



EXCLUSIVE PROPERTY  
MANAGEMENT GROUP

**DORAL GARDENS CONDOMINIUM ASSOCIATION, INC.**

The following applies to any Real Estate transaction involving the Sale, Rental or Transfer of any Condominium or Homeowners Association unit. Application will not be processed nor accepted unless all the following items are attached:

1. Fully completed TYPED application. (Handwritten or incomplete application will not be accepted)
2. \$150.00 Money Order or Cashier's Check (No Personal Checks) payable to Exclusive Property Management Inc. per applicant over 18 years old or \$150 per married couple (with marriage certificate)
3. \$30.00- Money Order or Cashier's Check (No Personal Checks) payable to Exclusive Property Management Inc. Per applicant over 18 years old.
4. Three Personal Reference Letters per applicant over the age of 18.
5. U.S. Government Issued Photo ID per applicant over the age of 18.
6. Copy of Birth certificate for all minor children under the age of 18.
7. Copy of Executed Lease or purchase contract- Must be fully executed
8. Sales only. Please provide proof of income.
9. Copy of License (if you are registering a vehicle with the association)
10. Copy of vehicle registration (if you are registering a vehicle with the association)
11. Copy of vehicle insurance (if you are registering a vehicle with the association)
12. Signed and Acknowledgment receipt of Rules and Regulations. (KEEP COPY OF RULES AND REGULATIONS FOR YOUR RECORDS)
13. \$500 Security Deposit (Tenants Only) per application- Money Order or Cashier's Check (No personal checks) Payable to Doral Gardens. To be provided with application.

**\*\*\*\*\*no application will be considered and will be automatically denied if a national background check and full credit report cannot be conducted.** Maximum of 2 occupants allowed per bedroom. **Minimum of 650 credit score for all applicants.**

NOTE: If you would like to rush the application, please note that there is an additional of \$150 fee.(CASH ONLY). Process time is approximately 7-10 business days. Fees are not refundable.

**ONCE THE SALE IS FINAL, IT IS IMPERATIVE THAT YOU FORWARD US A COPY OF THE WARRANTY DEED AND SETTLEMENT STATEMENT INDICATING THE DATE OF CLOSING AND NAME(S) OF THE NEW OWNERS). Without this information we cannot update our system.** Please sure that you have received and reviewed the By-Laws of the Association. **It is the seller's responsibility to provide you with a copy of the By-Laws and Declaration of Condominium.** If the seller does not have a copy of the By-Laws, you can obtain a copy online at [www.doralgardenscondo.com](http://www.doralgardenscondo.com).

***PLEASE BE AWARE THAT THIS PROCESS OFTEN TAKES UP TO 25 WORKING DAYS AND NONE OF THE FEES INCURRED ARE REFUNDABLE.*** Please be advised that some of the Board of Directors/Property Managers may require an interview with the new owner or tenant prior to issuing a Certificate of approval.

Print Name

Applicant Signature

Date

Exclusive Property Management Group, Inc.  
175 Fontainebleau Blvd Suite 2G1 Miami, F33172  
PH: 786-577-2974 | 786-577-2976

[WWW.EXCLUSIVEPMG.COM](http://WWW.EXCLUSIVEPMG.COM)



## Purchase/Lease Application Checklist

**\*\*\*\*\*This portion is to be filled out by the EPMG representative only\*\*\*\*\***

Rush: Yes \_\_\_ No \_\_\_ (additional fee required)

- 1) \_\_\_ Fully completed TYPED application. (Handwritten application will not be accepted)
- 2) \_\_\_ \$150.00 Money Order or Cashier's check per applicants over 18 years old.
- 3) \_\_\_ \$30.00- Money Order or Cashier's check per applicants over 18 years old.
- 4) \_\_\_ Three Personal Reference Letters per applicant over the age of 18.
- 5) \_\_\_ U.S. Government Issued Photo ID per applicant over the age of 18.
- 6) \_\_\_ Copy of Birth Certificate for all minor children under the age of 18.
- 7) \_\_\_ Copy of Executed Lease or purchase contract- Must be fully executed
- 8) \_\_\_ Sales Only. Please provide proof of income.
- 9) \_\_\_ Copy of License (if you are registering a vehicle with the association)
- 10) \_\_\_ Copy of vehicle registration (if you are registering a vehicle with the association)
- 11) \_\_\_ Copy of vehicle insurance (if you are registering a vehicle with the association)
- 12) \_\_\_ Signed and Acknowledgment receipt of Rules and Regulations.
- 13) \$500 Security Deposit (Tenants Only) per application. *To be provided if approval is granted.*

