POINT SOUTH 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 POINT SOUTH 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.

_____ **Reference Letters**: The Association requires three (3) written reference letters for each applicant over 18 years of age. References may not be provided by family members. Each letter must include the reference's email address and telephone number. Please note that an Association representative will verify the information provided.

_____ 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.

POINT SOUTH 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 _____

POINT SOUTH CONDOMINIUM ASSOCIATION, INC.

APPLICATION FOR OCCUPANCY

PETS

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

Weight: _____ Breed: _____ Color _____

Weight: _____ Breed: _____ Color _____

A maximum of one (1) pet is permitted per unit. The pet may not exceed forty (40) pounds.

VEHICLES

Make: _____ Model: _____ Tag #:_____

Make: _____ Model: _____ Tag #:_____

Make: _____ Model: _____ Tag #:_____

Parking: Each unit is assigned one (1) designated parking space, identified by the unit number.

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 # _____

POINT SOUTH 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: _____

POINT SOUTH CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR OCCUPANCY

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

POINT SOUTH 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 **POINT SOUTH 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: _____

POINT SOUTH 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: _____

POINT SOUTH 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 **POINT SOUTH 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
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Miami Lakes, FL 33016
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Email: Customer@grsmanagement.com
Website: www.grsmanagement.com

POINT SOUTH CONDOMINIUM ASSOCIATION, 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.

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.

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 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): _____

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POINT SOUTH 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.

A maximum of one (1) pet is permitted per unit. The pet may not exceed forty (40) pounds.

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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Point South Condominium Association, Inc. Rules & Regulations

Effective September 30th, 2012

INTRODUCTION:

In order to assure the maximum enjoyment and congeniality of all residents of Point South, as well as to protect the value of the property, the following Rules and Regulations have been adopted by the Board of Directors. They must be observed by all unit owners, lessees, their family, guests and visitors. The Rules and Regulations will be enforced by warnings, fines and, when necessary, legal action. Please keep in mind that the unit owner is ultimately responsible for the acts of their family members, tenants, guests, visitors, etc.

The Board off Directors of the Association may from time to time adopt or amend previously adopted rules and regulations provided that the amendments are a reasonable exercise of the Association's powers and authorities based upon the provisions and overall concepts of the Declaration and Bylaws. Copies of amendments must be furnished to each unit owner prior to their effective date. Changes to the Rules and Regulations must also be conspicuously posted on the Condominium property notifying residents of the changes and the date they become effective.

REQUIREMENTS TO OBTAIN ENTRY:

A. If you are not a registered owner or resident or are not invited by an owner or resident, you may not be allowed entry with the following exceptions:
    1. A licensed contractor making repairs (only during work hours)
    2. A nurse or social worker on duty
    3. A subcontractor of the Association on duty
    4. Any government employee on duty
    5. Emergency vehicles on duty
    6. Trash removal subcontractor on approved list
    7. Person inquiring on rental availability during hours that Association office is open
B. When approaching entry point, do not use your cell phone, lower your radio, and be ready to answer any question by Security or the Door Operator.
C. Be willing to stop, be courteous and maintain decency at all times.
D. Be willing to provide valid ID.
E. If you are in a cargo truck or moving truck, you will only be allowed entry if you have proof of rental agreement. If you are moving out, you must show an empty truck and only between the moving hours of 8:00AM to 6:00PM, Monday through Friday, and 10:00AM to 4:00PM on Saturdays. No moving in/out on Sundays.
F. If you violate the entry point by coming in the opposite direction, you will be charged with trespassing. If you are a resident, you will be fined $50.00.
G. If the boom is up, drive in at 5MPH and be willing to stop, if asked.
H. Even if your vehicle has a valid parking decal, security reserves the right to stop and inquire all residents.

