

**ESPRIT II CONDOMINIUM ASSOCIATION, INC.
C/O LYNX PROPERTY SERVICES
12485 SW 137TH AVE SUITE 309, MIAMI, FLORIDA 33186
TELEPHONE: 305-251-2234 FAX: 305-252-6165
EMAIL: WWW.LYNXPROPSERVICES.COM**

INSTRUCTIONS FOR SALE OR LEASE APPLICATIONS

**LISTED BELOW ARE PROCEDURES AND DOCUMENTS
THAT WILL BE REQUIRED FOR APPROVAL OF SALE OR LEASE:**

Please complete and sign all required forms. When application package is submitted, it must contain all of the following:

1. Completed application forms and affidavits.
2. **\$100.00** per married couple or first applicant and every additional applicant will be **\$50.00** (18 years and older) non-refundable screening fee payable to Lynx Property Services. **Personal checks/cash are not accepted; ONLY money orders.**
3. A copy of the lease/purchase agreement (no less than one year for leases).
4. Copies of two forms of picture IDs for each resident in the unit.
5. Management company will be doing a credit and criminal background check for all adults (18 years and older).
6. Applications CANNOT be submitted to the Board of Directors less than thirty (30) days before the moving date.

***** Obtaining occupancy prior to Association approval is NOT allowed. This means the tenant cannot move into unit until they have been approved by the Association's Board of Directors in writing. *****

**** Note: This community has decal parking. After approval, a decal will be supplied to each applicant's vehicle listed on the application. Limit of decals are 2 per household. License and registration must have the property address. ****

NO COMMERCIAL VEHICLES OR TRUCKS ARE ALLOWED IN THE COMMUNITY, NO EXCEPTIONS!

Mail or hand-deliver the above to:
Esprit II Condominium Association, Inc.
c/o Lynx Property Services
12485 SW 137th Ave. Suite 309 Miami, FL 33186
Office: 305-251-2234 Fax: 305-252-6165

Upon receipt of the completed paperwork, your application will be processed.
Please allow at least 30 days for the processing of application.



APPLICATION COVER SHEET

TYPE OR PRINT

THIS FORM MUST BE LEGIBLE IN ORDER FOR APPLICATION TO BE PROCESSED

DATE OF APPLICATION:	
NAME OF COMMUNITY:	
EMAIL RESULTS BACK TO:	

PROPERTY ADDRESS:		OWNER'S MAILING ADDRESS:	
MOVE IN DATE:		# OF APPLICANTS:	

APPLICANT 1

NAME:							
ADDRESS:							
CITY:		STATE:		ZIP CODE:			
CELL NUMBER:			HOME PHONE NUMBER:				
EMAIL:							
SS#:		DOB:		Current Rental Amount:			
INCOME DETAIL		GROSS MONTHLY INCOME:					
		ADDITIONAL MONTHLY INCOME:					
		TOTAL GROSS MONTHLY INCOME:					

APPLICANT 2

NAME:							
ADDRESS:							
CITY:		STATE:		ZIP CODE:			
CELL NUMBER:			HOME PHONE NUMBER:				
EMAIL ADDRESS:							
SS#:		DOB:		Current Rental Amount:			
INCOME DETAIL		GROSS MONTHLY INCOME:					
		ADDITIONAL MONTHLY INCOME:					
		TOTAL GROSS MONTHLY INCOME:					

APPLICANT 3

NAME:					
ADDRESS:					
CITY:		STATE:		ZIP CODE:	
CELL NUMBER:		HOME PHONE NUMBER:			
EMAIL ADDRESS:					
SS#:		DOB:		Current Rental Amount:	
INCOME DETAIL		GROSS MONTHLY INCOME:			
		ADDITIONAL MONTHLY INCOME:			
		TOTAL GROSS MONTHLY INCOME:			