**!!!! If the above requirements are not met, the application will not be accepted. No Exceptions!!!!**

Application and documentation received (Date): \_\_\_\_\_ By (Representative): \_\_\_\_\_



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**Buyer/Tenant Application**

Important Information:

All questions on this application must be completely filled in. Incomplete applications or blank spaces will result in delay and/or denial of approval. The release of Information authorization form must be signed and dated by each applicant appearing on the Title/Mortgage/Lease and will exclusively be utilized to obtain a release of information including your Credit Report and National Background Check.

Application for: Purchase \_\_\_\_\_ Lease \_\_\_\_\_ No. of Bedrooms \_\_\_\_\_ No. of Bathrooms \_\_\_\_\_

Date of application: \_\_\_\_\_ Move in date: \_\_\_\_\_ No of Applicants (18 or older): \_\_\_\_\_

Property Address: \_\_\_\_\_

Term of Lease from: \_\_\_\_\_ To: \_\_\_\_\_

Real Estate Agent or Owner Representative Name: \_\_\_\_\_ Phone: \_\_\_\_\_

**Applicant #1:**

First name: \_\_\_\_\_ Middle name: \_\_\_\_\_ last name: \_\_\_\_\_

Passport #: \_\_\_\_\_ Country of Passport \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Social Security #: \_\_\_\_\_ D.O.B: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ D.L State: \_\_\_\_\_

Phone number: \_\_\_\_\_ Atl.Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Employment of Applicant #1:**

Employed By: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Position: \_\_\_\_\_ How long at present job: \_\_\_\_\_ Monthly Income: \_\_\_\_\_

Have you ever been arrested or convicted of crime? Yes / No

Dates: \_\_\_\_\_ County/State: \_\_\_\_\_ Convicted in: \_\_\_\_\_ Charges: \_\_\_\_\_



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**Applicant #1 Residence History:**

Current Address \_\_\_\_\_

Landlord: \_\_\_\_\_ Phone \_\_\_\_\_ How long: \_\_\_\_\_

Previous Address: \_\_\_\_\_

Landlord: \_\_\_\_\_ Phone \_\_\_\_\_ How long: \_\_\_\_\_

**Applicant #2:**

First name: \_\_\_\_\_ Middle name: \_\_\_\_\_ Last name: \_\_\_\_\_

Passport #: \_\_\_\_\_ Country of Passport \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Social Security #: \_\_\_\_\_ D.O.B: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ D.L State: \_\_\_\_\_

Phone number: \_\_\_\_\_ Atl. Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Employment of Applicant #2:**

Employed By: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Position: \_\_\_\_\_ How long at present job: \_\_\_\_\_ Monthly Income: \_\_\_\_\_

Have you ever been arrested or convicted of crime? Yes / No

Dates: \_\_\_\_\_ County/State: \_\_\_\_\_

Convicted in: \_\_\_\_\_ Charges: \_\_\_\_\_

**Applicant #2 Residence History:**

Current Address \_\_\_\_\_

Landlord: \_\_\_\_\_ Phone \_\_\_\_\_ How long: \_\_\_\_\_

Previous Address: \_\_\_\_\_

Landlord: \_\_\_\_\_ Phone \_\_\_\_\_ How long: \_\_\_\_\_



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**Applicant #3:**

First name: \_\_\_\_\_ Middle name: \_\_\_\_\_ Last name: \_\_\_\_\_

Passport #: \_\_\_\_\_ Country of Passport \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Social Security #: \_\_\_\_\_ D.O.B: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ D.L State: \_\_\_\_\_

Phone number: \_\_\_\_\_ Atl.Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Employment of Applicant #3:**

Employed By: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Position: \_\_\_\_\_ How long at present job: \_\_\_\_\_ Monthly Income: \_\_\_\_\_