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SECTION 1- GENERAL REQUIREMENTS:

A. No unit shall be used for other than residential purposes.
B. All absentee owners must designate a responsible firm or individual to care for their unit(s) and shall furnish the Association with the name(s) of such firm or individual(s).
C. At no time shall the number of persons residing in any unit exceed two (2) persons per bedroom, for a total of four (4) persons per unit.
D. Invalidation of any one section of these Rules and Regulations by changes in law or court rulings does not invalidate any other section.
E. Right of Entry- owners and tenants must grant right of entry for necessary maintenance inspections, repairs and for emergencies. Each owner or tenant shall furnish the Board of Directors an emergency phone number of the person who has access to the unit, should an emergency occur.
F. Signs with rules that are necessary for the safety and/or comfort of the residents are conspicuously posted on the condominium property and must be complied with, at all times.
G. No unit owner shall keep anything in their unit or permit anything to be done, directly or indirectly through the actions of family members, guests, visitors or tenants that will increase the rate of insurance of other unit owners or the Association.
H. No flammable, combustible or explosive fluids or materials shall be kept in any unit or storage area, except such as are required for normal household use.
I. No signs, including "for sale" or "for rent" signs, may be posted on any part of the condominium property without prior written approval of the Association.
J. The personal property of all unit owners or tenants shall be stored inside their own unit, or in a storage area assigned to them by the Association. Patios and balconies may not be used for storage of any kind.
K. Waterproof, outdoor furniture and plants are permitted on balconies and patios. All other articles including window treatments, to be placed on or installed on balconies and patios must have written Association approval.
L. Owners will be responsible for any and all costs of repairs caused by their waterbeds. Owners will be responsible for any and all caused by their tenants' waterbeds.
M. No articles such as rugs, towels, mops, or clothes shall be shaken or hung from any balcony, terrace or walkway. No dirt, dust, debris or other substance or object shall be swept or washed from any balcony, patio or walkway.
N. Nothing shall be dropped or thrown from walkways or balconies.
O. Unit owners, family members, tenants, guests, visitors and repairmen may not go onto the roof of any building for any purpose without Association approval.
P. No barbecuing on patios, balconies, walkways, in the pool area or any common area near buildings. This is a violation of the Dade County Fire Code, Section 28.01 (5). Barbequing is permitted along the outer perimeter grassy area between the parking lot and the perimeter fence.
Q. Fireworks are not permitted at Point South. Detonation of fireworks on condominium grounds will result in a $100.00 fine, a report to the police and, if a tenant violation, possible eviction.
R. Personal washers and dryers are not permitted in units, patios or balconies. A violation of this requirement will result in a 15-day notice to remove the washer and/or dryer from the

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unit. Failure to comply with the removal notice will result in a fine(s) in the amount of $100.00.

S. Laundry rooms are available throughout the complex. Laundry room use is restricted to unit owners and tenants who have been issued access by the Association. To prevent vandalism and theft, the laundry room must close each night by 10:00PM and the padlock must be closed on the laundry room door. By the set time of closure, all clothing must be removed from the laundry. Failure to comply may result in loss of laundry room privileges and a fine in the amount of $25.00.

SECTION II- EMERGENCY PREPAREDNESS AND GENERAL REPAIRS:

A. Unit owners who plan to be absent during the hurricane season must prepare their unit(s)prior to their departure by:
   1. Removing all furniture, plants and other objects from the balcony or patio.
   2. Designating a responsible company or individual to care for their unit should the unit suffer hurricane damage and shall furnish the Association with the name and telephone numbers of such firm or individual.
   3. Company representatives and individuals shall contact the Association for clearance to install or remove hurricane shutters. Materials used shall be subject to the approval of the Association.
   4. Materials placed on or around windows and doors for hurricane protection may be installed 72 hours before and must be removed within one (1) week after a hurricane emergency has passed.
   5. Only materials such as plywood sheets and connectors such as Tapcon screws approved by Miami Dade County for hurricane protection can be used on exterior, common area walls to protect windows and doors. All other materials and connectors are prohibited because they will not withstand hurricane level winds.
   6. Unit owners are responsible for repairing any damage caused to common area walls as a result of their attaching plywood or any other materials to the walls to protect windows and doors from hurricane damage.

B. Broken windows and missing screens must be repaired within fourteen (14) days from breakage.

C. Unit owners are responsible for the maintenance of their unit and must promptly correct any condition that may cause damage to their unit, another unit or common area.

D. Unit owners who carelessly, willfully or negligently cause damage to another unit or common area are responsible for promptly repairing the damage.

E. All units shall have proper window and door coverings within thirty (30) days of occupancy. A proper covering is defined as any covering designed specifically for windows and doors.

F. All garbage and household trash must be put in plastic bags, securely tied and disposed of in dumpsters provided. Boxes must be broken down before being placed in the dumpsters.

G. No furniture, appliances, bedding, construction waste, paint or chemicals, carpeting, or any other non-household trash may be disposed of on the property or in the dumpsters.

