

**Consolidated Community Management, Inc.**

7124 N. Nob Hill Road  
Tamarac, Florida 33321  
954-718-9903

**PURCHASE APPLICATION**  
**COBBLE EAST CONDOMINIUM**  
**ASSOCIATION, INC**

*Applications and supporting documents must be hand delivered or mailed.  
Faxed or e-mailed applications and supporting documents will not be accepted.*

**Applicant(s) must sign each line** indicating the required documentation listed is enclosed.

- \_\_\_\_\_ **\$150 non-refundable application fee** per applicant/occupant age 18 or over (\$150 per married couple or legally registered domestic partners) Cashier Check or money order only made payable to: **Consolidated Community Management, Inc.**
- \_\_\_\_\_ Sales Contract (Must be fully executed)
- \_\_\_\_\_ Proof of funds to close and Mortgage approval letter if financed
- \_\_\_\_\_ Copy of driver's license / ID for all applicants. Copy of current Passport and Visa for International applicants
- \_\_\_\_\_ Copy of current registrations for all vehicles parked on property. Photo of all vehicles
- \_\_\_\_\_ Application for Occupancy Form
- \_\_\_\_\_ Copy of marriage certificate required if married with different last names or copy of domestic partnership registration.
- \_\_\_\_\_ Acknowledgement Pages (two pages) - must be signed by ALL applicants
- \_\_\_\_\_ Pet Verification Form. **MUST BE SIGNED BY ALL APPLICANTS.** Two domestic pets per Unit, such cats, or dogs.
- \_\_\_\_\_ No leasing first twelve (12) months of ownership.
- \_\_\_\_\_ No Unit Owner may lease a Unit without the prior approval of the lessee by the Association.
- \_\_\_\_\_ A residential Unit may be lease only in it's entirely; no fraction or portion thereof may be separately leased. Only 12-month leases permitted.
- \_\_\_\_\_ No person other than those shown on this application will reside in the Unit and I/We agree that anyone moving into the unit at a later date will apply and be approved by the Association
- \_\_\_\_\_ I/We have received, read and understand the Recorded Documents and Rules and Regulations of Cobble East Condominium Association Inc. and I understand that they apply to me/us and our home.

**\*\*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED\*\***

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**All items listed are required at the time the application is submitted and an estoppel must have been requested by the title company, otherwise it will not be accepted.**

**Please note:**

**Additional documentation may be required**

**The application process may take up to 30 days.**

**A certificate of approval will NOT be issued without an estoppel being completed on the property. Please do not schedule closings or occupancy until you have been notified of applicant's orientation date.**

**DO NOT CONTACT our office to verify the status of the application until 21 days from date of submission.**

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## **FOREIGN NATIONALS / FOREIGN INVESTORS**

**Applicant(s) must initial each line** indicating the required documentation listed is enclosed.

- \_\_\_\_\_ Copy of current VISA and PASSPORT
- \_\_\_\_\_ Proof of employment and income  
(Must be NOTARIZED and translated into U.S. DOLLARS and into ENGLISH)
- \_\_\_\_\_ If self-employed, provide proof of ownership and income from that company  
(Must be NOTARIZED and translated into ENGLISH)
- \_\_\_\_\_ Provide Articles of Incorporation (If buying as a corporation)

## **CANADIAN CITIZENS**

**Applicant(s) must initial each line** indicating the required documentation listed is enclosed.

- \_\_\_\_\_ Must provide Canadian credit report

## **TRUSTS**

**Applicant(s) must initial each line** indicating the required documentation listed is enclosed.

- \_\_\_\_\_ When buying as a Trust, please provide the Trust organization papers

## **CORPORATIONS or LLCs**

**Applicant(s) must initial each line** indicating the required documentation listed is enclosed.

- \_\_\_\_\_ Copy of the Articles of Incorporation for the corporation or LLC
- \_\_\_\_\_ Provide three (3) last bank statements for the corporation or LLC
- \_\_\_\_\_ Proof of income and last three (3) bank statements of Managing Member or President
- \_\_\_\_\_ Managing Member or President is required to provide all personal information, including social security number.
- \_\_\_\_\_ Managing Member or President is required to sign the application

**THIS IS THE MINIMUM DOCUMENTATION REQUIRED. DURING THE APPLICATION PROCESS ADDITIONAL DOCUMENTATION MAY BE REQUIRED; EACH CIRCUMSTANCE IS DIFFERENT.**

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# **APPLICATION FOR OCCUPANCY - PURCHASE**

**INSTRUCTIONS:**

1. **Any occupant age 18 or older must complete this application and pay an application fee.** If occupants are not legally married each person must pay a separate application fee.
2. Print legibly or type all information. Account and telephone numbers and complete addresses are required. If any question is not answered or left blank; this application may be returned, not processed and not approved. Missing information will cause delays in processing your application. All application spaces **MUST** be filled in.
3. Only the applicants are authorized to sign all forms.

