

SALES PACKAGE



Condominium Association of Lakeside Village

Office (561)968-4971 – Fax (561)968-0465

500 Lori Drive • Palm Springs, Florida 33461

Please include the following items in your approval package:

1. Application filled out completely; please do not use a family member as a reference.
2. Copy of signed contract.
3. Copy of license or photo I.D.
4. A non-refundable check or money order payable to :
“OCEAN BREEZE COMMUNITY MANAGEMENT”
in the amount of \$150 per person
(or per married couple) over 18 years old.

The Board of Directors will then review the application after the screening is complete. The office will contact you to schedule your interview to go over our rules and regulations.

Please note: THE ASSOCIATION HAS THIRTY (30) DAYS TO PROCESS A COMPLETED APPLICATION.

**THE FOLLOWING WAS APPROVED BY THE BOARD OF THE
COMDOMINIUM ASSOCIATION OF LAKESIDE VILLAGE
INC. ON SEPTEMBER 2, 2020:**

**A MINIMUM CREDIT SCORE OF 700 IS REQUIRED TO BUY
OR RENT AT LAKESIDE VILLAGE.**

THERE WILL BE NO EXCEPTIONS TO THIS RULE.

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**LO SIGUIENTE FUE APROBADO POR LA JUNTA DE LA
ASOCIACIÓN DE COMDOMINIO DE LAKESIDE VILLAGE INC.
EL 2 DE SEPTIEMBRE DE 2020:**

**SE REQUIERE UNA PUNTUACIÓN DE CRÉDITO MÍNIMA DE 700
PARA COMPRAR O ALQUILAR EN EL PUEBLO DE LAKESIDE.**

NO HABRÁ EXCEPCIONES EN ESTA REGLA.

CONDOMINIUM ASSOCIATION OF LAKESIDE VILLAGE INC.

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Applicant hereby authorizes The Condominium of Lakeside Village Inc. to obtain a consumer report, and any other information it deems necessary for the purpose of evaluating my application, I understand that information may include, but is not limited to;

- Credit History
- Civil and Criminal Information
- Record of Arrest
- Licensing Records
- Any Other Necessary Information

I understand that the subsequent consumer information may be obtained and utilized under this authorization in connection with an update, renewal, extension, or collection with respect or in connection with the rental or lease of a residence for which this application was made. I hereby expressly release Lakeside Village, and any procurer or furnisher of information, from any liability whatsoever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state, and/or federal agencies including without limitation, various law enforcement agencies.

Applicant's Signature

Date

Applicant's Signature

Date

BROWN'S BACKGROUND CHECKS
CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER
Lakeside Village COA, Inc.

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4th floor, Independence, OH 44131, telephone 800.853.3228. I understand that you may be requesting information from various federal, state and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Association and may be reviewed by a unit owner if it's a rental.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the above mentioned information:

_____/_____/_____
Applicant Name Date of Birth* Social Security Number
***Date of Birth is requested in order to obtain accurate retrieval of records.** **If International please provide**
Passport Number

_____/_____/_____
Co-Applicants Name Date of Birth Social Security Number
If International please provide
Passport Number

Alias/Previous Name(s)

Current Physical Address City & State Zip code

California, Minnesota & Oklahoma Applicants Only: Please check here to have a copy of your consumer report sent directly to you.

Notice to CALIFORNIA Applicants

Under Section 1786.22 of the California Civil Code, you have the right to request from AISS, upon proper identification, the nature and substance of all information in its files on you, including the sources of information, and the recipients of any reports on you, which AISS has previously furnished within the two-year period preceding your request. You may view the file maintained on you by AISS during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

SIGNATURE _____ DATE _____

Co-Applicant
SIGNATURE _____ DATE _____

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After your application has been approved you will meet with the Lakeside Village Welcoming Committee to review the Rules and Regulations. You will be asked to sign documents confirming your understanding of the material reviewed.

Please provide us with your phone number and times you are available.

Thank you,

Lakeside Village Welcoming Committee

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Después de que su solicitud haya sido aprobada, se reunirá con el Comité de Bienvenida de Lakeside Village para revisar las Reglas y Regulaciones. Se le pedirá que firme documentos que confirmen su comprensión del material revisado.

Indícanos tu número de teléfono y los horarios en que estás disponible.