CO-SIGNER 1

NAME:					
ADDRESS:					
CITY:		STATE:		ZIP CODE:	
CELL NUMBER:		HOME PHONE NUMBER:			
EMAIL ADDRESS:					
SS#:		DOB:		Current Rental Amount:	
INCOME DETAIL		GROSS MONTHLY INCOME:			
		ADDITIONAL MONTHLY INCOME:			
		TOTAL GROSS MONTHLY INCOME:			

CO-SIGNER 2

NAME:					
ADDRESS:					
CITY:		STATE:		ZIP CODE:	
CELL NUMBER:		HOME PHONE NUMBER:			
EMAIL ADDRESS:					
SS#:		DOB:		Current Rental Amount:	
INCOME DETAIL		GROSS MONTHLY INCOME:			
		ADDITIONAL MONTHLY INCOME:			
		TOTAL GROSS MONTHLY INCOME:			



APPLICANT'S INFORMATION

APPLICANT'S NAME:					
SS#:		DOB:		MARITAL STATUS:	
DRIVER'S LICENSE:				STATE:	
CELL NUMBER:			HOME PHONE NUMBER:		

SPOUSE/ CO-APPLICANT:					
SS#:		DOB:			
DRIVER'S LICENSE:				STATE:	
CELL NUMBER:			HOME PHONE NUMBER:		

OTHER OCCUPANTS (UNDER 18 YRS. OF AGE):

NAME:				
RELATIONSHIP:			AGE:	
NAME:				
RELATIONSHIP:			AGE:	
NAME:				
RELATIONSHIP:			AGE:	

RESIDENT HISTORY

PRESENT ADDRESS					
STREET:				APT. #:	
CITY:		STATE:		ZIP CODE:	
DATES TO/FROM:			MONTHLY PAYMENT:		
APT. NAME/IF HOME, MORTGAGE COMPANY AND LOAN NO.			PHONE NUMBER:		
REASON FOR MOVING:					

PREVIOUS ADDRESS					
STREET:				APT. #:	
CITY:		STATE:		ZIP CODE:	
DATES TO/FROM:			MONTHLY PAYMENT:		
APT. NAME/IF HOME, MORTGAGE COMPANY AND LOAN NO.			PHONE NUMBER:		
REASON FOR MOVING:					
HAVE YOU EVER BEEN EVICTED FROM ANY LEASED PREMISES? IF YES, EXPLAIN.					

EMPLOYMENT

PRESENT EMPLOYER:		POSITION:	
BUSINESS ADDRESS:		BUSINESS PHONE:	
SUPERVISOR:		EMPLOYED SINCE:	
GROSS WEEKLY SALARY:			

PREVIOUS EMPLOYER:		POSITION:	
BUSINESS ADDRESS:		BUSINESS PHONE:	
SUPERVISOR:		EMPLOYED SINCE:	
GROSS WEEKLY SALARY:			

SPOUSE/CO-APPLICANT'S EMPLOYER:		POSITION:	
BUSINESS ADDRESS:		BUSINESS PHONE:	
SUPERVISOR:		EMPLOYED SINCE:	
GROSS WEEKLY SALARY:			

VEHICLES

(Rules & Regulations may limit number of vehicles permitted.)

MAKE	MODEL	YEAR	TAG #	COLOR	REGISTERED TO:

GIVE DESCRIPTION AND TAG NUMBERS OF ANY BOAT, MOTORCYCLE, CAMPER, VAN, ETC. YOU MAY OWN:	
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PETS

HOW MANY PETS IF ANY?					
KIND:		WEIGHT (LBS.)		COLOR:	
KIND:		WEIGHT (LBS.)		COLOR:	
KIND:		WEIGHT (LBS.)		COLOR:	

EMERGENCY CONTACTS

NAME:			
RELATIONSHIP:		AGE:	
ADDRESS:		PHONE:	
NAME:			
RELATIONSHIP:		AGE:	
ADDRESS:		PHONE:	
NAME:			
RELATIONSHIP:		AGE:	
ADDRESS:		PHONE:	

Applicant hereby represents that all the above statements are true and correct and are made to induce owner and its agents to lease or rent an apartment. Owner and its agents are hereby authorized and given the right to verify by reasonable means the application, including, without limitation, ordering credit and criminal reports, and authorized to exercise in its sole discretion as to whether to reject the application and/or to terminate any lease which may be entered into between the parties, pursuant to this application, whether during the term of said lease or any extensions or renewals thereof, if the applicant has made any false or misleading statements or misrepresentations in this application.