Have you ever been arrested or convicted of crime? Yes / No

Dates: \_\_\_\_\_ County/State: \_\_\_\_\_

Convicted in: \_\_\_\_\_ Charges: \_\_\_\_\_

**Applicant #3 Residence History:**

Current Address \_\_\_\_\_

Landlord: \_\_\_\_\_ Phone \_\_\_\_\_ How long: \_\_\_\_\_

Previous Address: \_\_\_\_\_

Landlord: \_\_\_\_\_ Phone \_\_\_\_\_ How long: \_\_\_\_\_

**Children under the age of 18:**

First name: \_\_\_\_\_ Middle: \_\_\_\_\_ Last: \_\_\_\_\_ Age: \_\_\_\_\_

First name: \_\_\_\_\_ Middle: \_\_\_\_\_ Last: \_\_\_\_\_ Age: \_\_\_\_\_

First name: \_\_\_\_\_ Middle: \_\_\_\_\_ Last: \_\_\_\_\_ Age: \_\_\_\_\_



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**Vehicle Information:**

1. Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_ Tag: \_\_\_\_\_

2. Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_ Tag: \_\_\_\_\_

**Pet(s) Information (NO PETS ALLOWED FOR TENANTS, OWNERS MAY HAVE 1 PET -40LB):**

Type: \_\_\_\_\_ Name: \_\_\_\_\_

Weight: \_\_\_\_\_ Miami Dade Tag #: \_\_\_\_\_

Vaccine number: \_\_\_\_\_

**Emergency Contact:**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_



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DISCLOSURE AND AUTHORIZATION AGREEMENT REGARDING CONSUMER REPORTS

**DISCLOSURE**

A Consumer report and/or investigate consumer report including information concerning your character, employment history, general reputation, personal characteristics criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for and/or continued residence. **A consumer report and/or an investigate consumer report may be obtained at any time during the application process or during your residence.** Upon timely written request of the management, and within 5 days of the request the name, address and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you. Before any adverse action is taken, based in whole or part on the information contained in the customer report, you will be provided a copy of your rights under the Fair Credit Reporting Act.

**AUTHORIZATION**

This requested information will be used in reference to my (our) Purchase/Rental/Lease Application. I/We hereby authorize you to release any and all information concerning my/our Employment, Banking, Credit, and Residence information to:

Exclusive Property Management Group, Inc.  
175 Fontainebleau Blvd Suite 2G1  
Miami, FL 33172

**I/We hereby authorize Exclusive Property Management Group, Inc. to investigate all statements contained in my/our application, if necessary. I/We understand that I/We hereby waive any privileges I/We may have regarding the requested information by releasing it to the above named party. A copy of this form may be used in lieu of the original.**

**READ, ACKNOWLEDGED AND AUTHORIZED**

Applicant #1 Name	Applicant Signature	Date
Applicant #2 Name	Applicant Signature	Date
Applicant #3 Name	Applicant Signature	Date





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**RENT INTERCEPTION**

The Condominium Act was amended effective July 1, 2010 to allow an Association to demand that a tenant in possession must pay any future monetary obligation related to unit, i.e. rent, directly to the Association.

Fla. Stat. & 718.166(11)

(11)(a) If the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make written demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all monetary obligations of the unit owner related to the unit have been paid in full to the association. The tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. Pursuant to section 718.116(11), Florida Statutes, the association demands that you pay your rent directly to the condominium association and continue doing so until the association notifies you otherwise.

This is commonly known as “rent interception”, and if the tenant fails to comply, the tenant may be subject to eviction. The statute allows the association to demand the “tenant pay to the association the subsequent rental payments and continue to make such payment until all monetary obligations of the unit owner related to the unit have been paid in full to the association.” The rent interception statute provides the association a tool to preclude an owner, who is often in foreclosure, from pocketing the rent obligation while shorting the owner’s obligation to the association.

As an owner you understand 10% of the rental interception amount is collected as a processing fee for efforts made. Also, you understand that a \$25.00 fee for each notice posted/mailed is also charged to you.