H. Unit owners and residents who dispose of bulk trash on the property will be subject to payment of a removal cost and a fine.

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I. Littering or depositing household trash or garbage in the laundry room trash cans by the mailbox area is prohibited. Trash and garbage may not be left on walkways, sidewalks or any other common area.
J. No object shall be left on a common walkway or sidewalk that completely or partially blocks the common walkway or sidewalk. This is a violation of the Dade County Fire Code and these Rules and Regulations.

SECTION III- DISTURBANCES & CONDUCT:

A. Unit owners are responsible for ensuring that their tenant(s) are screened and approved by the Association and receive a copy of the Rules and Regulations before occupying a unit.
B. Unit owners shall ensure that their tenant(s) understand and abide by the Rules and Regulations. Unit owners are responsible for any violations of the Rules and Regulations caused by their tenant and for any damage caused by the tenant to the Association's common areas or to another unit.
C. Unit owners and tenants shall not make or permit any disturbing noise audible in another unit at any time, day or night.
D. Unit owners and tenants shall not engage in any activity that interferes with the rights, comforts or conveniences of other unit owners or residents, or cause injury to the reputation of the Association.
E. Children may not play or loiter on walkways, stairways, sidewalks or elevators.
F. No unit owner, family member, tenant, guest or visitor shall loiter on/in or block stairways or walkways.
G. No mechanical or electronic device shall be installed in a unit that causes any interference with other mechanical or electronic devices in any other unit.
H. The use of elevators for moving in or out is restricted to 8:00AM to 6:00PM, Monday through Friday, and 10:00AM to 4:00PM on Saturdays. No moving in or out on Sundays, major holidays or hours before 8:00AM or after 6:00PM (4:00PM on Saturdays).
I. Hours for contractors, handymen, unit owners or residents to perform work or repairs to units are 8:00AM to 6:00PM, Monday through Friday, and 10:00AM to 4:00PM on Saturdays. Only emergency work can be performed at other times, on Sundays or on major holidays.
J. Except in an emergency, no unit owner, contractor, handyman, or tenant shall turn water or electricity off to other units without first obtaining the permission of the Association.
K. The Association may require a unit owner or tenant to disconnect their car alarm if the alarm has experienced more than three (3) false alarms during any 24-hours period. All car alarms on condominium property shall have a timer to silence themselves after five (5) minutes.
L. No immoral, improper, offensive, or unlawful use shall be made of a unit or common area. All laws, ordinances and regulations of governmental bodies having jurisdiction shall be observed.
M. Use or sale of drugs or controlled substances is strictly forbidden. Violations will be reported to the police. Violations will be subject to fines and eviction.
N. Domestic disturbances, fighting and violence of any kind or actions that endanger other residents will be reported to the police and will result in fines and possible eviction.

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SECTION IV- PETS:

A. No animal may be kept, bred, raised or maintained in any unit or on condominium property for any "commercial" purpose.
B. One (1) pet not to exceed forty (40) pounds in weight is permitted to each unit. Unit owners may prohibit tenants from keeping pets.
C. Breeds of dogs considered dangerous such as pit bulls, rottweilers, etc. are prohibited and may not be brought onto or kept at the property. Also, species of animals considered dangerous such as poisonous snakes are prohibited and may not be brought onto or kept at the property.
D. Dogs and cats may not be kept on balconies or patios unattended. Pet urine and feces cannot be washed or swept from balconies or patios to the ground below. Unit owners and tenants are responsible for ensuring that pet odors do not annoy other residents.
E. Dogs must be kept on a leash at all times when outside of a unit. Dogs and other pets are not permitted in the pool or pool area.
F. Dogs must be walked (exercised) on a leash and allowed to excrete only along the grassy area between the perimeter fence and the parking lot. Dogs shall not be permitted to excrete by or between buildings. Should a dog accidentally excrete feces by or between a building or on the walkways or stairs, the owner must pickup the feces and properly and safely dispose of it.
G. Unit owners and tenants are responsible for any damage caused by pets to other units or common areas.
H. Dogs and cats must have current Miami-Dade County license tags on them at all times when outside of their unit.
I. No pet shall be allowed to become a nuisance or to unreasonably annoy or disturb other residents at any time. Violation of this rule will result in a $75.00 fine imposed on the owner/resident in the first occurrence and increase for each additional occurrence. Additional fines may cause the unit to incur lien and if unpaid, to be foreclosed and evicted from the property.
J. If a unit owner or tenant has been issued three or more pet violations in any twelve (12) month period, the Association also reserves the right to revoke the unit owner's or tenant's right to keep a pet on the property.