Applicant's Signature:		Date: _____
Spouse/Co-applicant:		Date: _____
Co-signer:		Date: _____
Second co-signer:		Date: _____
Owner/Leasing Agent:		Date: _____

ESPRIT II CONDOMINIUM ASSOCIATION, INC.
 C/O LYNX PROPERTY SERVICES
 12485 SW 137TH AVE. SUITE 309 MIAMI, FLORIDA 33186
 PHONE: 305-251-2234 FAX: 305-252-6165

******* VITAL INFORMATION *******

CONDOMINIUM ADDRESS

OWNER'S NAME(S): _____

MAILING ADDRESS: _____

HOME PHONE #: _____ WORK PHONE #: _____

CELLPHONE #: _____ BEEPER #: _____

EMAIL: _____

PRIMARY RENTER'S NAME(S): _____ AGE: _____

TERM OF LEASE: _____ - _____

HOME PHONE #: _____ WORK PHONE #: _____

CELL PHONE #: _____ BEEPER #: _____

EMAIL: _____

LIST ALL OTHER RESIDENTS' NAMES, AGES, AND EMERGENCY CONTACT NUMBERS:

VEHICLES

MAKE	MODEL	YEAR	TAG #	COLOR



ESPRIT II CONDOMINIUM ASSOCIATION, INC.
NEW BUYER INFORMATION

Date: ____/____/____ Account#: _____

Address of home: _____

Purchaser: _____ Phone: (____) ____ - ____

Mailing Address: _____

Email Address: _____

Purchaser's Agent: _____ Phone: (____) ____ - ____

Seller: _____ Phone: (____) ____ - ____

Will new purchaser live in unit? _____

Will new purchaser rent unit? _____

(If new purchaser will be renting out unit, please contact Management office to request tenant application and forms.)

Expected date of closing: ____/____/____

Title company: _____

Contact person: _____ Phone: (____) ____ - ____

Lender: _____ Contact name: _____

Phone: (____) ____ - ____ Purchase price: \$_____

Amount of mortgage: \$_____ Type of mortgage: _____ FHA _____ VA _____

**PLEASE RETURN THIS FORM TO THE OFFICE OF LYNX PROPERTY SERVICES
WITH A COPY OF THE SALES CONTRACT PRIOR TO CLOSING AND THE
APPLICATION FEE (MONEY ORDER OR CASHIER'S CHECK ONLY).**

12485 SW 137th Ave. Suite 309 • MIAMI, FL 33186 • P: (305) 251-2234 • F: (305) 252-6165
www.lynxpropproperties.com • Business Hours: Monday-Friday 9:00AM-5:00PM

Esprit II

CONDOMINIUM ASSOCIATION, INC.

Lynx Property Services
12485 SW 137th Avenue
Suite #309
Miami, FL 33186
Phone: 305-251-2234 Fax: 305-252-6165
www.lynxpropproperties.com

December 3, 2015

Vehicle and Parking Hang Tag Regulations

Dear Residents,

This is a reminder that all residents must display a parking hang tag to park at Esprit II. You may obtain a hang tag from Lynx Property Services (Management Company) at our office located at 12485 SW 137 Ave., Suite 211, from 9:00 AM to 5:00 PM, Monday through Friday. In order to obtain a hang tag you must provide copies of each vehicle's registration and insurance.(must match the property address).

Please note: hang tags can not be mailed.