Gracias,

Comité de bienvenida de Lakeside Village

Name (Nombre) _____

Phone # (Telephono) _____

Times you can be contacted (horas la podemos contactar)

CONDOMINIUM ASSOCIATION OF LAKESIDE VILLAGE INC.
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APPLICATION FOR Owner

YOU MUST PRINT ALL INFORMATION ON THIS FORM

BUILDING NO. _____ UNIT NO. _____ FROM _____ TO _____
OWNER(S) NAME _____
PHONE NO. _____ OR _____
PRESENT MAILING ADDRESS _____

EMAIL _____

NAME OF REALTOR (IF APPLICABLE) _____
PHONE NO. _____ FAX NO. _____

NAME OF PROSPECTIVE TENENT(S) AS IT APPEARS ON THE LEASE

A: _____ B: _____

OTHER PERSONS WHO WILL OCCUPY THE UNIT WITH YOU:

NAME	AGE	RELATIONSHIP
_____	_____	_____
_____	_____	_____

INVESTIGATION CONDUCTED BY THE BOARD OF DIRECTORS

IN MAKING THE FOREGOING APPLICATION, I AM AWARE THAT THE DECISION FROM THE BOARD OF DIRECTORS WILL BE FINAL AND NO REASON WILL BE GIVEN FOR ANY ACTION TAKEN BY THE BOARD OF DIRECTORS. I AGREE TO BE GOVERNED BY THE DETERMINATION OF THE BOARD OF DIRECTORS.

APPLICANT _____ APPLICANT _____
DATE _____ DATE _____

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AGE VERIFICATION CERTIFICATE

The following information must be furnished by the owner or owners of each residence so that the association may monitor the percentage of residences occupied by at least one person 55 years of age or older to preserve the status as a community considered "Housing for Older Persons" in accordance with the association's documents and the Federal Housing Act.

Address _____

Owner's Name _____ Date of Birth _____

Owner's Name _____ Date of Birth _____

Occupant(s) include owner(s) above f occupant(s) of unit:

Name _____ Date of Birth _____

Name _____ Date of Birth _____

Name _____ Date of Birth _____

Owners Name _____ Date
Of Birth _____

Owner's Signature

Date

Owner's Signature

Date

CONDOMINIUM ASSOCIATION OF LAKESIDE VILLAGE INC.

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PET CHECKLIST

- Read Pet Policy_____
- Vet Vaccination_____
- Complete Registration Form_____
- Photo of Animal_____

Lista de control de mascotas

- Leer Política de mascotas_____
- Vacunación veterinaria_____
- Complete el formulario de registro_____
- Foto de Animal_____

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RULES AND REGULATIONS FOR SERVICE OR ASSISTANCE ANIMAL REQUIRED PURSUANT OF THE FAIR HOUSING ACT IN AN OTHERWISE PET FREE CONDOMINIUM ASSOCIATION

The following rules apply to residents with assistance animal which have been approved by the Condominium Association of Lakeside Village, Inc. ("Association") as required accommodations for disabilities under the Fair Housing Act. These rules have been enacted for the sole purpose of ensuring the health, safety and quiet of all our residents.

- 1. No owner/resident shall be permitted to keep as an assistance animal an aggressive breed or breed mix on the Association Property ("Property") and no dog which has been classified as a dangerous dog or vicious dog under the Florida law, County or municipal ordinance, shall be kept on the Property. Further, the foregoing provisions notwithstanding, the Association shall have the power to require and enforce the removal of any assistance animal form a unit should the resident not comply.**
- 2. An owner/resident with an approved assistance animal shall not allow such to create a nuisance or become a nuisances may be determined by the Board in its sole discretion. The term nuisance in this paragraph shall include but not be limited to aggressive behavior and disturbances to other residents by barking, scratching, screeching, howling and other sounds, or allowing the assistance animal to defecate on the Common Elements. Further, an owner/resident with an assistance animal shall properly maintain the assistance animal's living conditions in the unit, to prevent an unsanitary condition from developing. An owner/resident shall not allow fecal matter to accumulate in Unit or on the Common Elements.**
- 3. Assistance animal shall always be on a fixed, short leash when on the Property outside of the owner/resident's unit.**
- 4. All sliding doors and other doors to the unit where the assistance animal resides shall be closed when the assistance animal is left unattended in the unit. Assistance animal shall not be permitted on unit balcony(s) unattended and shall not be left tethered on the common elements (balcony and or any other area of the building). The balcony may not be utilized as a bathroom for the assistance animal.**
- 5. Assistance animal shall be walked on the Property in an area designated by the Association. Owner/Resident must immediately pick up and dispose of assistance animal's waste unless unable due to a physical limitation. Solid animal waste must be bagged before disposed in a manner so as not to create odors or exposure to waste. Assistance animal cannot be walked on the association grass and only in the designated area.**
- 6. Owner/Resident shall be responsible for the cost of any and all repair of damage to the common elements caused by the animal.**

7. Owner of the assistance animal acknowledges that they shall be responsible for any injury sustained by the assistance animal on Association property or common elements.
8. Owner of the assistance animal acknowledges that the Association shall not be responsible for any injury sustained by assistance animal on Association property or common elements.
9. Owner/Resident is responsible for maintaining the assistance animal in a "flea free" condition and obtaining all appropriate inoculations on a current basis. Further, the Owner/Resident shall properly maintain the assistance animal's living conditions in the unit to prevent an unsanitary condition from developing.
10. Owner/Resident shall abide by all local laws regarding animal safety and care. Owner/Resident shall, upon request, provide proof to the Association that the assistance animal is properly registered in Palm Beach County and has up-to-date vaccinations as required by Palm Beach County. While on the common elements, assistance animal shall wear current, county required registration tags securely fastened about the assistance animal's neck by a collar, harness or other substantial device so as to be clearly visible at all times.
11. Owner/Resident agrees to hold the Association harmless for injuries and/or damages caused by his/her assistance animal.
12. Owner/Resident shall comply with the Association's governing documents and rules and regulations as they apply, including but not limited to, undue disturbances and nuisances to other residents. The Association will pursue all available remedies under the law and the Governing Documents for any violation of the rules and regulations promulgated by the Board. These rules are subject to change and modification at any time by the Board of Directors.