SECTION V- COMMON AREA:

A. The speed of vehicular traffic within the community shall not exceed the posted limit of 10MPH.
B. The common areas including but not limited to sidewalks, hallways, stairways, walkways, and vestibules shall be kept free from all obstructions and shall be used only for the purpose of foot passage to and from the premises. No carriages, carts, bicycles or other objects shall be stored or left in these common areas.
C. Bicycles, motorized vehicles, skateboards, roller skates/roller blades, or carts may not be used on walkways, sidewalks, hallways, stairs, elevators or grassy areas. The only wheeled vehicles permitted in these areas are wheelchairs and baby strollers.
D. Shopping carts may not be brought onto the property.
E. Electrical wiring or protrusions from the exterior common wall of a unit are prohibited unless approved in writing by the Association.

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F. Use of Association utilities (electric or water) from a common area outlet without prior approval of the Association is prohibited.
G. No one is permitted to climb over, crawl under or climb up walls, fences or railings anywhere on the property either for crossing or play.
H. Common areas of the property shall not be used for storage of vehicles or any object without obtaining written Association approval.

SECTION VI- PARKING:

A. One (1) reserved parking space will be assigned to each unit by the Association. Unassigned guest spaces are common elements that may be used on a first-come, first-served basis by residents and visitors. Each unit may keep and park up to three (3) vehicles in the designated parking areas.
B. All residents of Point South are required to obtain and display on their vehicle(s) a current, official Point South parking decal. Only vehicles displaying a current, official Point South parking decal may continuously park at Point South. Vehicles continuously parked at Point South for a period exceeding three (3) weeks without displaying a current, official Point South parking decal are subject to towing at the owner's expense.
C. Overnight guests of owners or tenants must obtain a temporary parking permit for their vehicle for stays longer than twenty-four (24) hours.
D. Any vehicle not authorized to park in the reserved space of a unit will be subject to immediate towing by the Association without warning at the owner's expense upon receipt of a complaint from a resident of the unit assigned that space.
E. Vehicles may not be stored in guest or reserved parking spaces without written Association approval. Parking spaces are available and assigned for vehicles in frequent use. Vehicles stored in guest or reserved spaces without authorization, including those with a Point South parking decal, are subject to towing at the owner's expense following the issuance of a twenty-four (24) hour tow warning. The Association reserves the right to deny vehicle storage requests.
F. All vehicles parked at Point South must display a current, State issued license plate issued to that vehicle. Vehicles without a current, State issued license plate or with a license plate more than two (2) months expired are subject to towing following issuance of a twenty-four (24) hour notice.
G. No vehicle, including those issued a current Point South parking decal, that cannot operate on its own power due to crash damage or mechanical problems shall remain parked at Point South for more than twenty-four (24) hours without written Association approval. Vehicles parked in violation of this requirement will be subject to towing at the owner's expense after issuance of a twenty-four (24) hour tow warning.
H. Major mechanical or body repairs to vehicles are prohibited at Point South. Vehicles in violation, including those with current, official Point South parking decals, are subject to immediate towing at the owner's expense.
I. Vehicles with significant oil or other fluid leaks, including those with current, official Point South parking decals may not be parked at Point South and are subject to towing at the owner's expense. Owners of vehicles that have damaged the parking area due to oil or other fluid leaks are responsible for the cost of repair and restoration of the damaged area.
J. Vehicle washing is prohibited at Point South.

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K. No vehicle can be kept on jacks, jack stands or other supports for more than twenty-four (24) hours. Vehicles in violation of this requirement are subject to towing at the owner's expense following the issuance of a twenty-four (24) hours tow warning.
L. No motorized vehicle of any kind can be driven on sidewalks, walkways or grassy areas.
M. To prevent exhaust fumes from entering condominium units, back in parking adjacent to buildings is prohibited.
N. Vehicles subject to immediate towing if they are parked or standing (with or without engines running) in grassy areas, blocking sidewalks or access to units, blocking fire hydrants or are parked in fire zones, no parking zones or in areas not designated as a parking space.
O. Vehicles not authorized to park in management, security or thirty (30) minute parking spaces are subject to immediate towing at the owner's expense.
P. Vehicles parked in "Handicapped Only" spaces that do not display a valid, current handicapped parking permit are subject to immediate towing at the owner's expense.
Q. No boats, watercraft, trailers, trucks (except pick-up and small panel trucks no larger than three quarter ton) or recreational vehicles may be parked overnight at Point South. Violators are subject to immediate towing at the owner's expense.
R. The Association may, upon written request, grant a limited time for boats or watercraft on trailers, campers or recreational vehicles to park in a designated space for a period of time not to exceed seven (7) days.