Rules and Regulations Regarding Parking

- Only (2) hang tags are allowed per unit. There are no exceptions to this rule.
- Parking hang tags are sold at \$5.00 each (max 2) payable by check or money order only to Esprit II Condominium Association. Please bring your old hang tags, these will be replaced with the new ones (max 2) at no cost to you.
- Parking hang tags must be displayed on the rear view mirror of your car.
- Parking hangtags cannot be transferred, laminated or reproduced. Fines will be levied and vehicles will be towed at vehicle owner's expense should this rule be violated.
- Residents must park in their designated spaces with the new hang tags.
- No vehicle may be parked on grassy areas, nor may be parked in a way that blocks entrances or other parking spaces.
- **Esprit II residents may only park in Esprit II spaces: Esprit II spaces are designated by two parallel white stripes on the asphalt.**

DO NOT PARK IN ESPRIT I SPACES, DESIGNATED BY 1 WHITE STRIPE.

- Vehicles must have a new valid hang tag number (300 to 600) and current license plate.
- Vehicles must be operable by mechanical and legal standards. Non-operable vehicles are not permitted on premises.
- Vehicles must park lawfully in parking spaces (not in fire lanes).
- Commercial vehicles are not allowed to park on the premises unless the company is contracted to do work at Esprit II Condo Association. If your registration indicates a van or similar work vehicle, management will request additional information.
- New tenants must provide copy of the lease agreement.

Vehicles in violation of the parking rules are subject to being towed at the vehicle owner's expense. Please avoid this and any potential fines by adhering to these rules.

Your cooperation will be greatly appreciated; any inquires please contact:
Lynx Property Services, LLC
305-251-2234

Esprit II

CONDOMINIUM ASSOCIATION, INC.

Lynx Property Services
12485 SW 137th Avenue
Suite #309
Miami, FL 33186
Phone: 305-251-2234 Fax: 305-252-6165
www.lynxpropproperties.com

Diciembre 3, 2015

Regulaciones de Vehículos y Parqueo

Estimados Residentes,

Tenga en cuenta que todos los residentes deben mostrar la etiqueta de aparcamiento para estacionarse en Esprit II. Usted puede obtener la etiqueta de aparcamiento de Lynx Property Services (gerencia) en nuestra oficina localizada en el 12485 SW 137 Ave., Ste. 211, de lunes a viernes desde las 9:00 AM hasta las 5:00 PM, Es necesario proporcionar copias de todos los registros de los vehículos y sus respectivos seguros (la registraci3n debe coincidir con la direcci3n de la propiedad)

Tome nota: Las etiquetas de aparcamiento no pueden ser enviadas por correo.

Regulaciones de Parqueo

- Solamente (2) etiquetas ser3n permitidas por cada unidad. Esta regla no tiene excepci3n.
- Las etiquetas de aparcamiento est3n a venta por \$5.00 cada una (m3ximo 2) en cheque o "money order" solamente pagadero a Esprit II Condominium Association. Puede remplazar las etiquetas anteriores sin costo adicional (m3ximo 2)
- Las etiquetas de aparcamiento deben de ser colocadas en el espejo retrovisor de su veh3culo.
- Las etiquetas de aparcamiento no pueden ser transferidas, laminadas o reproducidas. Multas ser3n impuestas y los veh3culos ser3n remolcados (al costo del propietario) si esta regla es violada.
- Residentes deben parquear solamente en su parqueo asignado.
- Ning3n veh3culo puede estacionarse en 3reas con grama, ni puede obstruir entradas o acceso a otros parqueos.
- **Residentes de Esprit II pueden estacionarse solamente en parqueos de Esprit II: Los espacios de Esprit II est3n designado por dos (2) l3neas blancas.**
NO SE ESTACIONE EN LAS PARQUEOS DE ESPRIT I, DESIGNADOS POR UNA (1) LINEA BLANCA.
- Todo veh3culo debe tener una nueva etiqueta de aparcamiento numeradas entre (300 y 600) y placa v3lida.
- Todo veh3culo debe de operar a las normas mec3nicas y legales. Veh3culos no operables no son permitidos en el recinto.
- No se permite parquear en el 3rea asignada para recogida de emergencia. Los veh3culos comerciales no est3n autorizados a estacionar en el recinto a menos que la compa1a este contratada para hacer trabajo en Esprit II Condominium Association. Si su registraci3n indica un van o veh3culo de trabajo similar, la gerencia podr3 requerir informaci3n adicional.
- Nuevos inquilinos deben proveer copia de su contrato de renta.