**You understand the law that has been stated above and will adhere to such recourse if needed.**

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_



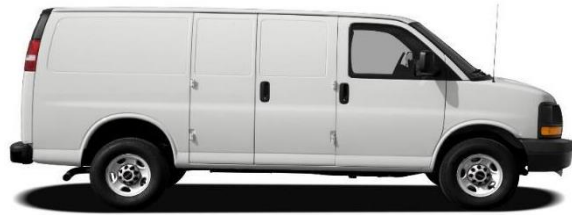
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## **VEHICLES NOT ALLOWED PARKED IN THE** **ASSOCIATION**

### **PICKUP RACKS**



### **ALL TYPES OF COMMERCIAL VEHICLES/ VEHICLES WITH SIGNS / LETTERING**



### **LIMOUSINES**



### **TRUCKS NOT ALLOWED ARE AS FOLLOW: LONG BED / F250 / F350**



### **ANY TYPES OF TRAILERS**



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Fontainebleau Blvd Suite 2G1 Miami, FL 33172  
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DORAL GARDENS CONDOMINIUM

RULES AND REGULATIONS

Under the condominium documents, the Board of Directors of DORAL GARDENS CONDOMINIUM ASSOCIATION, INC. has the responsibility and authority for the operation of the Association, management of the Condominium Property and for the establishment and enforcement of Rules and Regulations.

These Initial Rules and Regulations may be modified, added to or repealed at any time by the Board. Any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time, except for its approval of resales or leases. These Rules and Regulations and all others hereinafter promulgated shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said Rules and Regulations and shall use their best efforts to see to it that they are faithfully observed by their families, guests, invitees, servants, lessees and other persons over whom they exercise control and supervision. Said Initial Rules and Regulations are as follows:

A. GENERAL RULES

1. Passenger automobiles, sport/utility vehicles, mini-trucks, vans, and motorcycles that do not exceed the size of one parking space may be parked in the areas provided for that purpose. Trucks, campers, motor homes, trailers, boats, and boat trailers are prohibited. Vehicle maintenance, other than emergency repairs, is not permitted on the condominium property. All vehicles must be currently licensed and no inoperable or unsightly vehicles may be kept on condominium property. The developer is exempt from this regulation for vehicles engaged in any activity relating to construction, maintenance, or marketing of units, as are commercial vehicles used by vendors of the association while engaged in work at the condominium.

2. The exterior of the Condominium Units and all other exterior areas appurtenant to a Condominium Unit, including, but not limited to, balcony walls, railings, ceilings or doors, shall not be painted, decorated or modified by a Unit Owner in any manner without the prior consent of the Association.

3. To maintain harmony of exterior appearance, no one will make any changes to, place anything on, affix anything to, or exhibit anything from any part of the condominium or association property that is visible from the exterior of the building or from the common elements without the prior written consent of the directors.

4. All common elements inside and outside the buildings will be used for their designated purposes only, and nothing belonging to unit owners, or their family, tenants, guests, will be kept therein or thereon without the approval of the directors. Such areas will at all times be kept free of obstruction. Owners are financially responsible to the



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association for damage to the common elements caused by themselves, their tenants, guests, and family members.

5. No garbage cans, supplies, milk bottles or other articles shall be placed in the halls, on the balconies, or on the staircase landings, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors or balconies, or exposed on any part of the Common Elements. Fire exits shall not be obstructed in any manner, and the Common Elements shall be kept free and clear of rubbish, debris and other unsightly material.

6. No Owner shall allow anything whatsoever to fall from the windows, balcony or doors of the premises; nor shall he sweep or throw from the premises any dirt or other substance into any of the corridors, halls or balconies, elevators, ventilators, or elsewhere in the building or upon the grounds.

7. Refuse and bagged garbage shall be deposited only in the area provided therefor. In this regard, all refuse must be bagged in sealed garbage bags.

8. Pets may be kept in a Unit. No pet shall be allowed to commit a nuisance in any public portion of the Condominium building or grounds. The term "pets" shall be limited to dogs, cats, birds and tropical fish. All other animals are expressly forbidden unless otherwise allowed by the Association. The total weight of all pets belonging to a Unit Owner shall not exceed forty (40) pounds. No more than one (1) pet is allowed per Unit, tropical fish excluded. Pets shall not be allowed on the balcony of a Unit unless the Unit Owner is present. Household pets not being kept or raised for commercial purposes will be permitted with the following conditions:

a. Messes made by pets must be removed by owners or handlers immediately. The directors will designate the portions of the property that will be used to accommodate the reasonable requirements of unit owners who keep pets.

b. Pets that are vicious, noisy, or otherwise unpleasant will not be permitted in the condominium. In the event that a pet has, in the opinion of the board of directors, become a nuisance or an unreasonable disturbance, written notice will be given to the owner or other person responsible for the pet, and the pet must be removed from the condominium property within three days.

c. Guests and tenants are not permitted to have pets.

d. The board of directors has the authority and discretion to make exceptions to the limitations in this regulation in individual cases and to impose conditions concerning the exceptions.

e. All pets must be leashed at all times when outside a Unit or any enclosed patio or porch area.



