

APPLICATION FOR OCCUPANCY

All new residents (owners and/or tenants) are required to apply with **POINT SOUTH CONDOMINIUM ASSOCIATION, INC.** prior to moving in. The application process could take roughly one to two weeks. A proposed buyer or tenant **MUST** be approved before moving in. You **MUST** obtain the required forms from the office of:

GRS MANAGEMENT, INC
15280 NW 79TH COURT, SUITE 101
MIAMI LAKES, FL 33016
PHONE 305-823-0072
FAX 305-823-4888

All applications **MUST** be submitted to **POINT SOUTH CONDOMINIUM ASSOCIATION, INC.** All forms must be 100% complete and correct and must be signed by the appropriate parties. Incomplete applications **WILL NOT** be accepted nor processed.

Please note all application requests are only valid for 30 days. If there are any pending items, the application will automatically be cancelled upon 30 days after submission. All applications 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.**
- ___ If the application is for sale, an estoppel **MUST** be requested before or at the time this application is submitted. ESTOPPEL FEE OF \$250.00 (standard) OR \$350.00 (rush) is required. Made payable to: **GRS MANAGEMENT, INC (Cashier's check or money order only)**
- ___ Signed copy of the contract for sale or lease.
- ___ Copy of Local Police Record
If unable to secure local appointment, the GRS Management, Inc. office may run a background check for an additional \$55.00 per applicant. Made payable to: **GRS MANAGEMENT, INC. (Cashier's check or money order only) - Fees are non-refundable.
- ___ Completed application with a copy of all applicants' driver licenses or photo IDs.
- ___ Three (3) reference letters, including the reference's full name, phone number and e-mail. A prior landlord **MUST** be one of the references. Relatives, attorneys, accountants, employees or business partners may not be used as references.

All inquiries in reference to the application process must be done via e-mail to customer@grsmanagement.com.

Sincerely,

Applications Department
GRS Management, Inc.

POINT SOUTH CONDOMINIUM ASSOCIATION, INC.
Application for Occupancy

PLEASE FILL IN ALL BLANKS. APPLICATIONS NOT FULLY COMPLETED, WILL NOT BE PROCESSED.

Note: Please note all applicants over the age of 18 (not married to primary applicant) must complete a **separate** application.

Date: _____ Desired Date of Occupancy: _____

This Application is for a: Lease () Purchase () of Unit # _____

Property Address: _____

Realtor's Name: _____ Phone # _____

Applicant's Name _____

Phone# _____ Cell Phone# _____

E-Mail Address: _____

SSN# _____ DOB _____

DL # _____ State _____

MARITAL STATUS: Married () Separated () Divorce () Single ()

Spouse's Name: _____

Phone# _____ Cell Phone# _____

E-Mail Address: _____

SSN# _____ DOB _____

DL # _____ State _____

No. Of People who will occupy the unit: _____

LIST OF OCCUPANTS

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

PETS

Yes () No () How Many: _____ Weight: _____ Breed: _____

Weight: _____ Breed: _____

VEHICLES

Make: _____ Model: _____

Tag # _____ State: _____ Year: _____

Make: _____ Model: _____

Tag # _____ State: _____ Year: _____

RESIDENCE HISTORY

Present Address: _____

City _____ State _____ Zip _____ OWN () RENT () Years _____

Name of Landlord _____ Phone # _____

Previous Address: _____

City _____ State _____ Zip _____ OWN () RENT () Years _____

Name of Landlord _____ Phone # _____

Previous Address: _____

City _____ State _____ Zip _____ OWN () RENT () Years _____

Name of Landlord _____ Phone # _____

EMPLOYMENT HISTORY

ARE YOU: Self-Employed? Yes () No () Retired? Yes () No ()

Present Employment:

Employer Name: _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income _____

Previous Employer: Employer Name: _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income _____

Spouse's Employer

Self-Employed? Yes () No () Retired? Yes () No ()

Present Employment: Employer Name: _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income _____

Previous Employer: Employer Name: _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income _____

REFERENCES (No Relatives)

Name _____ Years Known _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

Name _____ Years Known _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

Name _____ Years Known _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

LEASE ADDENDUM

In the event the Lesser is delinquent in his or her obligation to pay to the Association, any general or special maintenance assessments, or any installment, the Association shall have the right, but not the obligation, to require the Lessee to pay said rental installment, or a portion thereof sufficient to pay said delinquent maintenance assessments, directly to the Association, upon the Association giving written notice of exercise of such right to the Lessee and Lesser. The right of the Association is cumulative and in addition to any and all other rights or remedies the Association may have against the Lessee or Lesser.