Veh3culos en violaci3n de las regulaciones de parqueo corren el riesgo de ser remolcados al costo del propietario. Por favor evite esta y cualquier otra penalidad adhiri3ndose a estas regulaciones.

Su cooperaci3n se agradece; cualquier pregunta, por favor dirige se a:
Lynx Property Services, LLC
305-251-2234

ESPRIT II CONDOMINIUM ASSOCIATION, INC.

RULES & REGULATIONS

In accordance with the Declaration of Restrictions and Protective Covenants for Esprit II Condominium Association, Inc., the Association will, as necessary, amend Rules governing use of the common areas and facilities. This document is a guide to assist residents in managing activities which will, in turn benefit all of the residents of the community. It is not, however, intended to be all inclusive.

Each property owner will be given a copy of this document. Additional copies may be obtained at a cost.

The Board of Directors will attempt to provide a copy of this document to all non-resident property owners and will consider its obligation fulfilled upon mailing to the address on record. It is the property owner's responsibility to provide the Association with any new address.

Landlords are responsible for providing a copy of this document to their lessees in Esprit II.

Please keep in mind that the Board of Directors is authorized to establish any and all necessary fines for those who do not follow Esprit II Rules and Regulations.

- A. DECALS
- B. VEHICLES/PARKING
 - 1. COMMON AREAS
 - 2. ROADWAYS
 - 3. PROHIBITED VEHICLES
 - 4. COMMERCIAL VEHICLES
 - 5. VEHICLES UNDER REPAIR
 - 6. FOOT TRAFFIC ONLY
 - 7. ILLEGAL PARKING
 - 8. DERELICT/DISABLED/ABANDONED MOTOR VEHICLES
 - 9. TOWING
- C. STREETS
 - 1. OWNERSHIP
- D. PROPERTY OWNER/RENTER LIABILITY
 - 1. LIABILITY
- E. PETS
 - 1. LAWS/ORDINANCES
 - 2. LEASH
 - 3. OTHER PET INFORMATION
 - 4. LIVESTOCK
 - 5. NUMBER OF PETS PERMITTED
- F. USE OF PREMISES
 - 1. RESPONSIBILITIES OF RESIDENTS
 - 2. NOISE ORDINANCE
 - 3. GARAGE SALES
 - 4. BUSINESS
 - 5. STORAGE
 - 6. CAR WASHING
- G. TRASH
 - 1. GARBAGE/TRASH
 - 2. SPECIAL ITEMS
- H. SIGNS
 - 1. FOR SALE/FOR RENT SIGNS
- I. MODIFICATIONS TO PROPERTY
 - 1. EXTERIOR CHANGES
 - 2. EXTERIOR APPEARANCE
- J. SWIMMING POOL RULES
 - 1. HOURS
 - 2. POOL EQUIPMENT
 - 3. SAFETY
 - 4. PARTIES
- K. OWNER/TENANT
 - 1. REQUIRED INFORMATION/OWNER
 - 2. REQUIRED INFORMATION/TENANT
 - 3. OTHER RESIDENT INFORMATION
- L. SCHOOL BUSES (PUBLIC/PRIVATE)
 - 1. DEFINITION
 - 2. PUBLIC SCHOOL BUSES
 - 3. PRIVATE SCHOOL BUSES

ESPRIT II CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS

A. DECALS: The decals are to be displayed either on the front or rear window on the driver's side; decals must be displayed at all times while on property. If you have tinted windows in the rear, please place decals in the front window on the driver's side. Units may receive up to two decals per unit (\$5 per decal). The decal that is displayed in the car must match the tag number that was presented at the time of pick-up, if the information does not match the decal it will be considered in violation and is subject to be towed. Any vehicle not displaying a decal will be considered unauthorized and will be towed away, without further warning, at the owner's expense.