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9. All non-owner persons occupying units will be registered with the Association at or before the time of their occupancy of the unit. This includes renters and houseguests.

Units may not be rented for periods of less than 30 consecutive days nor more than three times a year. A copy of these rules and regulations must be given to the tenants and guests by the unit owner or the unit owner's agent. No unit may be permanently occupied by more persons than the number of bedrooms times two, nor may more persons, including guests, occupy a unit overnight than the number of bedrooms times two, plus two.

This regulation may not be amended in a way that would be detrimental to the sales of units by the developer as long as the developer holds units for sale in the ordinary course of business.

10. The association shall retain a passkey to the units, and the unit owners shall provide the association with a new or extra key whenever locks are changed or added for the use of the association pursuant to its statutory right to access to the units.

11. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing, and playing of musical instruments, etc., will be regulated to sound levels that will not disturb others.

12. Illegal and immoral practices are prohibited.

13. Lawns, shrubbery, or other exterior plantings will not be altered, moved, or added to without permission of the association.

14. Laundry, shall not be maintained outside of the units or limited common elements, and such apparel shall not be exposed to view.

15. No nuisance of any type or kind will be maintained on the condominium property.

16. Nothing will be done or kept in any unit or in the common elements that will increase the rate of insurance on the building or contents of the building without the prior written consent of the directors. No owner will permit anything to be done or kept in the owner's unit or in the common elements that will result in the cancellation of insurance on the building or the contents of the building, or that would be in violation of any law or building code.

17. Moving furniture and other property into and out of units must take place Mondays through Saturdays between the hours of 8:00 a.m. and 5:00 p.m. only. Moving vans and trucks used for this purpose will remain on condominium property only when actually in use.

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18. Repair, construction, decorating, or remodeling work will be done on Mondays through Saturdays between the hours of 8:00 a.m. and 5:00 p.m. only, and the rules for decorators and subcontractors must be complied with.

19. These rules and regulations will apply equally to owners, their families, guests, domestic help, and lessees.

20. These rules and regulations do not purport to constitute all of the restrictions affecting the condominium and common property. Reference should be made to condominium association documents.

21. Nothing, including, but not limited to, radio or television aerials or antennas, signs, notices or advertisements, awnings, curtains, shades, window guards, light reflective materials, ventilators, fans or air conditioning devices, or other items shall be attached or affixed to the exterior of any Unit or balcony/terrace or exposed on or projected out of any window, door or balcony of any Unit without the prior written consent of the Association. No one shall alter the outside appearance of any window of any Unit without the prior written consent of the Association. The consent of the Association to all or any of the above may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors of the Association.

22. The board of administration shall adopt hurricane shutter specifications for each building within each condominium operated by the association, which specifications shall include color, style and other factors deemed relevant by the board. All specifications adopted by the board shall comply with the applicable building code. The board shall not refuse to approve the installation or replacement of hurricane shutters conforming to the specifications adopted by the board.

23. Children shall not play on or about the Common Elements of the Condominium in an unruly or in an exceptionally noisy manner. Parents will be responsible for ensuring that their children are properly supervised while using Common Elements.

**B. RULES FOR UNIT OWNER PARTICIPATION IN BOARD OF DIRECTORS MEETINGS, A BUDGET COMMITTEE MEETING, AND A MEETING OF ANY COMMITTEE AUTHORIZED TO TAKE ACTION ON BEHALF OF THE BOARD; LOCATION FOR POSTING NOTICES OF MEETINGS**

**I. RIGHT TO SPEAK:**

1. To the maximum extent practicable, the posted board meeting agenda for each meeting will list the substance of the matters and actions to be considered by the board.