Initials: _____

Lesser (Owner) Signature

Lessee (Tenant) Signature

RULES & REGULATIONS

I, _____, acknowledge that a copy of the rules and regulations of the Association have been included in this package. If I wish to receive a full copy of the bylaws, the full package is purchasable at the GRS Management, Inc office. I understand that all members of my household and/or any guests are required to comply with all rules of the Association.

Signature _____

Date _____

PARKING DECALS

The Association currently has a parking decal policy in place for its residents. Once approved, you must provide a copy of your driver's license and vehicle registration matching the property address to obtain a decal. If your vehicle is found on property without a decal, it may be subject to towing at the vehicle owner's expense.

Signature _____

Date _____

Have any of the applicants ever been arrested for any other than a minor traffic violation?

Yes () No () Convicted Yes () No ()

Name of applicant: _____

If yes, please explain: _____

Applicant acknowledges that all information given is true and correct, and understands that as part of our procedure for processing your application, an outside screening agency, will make an investigation from the information given and present their findings to GRS Management Inc. and the association for review. This investigation may include, but is not limited to, character, general reputation, credit, residence and criminal search. Applicants agree not to hold the Association or its agent or GRS Management, Inc or the unit owner liable for the discovery or non-discovery of information or any actions taken as a result of this investigation. Authorization is hereby given to release banking, credit, residency, employment and other information pertinent to this application. I/We acknowledge that upon request, a copy of any adverse information may be provided to solely the applicant in which had an adverse report with valid ID. The Association reserves the right to deny this application based on its investigative findings.

Signature: _____

Date: _____



GRS Management, Inc.

15280 NW 79th Court, Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: Customer@grsmanagement.com

AUTHORIZATION FOR FILE DISCLOSURE

(Only to be completed if background by GRS Management, Inc. will be completed)

I hereby consent to allow GRS Management, Inc. and Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow GRS Management, Inc. and Verify Screening Solutions, Inc. and its designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction. Results may only be provided, upon request, to the following applicant:

Signature: _____ Date: _____

Full Name- First, Middle and Last Name (Please Print):

Home Address (Unit # if applicable): _____

Applicant's Contact Phone Number (Required): _____

Social Security Number: _____ DOB: _____

Driver's License Number and State Issued: _____



**POINT SOUTH
CONDOMINIUM ASSOCIATION, INC.**

GRS Management, Inc.
15280 NW 79th Court, Suite 101
Miami Lakes, FL 33016
PH: (305) 823-0072 Fax: (305) 823-4888
Email: Customer@grsmanagement.com

Vehicle Registration

All residents must register their vehicle(s). Any vehicle that does not have the appropriate parking decal will not be allowed to park on the property. Each unit has one (1) assigned parking space that is deeded with their unit. However, each unit is entitled to up to four (4) parking permits and any visitors who will be leaving their vehicles over night require a visitor's pass (no exceptions). **The Association does not guarantee more than the one (1) assigned parking space. There is no parking allowed in fire lanes, grassy areas, or in front of the entrance and exit gates. Any vehicle in violation will be towed at the owner's expense.**

Todos los residentes deben registrar su(s) vehículo(s). Cualquier vehículo que no tenga la calcomanía de estacionamiento apropiada no podrá estacionarse en la propiedad. Cada unidad tiene un (1) espacio de estacionamiento asignado a su unidad. Sin embargo, cada unidad tiene derecho a máximo cuatros (4) permisos de estacionamiento y los visitantes que dejarán sus vehículos durante la noche requieren un pase de visitante (sin excepciones). **La Asociación no garantiza más de un (1) espacio de estacionamiento asignado. No se permite estacionar en carriles de incendios, áreas verdes o frente a las puertas de entrada y salida. Cualquier vehículo en violación será remolcado a expensas del propietario.**

Date/Fecha: _____ Unit/Unidad: _____

Name/Nombre: _____

Phone: _____ Owner / Tenant

Email: _____

*****Documents required for obtaining a decal / Documentos requeridos para obtener una calcomanía*****

- ***Copy of driver's license / Copia de la licencia de conducir***
- ***Copy of vehicle registration / Copia del registro del vehículo***

*****Tenants must be previously approved / Los inquilinos deben ser previamente aprobados*****

Note / Nota:

- **If your decal does not match your vehicle, it will be subject to towing with no prior warning / Si su calcomanía no coincide con su vehículo, estará sujeto a remolque sin previo aviso.**
- **No commercial vehicles allowed on property / No se permite vehículos comerciales en la propiedad.**
- **Immoble vehicles or vehicles with expired tags will be subject to towing with no prior warning / Vehículos inmóviles o vehículos con etiquetas expiradas estarán sujetos a remolque sin previo aviso.**

ONCE OBTAINED, PLEASE PLACE THE DECAL ON THE BOTTOM OF THE WINDSHIELD ON THE DRIVER'S SIDE/ UNA VEZ OBTENIDO, COLOQUE LA CALCOMANIA EN LA PARTE INFERIOR DEL PARABRISAS EN EL LADO DEL CONDUCTOR

All fees are payable to: POINT SOUTH CONDOMINIUM ASSOCIATION, INC.