B. VEHICLES/PARKING

1. Common areas: no vehicle may be parked on any area including grass, landscaping or any other area designated as common area for the use and benefit of the residents or guests of Esprit II (with the exception of designated paved parking spaces). All vehicles parked in these areas for any period of time will be towed without further notice at the owner's expense.
2. Roadway: no vehicle(s) may be parked on the roadways of Esprit II. All vehicles impeding access or ingress to a parking place will be towed away immediately. No advance warning is necessary and the owner will be liable for all towing charges.
3. Prohibited vehicles: no trucks, commercial vans, campers, mobile homes, jet skis, boats or trailers of any description shall be permitted to be parked or to be stored any place on any lot on this property. Government, County and Police vehicles are excluded.
4. Commercial vehicles: the term "commercial vehicle" shall include, but not be limited to, all vehicles and trucks containing any trade or business name, advertising, signs or any type of lettering, or any vehicle with equipment, including but not limited to, racks, tool boxes, storage bins or camper tops used for service. Hydraulic lifts or equipment (except for any ramps or lifts needed for access by handicapped persons) will be considered a commercial vehicle and will not be allowed on the premises of Esprit II. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles engaged in picking up, delivery and other commercial services.
5. Vehicle(s) under repair: any vehicle repairs more extensive than changing a flat tire, putting water into a radiator, or changing a battery, will not be done on any property within Esprit II. Any vehicle found to be in a state of repair which renders the vehicle inoperable, poses a nuisance to the community, a threat to the safety of residents or children, or is sufficiently noticeable and which detracts from the aesthetics of the community will not be allowed to remain on any parking space within Esprit II.
Residents, upon notification, will be towed 24 hours to make arrangements to remove or repair such vehicle to the guidelines of the Association. Any vehicle not removed within the 24 hour time period will be towed Esprit II at the owner's expense.
6. Foot traffic only: all areas with grass, trees or plants of all types and amenities will be maintained by the Association for foot traffic only.
7. Illegal parking: all vehicles illegally parked (i.e. fire lanes, reserved spaces, handicapped spaces, service area lanes or green (lawn) areas will be immediately towed without further notice at the owner's expense.
8. Derelict/disabled/abandoned motor vehicles: a disabled or abandoned motor vehicle may not be parked, stored or kept in the Parking Areas. The term "disabled motor vehicle" shall include, but not limited to, any motor vehicle which cannot operate on its own power. The term "abandoned vehicle" shall include, but not limited to, any motor vehicle with expired license plates, missing license plated, flat tires or broken windows. All vehicles which fall under this section will be towed away, without further warning, at the owner's expense. If a derelict vehicle is parked in an assigned space, the Association will sticker the vehicle and attempt to contact the resident holding that assigned space either by telephone or posting a

note on the door of the unit. If the resident does not answer within 24 hours, the vehicle will be towed away, without further warning, at the owner's expense.

9. Towing: the Association shall have the right to authorize the towing away of any vehicle in violation of the Association's Parking Rules and Regulations. Residents/Guests should be aware that vehicles improperly parked on the common area of the community are in violation of parking rules and subject to towing. Should a vehicle be towed away, costs will be charged against the vehicle owner and must be paid prior to repossession of the vehicle.

C. STREETS

1. Ownership: Streets within the subdivision of Esprit II are owned and maintained by the Association. Property owner/renter assumes all responsibility and liability for the actions of guest(s) for any violation of this section. In the event of a renter's failure to take responsibility for the action of a guest, the property owner assumes all responsibility and liability for all violations of this section.

D. PROPERTY OWNER/RENTER LIABILITY

1. Liability: unit owners shall be responsible for the actions of their children, their tenants and their guests. Any damage to the buildings, streets, amenities or common elements caused by Unit Owners, their children, tenants or guests, shall be repaired at the expense of the Unit Owner. Any damage to other units or common areas cause by the negligence of the Unit Owner, his children, tenants or guests, such as plumbing back ups, leaks, etc., shall be repaired at the expense of the Unit Owner responsible.