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2. Robert's Rules of Order (latest edition) will govern the conduct of the association meeting when not in conflict with the declaration of condominium, the articles of incorporation, or the bylaws.
3. After each motion is made and seconded by the board members, the meeting chairperson will permit unit owner participation regarding the motion on the floor. Such time may be limited depending on the complexity and effect on the association.
4. Unit owner participation will not be permitted after reports of officers or committees unless a motion is made to act on the report, or the chairperson determines that it is appropriate or is in the best interest of the association.
5. A unit owner wishing to speak must first raise his or her hand and wait to be recognized by the chairperson.
6. While a unit owner is speaking, he or she must address only the chairperson; no one else is permitted to speak at the same time.
7. A unit owner may speak only once for not more than three minutes, and only on the subject or motion on the floor.
8. The chairperson, by asking if there is any objection and hearing none, may permit a unit owner to speak for longer than three minutes, or to speak more than once on the same subject. The objection, if any, may be that of a board member only, and if there is an objection the question will be decided by board vote.
9. The chairperson will have the sole authority and responsibility to see to it that all unit owner participation is relevant to the subject or motion on the floor.

**II. RIGHT TO VIDEO OR AUDIOTAPE:**

1. Audio and video equipment and devices that unit owners are authorized to use at any such meeting must not produce distracting sound or light emissions.
2. Audio and video equipment will be assembled and placed in a location that is acceptable to the board or the committee before the beginning of the meeting.
3. Anyone videotaping or recording a meeting will not be permitted to move about the meeting room in order to facilitate the recording.
4. At least 24 hours' advance written notice will be given to the board by any unit owner desiring to use any audio/video equipment to record a meeting.

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III. AS PRESCRIBED BY THE CONDOMINIUM ACT NOTICE, ALL NOTICES OF MEMBERSHIP, DIRECTORS, AND COMMITTEE MEETINGS AT WHICH UNIT OWNERS ARE ENTITLED TO PARTICIPATE WILL BE CONSPICUOUSLY POSTED UPON THE CONDOMINIUM PROPERTY AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.



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# Doral Gardens Parking Rules

1. All vehicles must have insurance and registration up to date.
2. All vehicles must be registered with management office.
3. All vehicles must have a decal and a WORKING Upass. Decal must match with the car registered with management office. Decals and upases are not transferable to any other vehicle.
4. All vehicles with a PRIVATE DECAL MUST park in corresponding space. Private decals are not allowed to park in visitor spaces at any time.
5. All vehicles with a VISITOR DECAL can park in a visitor or corresponding private space.  
NOTE: Vehicles with visitor decals are not guaranteed a parking space.
6. No vehicles are allowed on grass at ANYTIME.
7. No vehicles are allowed to park on fire lane Anytime.
8. No vehicle is allowed to park anywhere that is not allowed. Example: double parked cars, middle of the road, GRAND VISTA. Doral gardens residents/visitors are not allowed to park in Grand Vista parking spaces.
9. All cars must be in working order. No crashed vehicles allowed, Flat tires etc...
- 10.No commercial cars allowed by residents.  
Definition of commercial cars: vans with no windows, cars with lettering on them, cars that do not have windows in the rear that are supposed to, pickups with racks on bed oversized vehicles, trailers etc...
- 11.Pickup trucks must have bed empty or have a truck bed cover.
- 12.Ever unit is limited to two parking spaces, both vehicles must be registered or insured under a person residing in unit.
- 13.If unit has unused private, ONLY unused PRIVATE space it can be rented only by the unit owner with authorization of the Association.
- 14.Any incidents including crashes, theft, property damage which involves a vehicle MUST be reported immediately to the association. Police report should also be filed if necessary.
- 15.Visitor parking is valid from 8:00 am to 11:59 PM
- 16.Every unit has 4 overnight passes a month. These passes do not accumulate if not used.  
Passes are intended to be used for that unit only.
- 17.Side entrances are for residents of Doral Gardens and Grand vista only. Allowing entry to nonresidents is a violation. Side gates are operational from Monday -Friday 5am to 8pm. CLOSED on Weekends.
- 18.No cleaning of any type or mechanical work allowed on premises of vehicles.
- 19.NO garbage allowed on top of vehicles on premises.
- 20.No vehicle with damaged horn or alarm ringing constantly allowed on premises.

21. Moving times is from 8:00am-5:00pm Monday-Saturday with authorization from the Association. After 5:00pm No Moving, deliveries of bringing of furniture or large items allowed
22. No Moving, deliveries or bringing of furniture or large items allowed on SUNDAY.
23. NO commercial vehicles allowed after 5:00pm.
24. All Commercial vehicles must be authorized by management prior to entry.
25. All visitors/residents must have a valid drivers license to drive in community.
26. Only visitors may enter without having security calling them when an Authorization form filled out by resident is on file.
27. All vehicles must display a valid pass and/or valid decals/upass.