SECTION VII- RECREATIONAL FACILITIES/CLUBHOUSE:

A. Unit owners and tenants may reserve the clubhouse for private use by contacting the Association for an application. A rental agreement must be signed and a security deposit and non-refundable use fee is required. Clubhouse applications must be submitted at least one (1) week in advance of a planned event. Unit owners with delinquent maintenance fees, special assessments and/or fines may not reserve the clubhouse for private use. Tenants with unpaid fines or who are delinquent in rent payments may not reserve the clubhouse for private use. The Board of Directors reserves the right to deny use of the clubhouse for any event that it determines may cause a disturbance or possible damage to the clubhouse facility.

SECTION VIII- RECREATIONAL FACILITIES/POOL AREA:

A. Pool rules must be complied with at all times. There is no lifeguard on duty. Persons using the pool or pool area do so at their own risk. The Association is not responsible for the safety of unit owners, tenants, guests or visitors who use the pool or enter the pool area.
B. The pool is a private pool. The pool and pool area is for the use of unit owners and tenants who have been issued a pool key and tag by the Association. Unit owners and tenants who have not been issued a pool key and tag, may not use the pool or enter the pool area. Unauthorized persons found in the pool or pool area are trespassing and subject to fines and arrest. The Association reserves the right to revoke a unit owner or tenant's use of the pool and pool area if three (3) or more pool related violations are issued to the unit during any twelve (12) month period.

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C. Each apartment is allowed a total of four (4) guests to access the pool area provided they have no outstanding fines. Guests must wear a wrist band.

SECTION VIIII- POOL RULES:

A. No lifeguard is on duty. Swim at your own risk.
B. The use of the pool is restricted to four (4) persons per unit at one time.
C. Children under sixteen (16) are not permitted in the pool or pool area without an accompanying adult.
D. Pool hours are from 12NOON to 8:00PM, unless otherwise posted.
E. All persons must shower before using the pool.
F. No food, glass bottles, cups or breakable objects are allowed in the pool area or the pool.
G. No ball playing, running, diving, jumping or horseplay.
H. Pets are not permitted in the pool or pool area.
I. No bikes, skates, skateboards, scooters, etc. No wheeled vehicles are allowed in the pool area except for wheelchairs and infant strollers.
J. No rafts or other floating objects larger than three (3) feet, scuba gear or sharp objects.
K. No cooking or barbecuing in the pool area.
L. The pool gate must be kept closed and locked at all times to protect small children and to prevent unauthorized persons from entering the pool area.
M. No street attire is allowed when swimming in the pool.
N. Children still in diapers are required to wear plastic pants while using the pool.
O. The use of radios without headphones is prohibited in the pool area.
P. The life ring and other life saving devices in the pool area are for emergency use only.
Q. Climbing on, under or over the pool fence is prohibited. Persons entering the pool area by climbing over the fence will be considered trespassing and will be subject to prosecution.
R. Persons not authorized to be in the pool area or pool will be considered trespassing and subject to prosecution.
S. Unit owners and tenants who are authorized to use the pool and pool area must accompany their guests and visitors when they are using the pool or pool area.
T. No one is permitted in the pool or pool area before or after posted pool hours. Any person found in the pool area before or after posted hours will be considered trespassing and will be subject to prosecution.
U. Persons with open cuts or sores are not permitted to use the pool.
V. All litter must be deposited in the trash containers provided in the pool area.
W. For safety purposes, no one can use the pool on rainy days or during thunderstorms.