E. PETS

1. Laws/ordinances: residents who own pets are required to comply with all applicable County ordinances relevant to pets.
2. Leash: pets will be leashed at all times when not within the resident's home.
3. Other information: pets shall not continue or present a problem or create a nuisance to neighbors, either by noise or sanitary habits. Any animal which is allowed to roam on Esprit II property in violation of the above provisions of this section shall be considered abandoned and will be reported to, and removed by, the appropriate authorities.
4. Livestock: no livestock, poultry or animals of any kind (with the exception of cats, dogs and other household pets) shall be kept on any property of Esprit II.
5. Number of pets allowed: only one (1) will be permitted per unit.

F. USE OF PREMISES/NUISANCES

1. Responsibilities of residents: residents of Esprit II will not use, or permit the use of, their property, in any manner which is disturbing, a nuisance, or potentially injurious, to any resident of the community. Residents of Esprit II will not use, or permit the use of, their property in any manner which is injurious to the reputation of the Association. Residents of Esprit II will abide by all Florida Statutes, County Ordinances and Association By-Laws, Rules and Regulations while on Esprit II property.
2. Noise ordinance: residents of Esprit II will abide by all of the provisions of the Dade County Noise Ordinance.
3. Garage sales: garage sales or any type of auction is prohibited on Esprit II property with the exception of auctions involving the sale of a unit. Any auctions under this category must comply with all of the rules set forth.
4. Business: no business of any type will be conducted on any property of Esprit II.
5. Storage: no storage of material will be done on any property of Esprit II considered to be "Common Area".
6. Car washing: no car washing is permitted on the premises. The buildings' water supply may only be used for the watering of plants/lawns. Watering of plants/lawns is permitted only in accordance with Dade County regulations/guidelines.

G. TRASH

1. Garbage/trash: disposal of garbage or trash will be done only by placement in appropriate trashcans. Any trash, placed for pick up, not deemed appropriate for removal by County Solid Waste personnel, will be retrieved by the resident and lawfully disposed of by the resident no later than 24 hours after pick up is denied.
2. Special Items: Removal of trash items considered appropriate by county solid waste personnel, such as large quantities of plant or tree cuttings, construction material, furniture or appliances, will be the responsibility of the resident. Any trash as detailed in this section which is removed by the Association as a result of the

resident's failure to do so will be the responsibility of the property owner. All costs associated with the Association's expense in the removal of such trash will be assessed against the owner.

- H. SIGNS
1. For sale/for rent signs: "for sale" or "for rent" signs will be 12" X 12" and must be placed on a post inside the property owner's courtyard. No other signs, notices or advertising of any type will be permitted to be displayed on the exterior walls of any unit, the common areas of the community or in any location visible to the public.

I. MODIFICATION OF PROPERTY

1. Exterior change: no structural modification or alteration of any type will be made to any building or any property, including the common ground, without the written consent of the Board of Directors. Such modification and alteration include, but are not limited to, security bars, screened enclosures, trellis, antenna, and satellite dishes. All structural modifications must be in compliance with all Dade County Building and Zoning requirements. Further, building permits are required prior to construction. Without limiting the provisions of paragraph 11.2 of the Declaration of Condominium for Esprit II, except with written consent of the Association as elsewhere provided, no Unit Owner shall cause or permit his terrace, balcony, garden area or patio increased in size, the configuration thereof altered or awnings installed thereon, or the exterior of his unit to be modified or removed, nor shall any Unit Owner in any manner change the exterior appearance of his unit or any building or common element, except for the purpose of repair or replacement required to be made by the Unit Owner, and any such repair or replacement shall be in substantial conformity with that originally installed by the developer or last approved by the Association, no unit Owner shall install or permit to be installed in his Unit electrical wiring, television or radio antennae, machines or air conditioning equipment which may protrude through the roof or walls of his Unit or Building.
2. Exterior appearance: no Unit Owner shall install any trees, shrubbery, flowers or other landscaping on the exterior of any Condominium Property, and no Unit Owner shall remove or alter any such landscaping installed by the Association. Unit Owners may place tasteful patio furniture and plants on their terraces, balconies, garden areas or patios, but shall keep same neat and slightly condition. The Association shall have the right to require any Unit Owner to remove any personal property placed on any terrace, balcony, garden area or patio, or otherwise on the exterior of the Condominium Property which the Association deems unsightly or potentially dangerous.