- In order to avoid your vehicle being towed please follow the above rules. Security is not obligated to give warnings or notify resident/visitor before car is being towed.
- Residents should make sure to contact management during working hours to make any changes necessary. Example: changing cars, using a rental or any other issue that may arise. Do not expect security to resolve parking issues as they only follow instructions given from management.
- If resident vehicle does not have decals/upass . Vehicle will be treated as a visitor car. This means it must display a valid visitor pass.
- Please do not wait until last minute/after 4pm/weekend to resolve parking issues.
- If you see any irregularities, please notify security of illegal cars parked.
- Please do not park in any place other than the one you are authorized, if your space is taken by: work vehicle, unauthorized vehicle or whatever the situation might be please report it to management or security. This way we can authorize you to park elsewhere if needed.
- During emergencies /special projects Association will send notifications to community via email/text. You must be registered on [www.doralgardenscondo.com](http://www.doralgardenscondo.com) to receive these notifications.
- Only with authorization from association you can park elsewhere.

PIRNT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**REQUEST FOR REASONABLE ACCOMMODATION  
FOR ASSISTANCE ANIMAL, EMOTIONAL SUPPORT AND/OR SERVICE ANIMAL**

I, \_\_\_\_\_, a prospective or existing tenant or occupant of Unit No. \_\_\_\_\_ at Doral Gardens Condominium, am requesting that I be allowed to keep an Assistance Animal, Emotional support and/or Service Support Animal (hereinafter collectively referred to as above-referenced unit.

To assist the Board of Directors of Doral Gardens Condominium Association, Inc. (the "Association") with considering and evaluating your request, please answer the following questions and submit to the Association.

**1. Is the animal required because of a disability as defined in Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended (42 U.S.C. §§ 3601-19)?**

No.

Yes, I have a disability as defined in the Fair Housing Act: *Disability means a physical or mental impairment which substantially limits one or more major life activities; a record of such impairment; or being regarded as having such an impairment. This term does not include current, illegal use of or addiction to a controlled substance.*

*As used in this definition:*

*(a) Physical or mental impairment includes:*

*(1) Any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: Neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genitor-urinary; hemic and lymphatic; skin; and endocrine; or*

*(2) Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term physical or mental impairment includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus infection, emotional illness, drug addiction (other than addiction caused by current, illegal use of a controlled substance) and alcoholism.*

*(b) Major life activities means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.*

*(c) Has a record of such an impairment means has a history of, or has been classified as having, a mental or physical impairment that substantially limits one or more major life activities.*

**2. Do you need the animal to provide assistance and support that alleviates at least one symptom or effect of the disability?**

No.

Yes, the Assistance Animal/Emotional Support Animal and/or service animal is needed to assist with the following way: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**3. When did you purchase or otherwise acquire ownership of the animal?**

\_\_\_\_\_

\_\_\_\_\_

**4. What was the age of the animal when you acquired it?**

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**5. What is the breed, size and weight of the animal?**

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**6. At the time that you acquired the animal, did it have any individual training to do work or perform tasks that alleviates at least one symptom or effect of the disability?**

No.

Yes.

**7. At the time that you acquired the animal, had you been diagnosed with a disability as defined in Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended (42 U.S.C. §§ 3601-19)?**

No.

Yes.

**8. Have you previously kept the animal in other residences or living quarters which you've leased or occupied?**

No.

Yes. If yes, please list the address(es) of all previous residences in which you kept the animal, and for how long you resided in said residences with the animal: \_\_\_\_\_

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**9. Have you previously requested to keep the animal in other residences or living quarters which you've leased or occupied as an Assistance Animal / Emotional Support Animal and/or service animal?**

No.

Yes. If yes, please list the address(es) of all previous residences in which you kept the animal as an Assistance Animal / Emotional Support Animal and/or Service Animal: \_\_\_\_\_

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- **To complete your request for reasonable accommodation, please attach a letter from a treating physician, social worker, or other licensed mental health professional verifying the existence of the disability and documenting that the assistance animal/emotional and/or service animal support is necessary and that it provides support that alleviates at least one of the identified symptoms or effects of the disability, and a copy of the animal vaccines and rabies shots.**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_