SECTION X- ARCHITECTURAL:

A. No exterior building alterations, additions, or change of paint color will be permitted without first obtaining written Association approval.
B. All persons who desire to install wrought iron security bars on door(s), aluminum screen doors or hurricane shutters must obtain written Association approval by requesting and filing an Architectural Modification Application. These items must be white in color unless otherwise specified by the Association.
C. No antenna of any kind, exterior radio, television or other exterior mechanical or electronic installation may be installed on the exterior wall or roof of any building,

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including the patio/balcony area of any unit. On October 25, 2005, following Hurricane Wilma, the Board of Directors extended the ban on antennas to satellite TV dishes. Dishes improperly installed before Hurricane Wilma or destroyed by the Hurricane must be removed and cannot be repaired. All remaining satellite TV dishes must be removed when the tenant living in the unit October 25, 2005 moves.

D. The Association reserves the right to remove at the unit owner's expense, any object that violates the above requirements and to levy fines for such violations.

SECTION XI- MAINTENANCE FEES:

A. Maintenance fees are due by the first (1st) day of every month. If full payment is not received by the Association by the tenth (10th) day of any month, a late charge of $10.00 will be billed to the unit every month the fee is in arrears.

SECTION XII- LEASES & PURCHASES:

A. The Condominium Association has the right to approve, deny or terminate the purchase, lease or lease renewal of all Point South units.
B. In the event of a sale of a unit, the purchaser and unit owner must provide the Association with a completed Association Application to Purchase, a copy of the contract/agreement of sale and a non-refundable screening fee as required by the Association. Non-refundable screening fees are to be paid by money order or cashier's check made payable to "GRS Management, Inc."
C. In the event of a lease or renewal of lease of a unit, the lessee and unit owner must provide the Association a completed Association Application to Lease, an Association Lease Addendum and a copy of the unit owner's lease with the lessee. For new leases, a non-refundable screening fee is required for every person eighteen (18) years or older who will occupy the unit. Non-refundable screening fees are to be paid by money order or cashier's check made payable to "GRS Management, Inc."
D. Applications for purchase, lease or lease renewal will not be considered properly filed unless they are complete.
E. No one can occupy a unit or continue to occupy a unit until the Association issues a written approval of purchase or lease.
F. No unit owner shall sell or lease, nor shall approval be given, until and unless, all maintenance fees and special assessments past and due are paid, or payment provided to the satisfaction of the Association.
G. The Association approval of a sale of a unit is issued contingent upon a unit owner's payment of any delinquent maintenance or special assessment fees prior to the sale closing.
H. Leases may not be longer than one (1) year or less than ninety (90) days. Leases may not be self-renewing upon expiration. New leases and lease renewals must be approved by the Association before tenants can occupy or continue to occupy a unit.
I. Lease renewal applications must be submitted sixty (60) days prior to lease expiration. No screening or application fee is required for renewals. Lessees may not occupy a unit beyond the expiration of their lease without Association approval.
J. Only lessees in good standing with the Association will be considered for renewal.

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K. Only persons who have been screened and approved by the Association and the unit owner may occupy a unit.
L. All purchasers and new lessees must attend an Association Rules and Regulations briefing and receive a copy of the Rules and Regulations before applications for purchase or lease will be approved and before occupancy of a unit.
M. The unit owner shall ensure that tenants abide by all Rules and Regulations and the unit owner shall be responsible for any violations of the Rules and Regulations caused by the tenant. The unit owner shall also be responsible for any damage to the Association's common areas caused by the tenant.
N. The Association has thirty (30) days to approve or deny a completed application for purchase, lease or renewal of a lease.
O. Unit owners who permit occupancy of a unit prior to the Association screening and approval of an application to lease or purchase will be fined $100.00. Persons who occupy a unit without Association approval are subject to eviction and prosecution for trespassing.
P. Denial of an Application: The applicant must be afforded due process. If denied, an applicant may request a hearing before the Board of Directors. Applicants have thirty (30) days from the date they were informed of the denial to request a hearing before the Board of Directors. All hearing requests must be in writing and submitted to the Association's business office.

SECTION XIII- ENFORCEMENT:

Association employees such as Front Door Entrance Door Operators, Security, Maintenance and any other employee or member of the Board of Directors and Property Managers and Manager's employees are authorized representatives to enforce these rules at all times. Every unit owner, lessee, guest and visitor shall comply with these Rules and Regulations as set forth herein and all Rules and Regulations which from time to time may be adopted and the provisions of the Declaration of Condominium, Bylaws and Articles of Incorporation of the Association as amended from time to time. Failure to comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages. Injunctive relief or any combination thereof, including all attorney fees and costs incurred. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon a unit owner for failure of an owner, his family, guests, invitees, lessees or workman to comply with any covenant, restriction, Rule and Regulations herein provided the following procedures are adhered to:

NOTICE: The Association shall notify the unit owner and/or lessee of the infraction or infractions. Included in the notice shall be a date and time of the next Board of Directors meeting at which time the unit owner and/or lessee shall present reasons why the penalties should not be imposed.