****For Official Use Only****

Permit #1: _____ Permit #2: _____

Completed By: _____ Date Completed: _____



GRS Management, Inc
15280 NW 79th Court, Suite 101
Miami Lakes, FL 33016
PH: (305) 823-0072 Fax: (305) 823-4888
Email: customer@grsmanagement.com
www.grsmanagement.com

**Point South Condominium Association, Inc.
Pet Registration Form**

Association: _____

Date: _____ Unit/Account Number: _____

Resident/Occupant Name: _____

Property Address: _____

Phone: _____ Alt. Phone: _____

Email: _____

Type of Pet(s) (Breed and Color): _____

All units are limited to one (1) pet not to exceed forty (40) pounds (lbs)

Pet age and weight (lbs): _____

County Tag License # (will be verified on County Website): _____

Last time pet was vaccinated (attach proof of vaccination): _____

Veterinarian Name: _____

Veterinarian Phone: _____

PLEASE ATTACH PHOTOGRAPH OF PET:

Pet Owner Signature

____/____/____
Date

For Official Use Only:

Dog Tag #: _____

Paid Check #: _____





GRS Management, Inc.
15280 NW 79TH Court, Suite 101
Miami Lakes, FL 33016
PH: (305) 823-0072 Fax: (305) 823-4888
Email: Customer@grsmanagement.com

ACKNOWLEDGEMENT OF RULES AND REGULATIONS

I, _____, the applicant of this property (property address listed below) acknowledge that I have been provided with a copy of the rules and regulations of the Association. I understand that all members of my household and/or any guests are required to comply with all rules of the Association.

I, _____, the owner of this property understand that if I lease this property, I will be responsible for any violations of any rules and regulations caused by my lessee/tenant and I may be subject to violations and/or fines to my property.

I, _____, understand that I must undergo an interview with the property manager prior to moving in to the Association. The interview must be made by appointment only and must be within the same week as when the approval is issued.

Association Name: _____

Property Address: _____

Applicant Signature: _____

Date: _____



GRS Management, Inc

15280 NW 79TH Court Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: customer@grsmanagement.com

Website: www.grsmanagement.com

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 of 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.



GRS Management, Inc

15280 NW 79TH Court Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: customer@grsmanagement.com

Website: www.grsmanagement.com

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). Barbecuing 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



GRS Management, Inc

15280 NW 79TH Court Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: customer@grsmanagement.com

Website: www.grsmanagement.com

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.



GRS Management, Inc

15280 NW 79TH Court Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

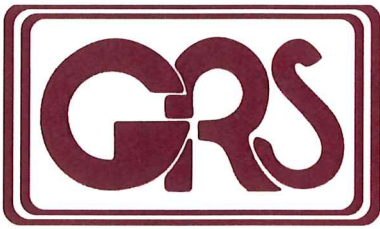
Email: customer@grsmanagement.com

Website: www.grsmanagement.com

- 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.



GRS Management, Inc

15280 NW 79TH Court Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: customer@grsmanagement.com

Website: www.grsmanagement.com

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.



GRS Management, Inc

15280 NW 79TH Court Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

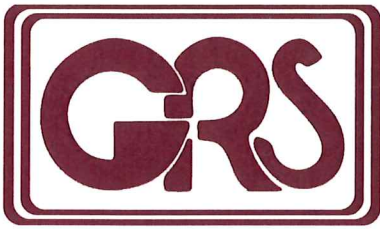
Email: customer@grsmanagement.com

Website: www.grsmanagement.com

- 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.



GRS Management, Inc

15280 NW 79TH Court Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: customer@grsmanagement.com

Website: www.grsmanagement.com

- 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.



GRS Management, Inc

15280 NW 79TH Court Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: customer@grsmanagement.com

Website: www.grsmanagement.com

-
- 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 VIII- 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,



GRS Management, Inc

15280 NW 79TH Court Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: customer@grsmanagement.com

Website: www.grsmanagement.com

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.



GRS Management, Inc

15280 NW 79TH Court Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: customer@grsmanagement.com

Website: www.grsmanagement.com

- 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.



GRS Management, Inc

15280 NW 79TH Court Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: customer@grsmanagement.com

Website: www.grsmanagement.com

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 recommitts 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 an 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