to impede ready access to another parking space, any walkway or entrance to the building. Owners, renters, and guests are obligated to obey parking regulations as posted, owners and/or renters are to be held responsible for the non-compliance of their guests with any and all of the applicable rules and regulations. The association has the right to have any vehicle that is in noncompliance with regulations, towed away, with the costs to be borne by the owner/violator.

13. Campers, trailers, mobile homes, storage of boats, construction or junk vehicles are NOT ALLOWED to be stored on common elements parking areas. Vehicles MUST NOT be used for sleeping accommodations. Parking spaces SHALL NOT be used for storage of disabled and non-registered vehicles, campers, trucks, or commercial vehicles, etc.

14. Owners and lessees must register with the Association, the license tag number and make of their vehicle. All vehicles must display proper and current registration.

15. Vehicles are to be parked in parking spaces only. Spaces may not be used for storage of vehicles.

16. No auto-repair stations. No mechanical repairs or changing of oil or antifreeze on vehicles is permitted.

17. No vehicle shall remain on the premises that cannot move under its own power for more than 48 hours.

18. Each unit is allotted one parking space.

19. If emergency temporary storage is requested, it must be approved by the board, in writing.

20. Overnight parking is at the owner's risk. The association assumes no responsibility for any theft or damages.

21. Vehicles in violation of the parking rules will have a warning sticker placed on their vehicle and will be subject to towing.

22. Violators will be warned ONCE. The second offense will result in towing at the vehicle owner's expense.

23. No one, except association employees and authorized repairmen, shall go up on the roof of the building. Any access to the roof requires prior written notice/approval to the Association including a copy of the vendor's license and insurance.

24. The Association pays for the water and is for office use ONLY. Any new business entering the Turnpike

Initial _____

Commercial Plaza which requires a large amount of water usage for their business will be required to install their own water meter and water line(s) at their own expense.

25. If it is discovered that drugs are being used by a lessee on the premises, the Board of Directors may terminate the lease immediately.

26. Failure of any owner to pay the maintenance payments for the unit enables the Board of Directors or the property management company, that upon written notice to the tenant, to collect all rent monies due until all back fees are paid in full, together with any costs and attorney's fees incurred.

27. All guests are to abide by the rules and regulations of Turnpike Commercial Plaza.

READ AND APPROVED.

Dated: _____

Print Name

Signature

Initial _____

LEASE ADDENDUM

1. The Association and/or its authorized agent shall have the irrevocable right to have access to each unit from time to time during reasonable hours as may be necessary for inspection, maintenance, repair or replacement of any common element therein or accessible therefrom, or for making emergency repairs therein necessary to prevent damage to the common elements or another unit or units.

2. The Lessee agrees not to use the demised premises, or keep anything in the unit which will increase the insurance rates of the unit or interfere with the rights or other tenants/owners by unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance immoral or illegal act in his unit, or on the common elements, or the limited common elements.

3. The Lessee covenants to abide by the Rules and Regulations of the association, and the terms and provisions of the Documents and By-laws of the association, and agrees to be bound by the rules and guidelines of the association and any other rules which may become operative from time to time during said leasehold.

4. The approval of the proposed Lease Agreement issued by the association is to be expressly conditioned upon the Lessee's observance of the provisions contained in this addendum. Any breach of the terms hereof shall give the association the authority to take immediate steps to terminate the lease agreement. The owner/Lessor acknowledges that he remains ultimately responsible for the acts of Lessee and Lessee's family and guests and for any costs incurred by association, including attorney's fees, in remedying violations of this Addendum and/or violations of the association documents.

5. In the event the owner/lessor becomes delinquent in the payment of any sums and assessments due to the association during the term of the Lease Agreement, upon written demand by the Association, Lessee shall pay directly to the Association rental payments due to the owner/Lessor. The association shall be granted the full right and authority to demand and receive the entire rent due from the Lessee and deduct from the rent all assessments, interest, late charges, and attorney's fees and costs if any, due to the association. The balance, if any, shall be forwarded to the owner/lessor at such address as the owner may designate in writing. At such time as the delinquency no longer exists, the association shall cease the demand and payments shall again be made by the Lessee directly to the owner/Lessor.

Dated: _____

Initial _____

ZERO TOLERANCE DRUG POLICY

DATE: _____

Tenant/Owner: _____

ADDRESS: _____

I understand and agree that this complex is attempting to be a drug-free environment and the Association has a policy of Zero tolerance to illegal drugs on these premises.

I further understand and agree that this policy entitles Association/Management to terminate the Rental Agreement of any Tenant who has engaged in any drug-related activity such as possession, sale, manufacture, distribution or use of a controlled substance on or about these premises, or engages in any other illegal activity which is detrimental to the complex or its residents, and to seek immediate legal injunction of any owner.

I understand and agree that this policy is intended to ensure that the Association's safety and peaceful enjoyment of this complex is protected and that residents and their guests or invitee do not use or sell illegal drugs on these premises.

Owner/Tenant:

Owner/Tenant:

Owner/Tenant:

Owner/Tenant:

Landlord/Management

Initial _____