I acknowledge that I have read, understood and agreed to comply with the foregoing.

OWNER / RESIDENT

BY: _____

PRINT NAME: _____

DATE: _____

CONDOMINIUM ASSOCIATION AT LAKESIDE VILLAGE

BY: _____

PRINT NAME AND TITLE: _____

DATE: _____

CONDOMINIUM ASSOCIATION OF LAKESIDE VILLAGE INC.

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CAR TAG/STICKER POLICIES

These policies are for all unit owners, full-time and seasonal renters at Lakeside Village.

There will be two types of tags/stickers issued:

1. Green sticker- permanent
2. Yellow hang tag- visitors (for 31 days or less)

Every parking sticker issued after April 6, 2018 will cost \$5.00 for the first car and \$10.00 for the second car. Residents with three cars will be charged \$100.00 for the third car. Please have your driver's license, vehicle registration and a check or money order made out to the Condominium Association of Lakeside Village with you.

NOTES

Visitors are required upon arrival on Lakeside Village property to obtain a visitor's hangtag for their vehicle. They are available at the clubhouse office during business hours. Please have your driver's license, vehicle registration and a \$50.00 deposit check made out to the Condominium Association of Lakeside Village with you. The \$50.00 deposit will be returned to you if the hangtag is returned within the 31 days. After the 31 days the \$50.00 is forfeited and the hangtag is invalid.

Rental cars are subject to the same temporary hangtag policy stated above.

Renters (full time and seasonal) are required upon arrival on Lakeside Village property to obtain a sticker from the clubhouse office.

PLEASE REMEMBER you **MUST** have written permission, **ON FILE**, signed by the spot owner to park in another owner's parking spot.

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1. What are my voting rights in the Condominium Association?

You are allowed one vote per unit owned to vote for the Board Members. Exhibit A in your Condominium Documents explains your weighted vote based on the square foot area within the unit.

2. Am I required to pay rent or land use fees for recreational or other commonly used facilities?

Yes, it is listed under Association Expenses. In addition, we purchased the Recreation Area in 2007 and may pay a monthly loan.

3. What restrictions exist on my right to use my unit?

An example of one restriction is that you must register all guests in the association office providing their names, arrival and departure dates and if they will have a vehicle on property, they must register it.

4. Why must you interview every person who comes to Lakeside Village to buy or rent a condominium?

We want the opportunity to discuss in person the rules and regulations regarding Lakeside Village and other important information concerning the association.

5. I want to make some interior changes within my unit, but I understand that documents state that I cannot without express written approval of the Board of Directors. Is this true?

Yes! Any changes you wish to make that will alter the interior of your unit must be approved by Board of Directors and, if approved, will be made a permanent part of your office file for future reference. Under no circumstances will structural changes such as construction or removal of walls be allowed.

6. What do I do if there is an emergency when the association office is not open?

There are after hours numbers that can be called if you have an emergency:

- Emergency 911
- Maintenance **EMERGENCIES ONLY** 561-641-8854
- Palm Springs Public Safety *non-emergency* 561-968-8243

7. HOW DO I OBTAIN A LAUNDRY CARD?

The cost for a card is \$5.00 payable by check or money order. The card can be refilled using the machine located outside the property manager's office.

8. What is the pest control Schedule?

September-December-March-June

BUILDINGS: 1-2-3 8AM-10AM

BUILDINGS: 4-5-6 10AM-12PM

BUILDINGS: 7-8-9 12PM-3PM

October-January-April-July

BUILDINGS: 10-11-12 8AM-10AM

BUILDINGS: 14-15-16 10AM-12PM

BUILDINGS: 17-18-19 12PM-3PM

November-February-May-August

BUILDINGS: 20-21-22 8AM-10AM

BUILDINGS: 23-24-25 10AM-12PM

9. Can anyone use the grills outside the large clubhouse?

Any resident can use the grill but, you must sign up in the administration office. It is first come first serve. You are responsible for cleaning the grill and area after use and for any damage done to that area.

10. Does Lakeside Village have a bus available for residents?

Yes, the bus schedule is posted on the bulletin board outside of the administrative office.

11. How do I replace a lost fob to the recreation area?

You may purchase a replacement fob at the administrative office at a cost of \$100.00 payable by check or money order made out to *The Condominium Association of Lakeside Village*.