HEARING: The non-compliance shall be presented to the Board of Directors after which the Board of Directors shall hear reasons why penalties should not be should not be imposed. A written decision of the Directors shall be submitted to the owner or occupant no later than twenty-one (21) days after the Board of Directors meeting.

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FINES: The Board of Directors may impose fines against the applicable unit up to the maximum amount permitted by the Florida Statutes, Chapter 718- The Condominium Act Rules and Regulations shall be enforced by but not limited to the following fines. Violators will be given fifteen (15) days or less to comply depending on the type of violation and the urgency to correct it. The Board of Directors will apply these fines and warnings at its sole discretion. The Board of Directors reserves the right to levy higher fines without prior warning when violations are of such serious nature higher fines without prior warning are merited.

GENERAL VIOLATIONS:

First Violation Notice: No Fine
Second Violation Notice: $25.00 Fine
Third Violation Notice: $50.00 Fine
All Subsequent Notices for Same or Similar Violation: $75.00 Fine

Fines for general violations will be increased to the next highest level if the violator ignores a previous violation notice and/or fine and recommits the same violation within twelve (12) months of the last violation.

SPECIAL VIOLATIONS:

A. Violations involving leaks causing damage, leaks causing water loss, conditions causing health, fire or other hazards, failure to repair damage to common area or other unit:
    1. First Violation Notice Specified Time to Comply: No Fine
    2. Second Violation- Non-Compliance with First Violation Notice: $5.00 per day until full compliance
B. Permitting Occupancy or Continued Occupancy without first obtaining Association written approval of purchase, lease or lease renewal; drug use/sale, domestic disturbances resulting in police response, fighting, violence of any kind or actions that endanger residents, employees or others, detonation of fireworks, vandalism and/or willful damage to Association property or another unit:
    1. First Violation, failure to comply with first violation notice and subsequent violations: $100.00 fine

Fines not paid when due will be charged to the unit's account. Unpaid fines will accrue an interest penalty of 5% per annum until paid. Should a unit also be charged a fee related to a violation and that fee not be paid by the unit owner, that fee will also be charged to the unit's account and accrue and interest penalty of 5% per annum until paid.

The Board of Directors may withhold or revoke a unit owner or tenant's parking, pool and laundry facility privileges when a unit owner becomes more than sixty (60) days delinquent in the payment of maintenance fees or special assessments or when a tenant becomes more than thirty (30) days delinquent in the payment of rent.

Approved by the Board of Directors to become effective September 30, 2012

POINT SOUTH
CONDOMINIUM ASSOCIATION, INC.

IMPORTANT PARKING NOTICE
VEHICLE REGISTRATION REQUIRED

All vehicles parked within the community must be registered through the **Vigilant Pass** system.

Vehicles remaining on Association property after **10:00 a.m.** must be properly registered.

72-HOUR GRACE PERIOD

Residents have **seventy-two (72) hours** from the date of this notice to register their vehicles.

After the grace period expires, parking enforcement will begin. Any vehicle that is not properly registered may be **towed at the vehicle owner's expense.**

REGISTER YOUR VEHICLE

Visit:

resident.vigilantpass.com

You may also scan the QR code provided in the original notice.

RESIDENT VEHICLE REGISTRATION

Annual Registration Fee: **$35.00** per vehicle

VISITOR PARKING

- Each unit is permitted: One (1) active guest vehicle at a time
- Maximum of seven (7) visitor parking days per calendar month

Once all seven (7) visitor parking days have been used, no additional visitor passes will be available until the following calendar month.

PARK FACE-IN ONLY

- All vehicles must be parked face-in at all times.
- Backing into or reverse parking in a parking space is not permitted.
- Vehicles parked in violation of the Association's parking rules may be subject to violations or towing enforcement.

VIGILANT PASS CUSTOMER SUPPORT

Phone: **(305) 222-7194**

Email: **contact@vigilantpass.com**

TOWING: PRESTIGE TOWING | (305) 517-3684

Thank you for your prompt attention and cooperation.

POINT SOUTH CONDOMINIUM ASSOCIATION, INC.
Managed by GRS Management, Inc.