J. SWIMMING POOL RULES

1. Hours: the pool will remain open from sunrise to sunset only. Also, the gate to the pool must remain closed at all times.
2. Pool equipment: the life ring and safety hook are required Life Safety equipment and are not to be played with or removed from the pool area. This equipment is to be used for emergencies only.
3. Safety: Swim at your own risk, no lifeguard is on duty. Also, please adhere to the following:
 - a. Running and unnecessary noise is prohibited.
 - b. Children under the age of 12 years must be accompanied by a parent.
 - c. Children in diapers are not permitted in pool without wearing rubber pants.
 - d. Diving into pool is not permitted.
 - e. Playing ball in or around the pool is not permitted.
 - f. Glass containers are not allowed in the pool area.
 - g. No food or drink allowed in pool or on pool deck.
 - h. No animals permitted in pool area.
 - i. No loud music.
4. Parties: Private pool parties are not permitted. Also, contact and organized sports activities are not allowed in the fields, parking lots or other common areas of Esprit II.

K. OWNER/TENANT

1. Required information from owners: proof of ownership of the property (i.e. warranty deed, quit claim deed), current vehicle registration and current Florida driver's license.
2. Required information from tenants: copy of current lease with the following information:

- a. Terms of lease and expiration date
 - b. Property owner's name, current address, phone numbers (home, work and emergency contact)
 - c. Renter(s) legal name and legal name(s) of all person(s) who will reside in the unit
 - d. Current vehicle registration
 - e. Current Florida driver's license for all motor vehicle operators residing in the unit
3. Other resident information: the Association must be notified in writing, within 30 days of the end of the lease, if the lease will or will not be renewed. The Board of Directors will refer, to the appropriate authorities, all violations of this ordinance and will request aggressive enforcement of this ordinance.
- NOTE: Florida statutes require driver licenses and vehicle registrations to reflect the current address within 10 days of moving to a new address.

L. SCHOOL BUSES/VANS (PUBLIC/PRIVATE)

1. Definition: public school buses which are licensed and operated by Dade County. Private school buses/vans are those that are privately owned for profit or non-profit.
2. Public school buses/vans: public school buses/vans will be allowed in Esprit II for the purpose of picking up children for school. Residents utilizing public school buses/vans within Esprit II assume all responsibility for the safety and welfare of their children.
3. Private school buses/vans: any vehicle speeding or operating dangerously within the community will be prohibited in Esprit II. Residents utilizing private school buses/vans within Esprit II assume all responsibility for the safety and welfare of their children.

ESPRIT II CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS ACKNOWLEDGEMENT

We (I) have received and read the Rules and Regulations for Esprit II Condominium Association. I understand that these Rules and Regulations are strictly enforced.

Date

Unit address

Print name

Signature

Note: The Association has the power to take legal action against violators of the Rules of the Association for each infraction.



Parking Affidavit

Esprit II Condominium Association.

Complete this affidavit to insure you will only have two cars parked on your parking pad. This will also serve as proof no more than two cars are allowed on the premises.

I _____ and _____ confirm I understand there will only be space on my parking pad for _____ cars. I am aware there will be no parking on the street or on the grass by any visitors. I understand that providing false information is a violation of the association tenant application screening.

Printed Name: _____ Signed: _____ Sworn to
me on this the _____ day of _____, 20____.

Notary Public My Commission Expires: _____