Today's date: \_\_\_\_\_ Desired date of Occupancy: \_\_\_\_\_

Address of unit or home for this application: \_\_\_\_\_

Name of Realtor: \_\_\_\_\_

Cell phone & e-mail of Realtor: \_\_\_\_\_

## PURCHASER / OCCUPANT INFORMATION

	APPLICANT	CO-APPLICANT
<p><b>Marital Status</b></p> <p><input type="checkbox"/> Single</p> <p><input type="checkbox"/> Married</p> <p><input type="checkbox"/> Divorced</p> <p><input type="checkbox"/> Domestic Partners</p>	<p>Name: _____ Last</p> <p>_____ First Middle Initial</p> <p>_____ Maiden</p> <p>SSN: _____ - _____ - _____</p> <p>DOB: _____ / _____ / _____</p> <p>DL / ID: _____ NUMBER STATE</p>	<p>Name: _____ Last</p> <p>_____ First Middle Initial</p> <p>_____ Maiden</p> <p>SSN: _____ - _____ - _____</p> <p>DOB: _____ / _____ / _____</p> <p>DL / ID: _____ NUMBER STATE</p>
<p><b>Address</b></p>	<p>Current street address _____</p> <p>City _____ State _____ Zip Code _____</p>	<p>Current street address _____</p> <p>City _____ State _____ Zip Code _____</p>
<p><b>Phone</b></p>	<p>(____) _____ Home / Primary Phone #</p> <p>(____) _____ Cell /Secondary Phone #</p>	<p>(____) _____ Home / Primary Phone #</p> <p>(____) _____ Cell /Secondary Phone #</p>
<p><b>Email</b></p>	<p>Email address _____</p>	<p>Email address _____</p>
<p><b>NO. OF OTHERS TO OCCUPY</b></p> <p>(____)</p>	<p>Name: _____ Last</p> <p>_____ First</p> <p>Age: _____</p> <p>Relationship: _____</p>	<p>Name: _____ Last</p> <p>_____ First</p> <p>Age: _____</p> <p>Relationship: _____</p>

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# **APPLICATION FOR OCCUPANCY - PURCHASE**

	<b>APPLICANT</b>	<b>CO-APPLICANT</b>
<b><u>INCOME</u></b>	<b>PROOF OF INCOME MUST BE ATTACHED</b>	<b>PROOF OF INCOME MUST BE ATTACHED</b>
Employer	Monthly Income: _____ Source(s): <input type="checkbox"/> Employer <input type="checkbox"/> Self-Employed <input type="checkbox"/> Retirement <input type="checkbox"/> Other _____  Employed by: _____ Phone:        (     ) _____ Start date:    _____ Position:      _____ Hrs per week: _____	Monthly Income: _____ Source(s): <input type="checkbox"/> Employer <input type="checkbox"/> Self-Employed <input type="checkbox"/> Retirement <input type="checkbox"/> Other _____  Employed by: _____ Phone:        (     ) _____ Start date:    _____ Position:      _____ Hrs per week: _____
<b><u>VEHICLE INFO</u></b>	<b>COPY OF VEHICLE REGISTRATION &amp; DRIVERS LICENSE MUST BE ATTACHED</b>	<b>COPY OF VEHICLE REGISTRATION &amp; DRIVERS LICENSE MUST BE ATTACHED</b>
	Year _____ Make _____ Model _____ State _____ Tag. No. _____ Color _____	Year _____ Make _____ Model _____ State _____ Tag. No. _____ Color _____

I understand that the Board of Directors of the Association and/or Consolidated Community Management Inc., their agent, may institute an investigation of my background (including credit, criminal and eviction reports) as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors, Consolidated Community Management, Inc. and First Advantage Resident Screening to make such investigation and agree that the information contained in this application and any attached documentation may be used in such investigation; and that the Board of Directors and Officers of the Association, Consolidated Community Management, Inc. and First Advantage Resident Screening shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors / Consolidated Community Management, Inc. or First Advantage Resident Screening.

**I understand that false information given herein may constitute grounds for rejection of this application, denial of occupancy and/or forfeiture of any deposits.**

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Co-applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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# **ACKNOWLEDGEMENT**

- I have received, read, understand, and agree to comply with the Rules & Regulations for this community. Under Florida Law, I understand it is the seller's responsibility to provide me with these items.
- The Governing Documents of the community are available at the management office for a cost of \$100.00 if the seller cannot provide them.
- I understand that the Rules & Regulations can be amended or changed for the association by the Board of Directors from time to time.
- I understand the application process can take up to 30 days, and agree I will not occupy the premises prior to my orientation and certificate of approval being issued.
- I understand that the closing date should not be scheduled prior to notification of the orientation date.
- **I understand the vehicle and parking restrictions for this community are as follows:**
  - All vehicles on the property must have current license tags and be in operable condition.
  - All vehicles must be in their designated parking garages. Guest parking shall be on a first-come, first-served basis for the limited thirteen parking spaces available to residents and guest only.
  - Any vehicle not in their designated area will be towed at the owner's expense.
  - This community may have parking restrictions that include, but are not limited to parking decals, guest parking passes and gate access devices. It is my responsibility to verify these restrictions before I or my guests enter the property with a vehicle.
  - No commercial vehicles are allowed to be parked in the property.
- **I understand that the pet restrictions for this community are as follows:**
  - No aggressive breeds are permitted on the property at any time.
  - No more than two domestic pets such cats or dogs.
  - I must walk my pet on a leash at all times, only in the designated area(s) and clean up after my pet.
- **I understand the occupancy restrictions for this community are as follows:**
  - The maximum occupancy is two (2) per bedroom.
- **I understand that should I lease my unit, the leasing restrictions are as follows:**
  - Board approval is required for all new leases and renewals.
  - No Unit may be lease during the first twelve months of ownership. Additionally, there is a 20% rental cap, please refer to the recent amendments for further information.
  - Only one lease is allowed per year.
  - Renewals must be submitted at least thirty (30) days prior to expiration of current lease.
- I understand there is a monthly maintenance fee due on the first of each month.
- I understand the association will send me payment coupons to make my payment. I further understand that I am responsible to make the maintenance payment from the date of closing regardless of whether I have received the coupons.
- I understand that the hours for moving of furniture either in or out are 8:00AM through 5:00PM Monday through Saturday. No moving will be permitted on Sundays or Holidays.
- I agree to provide within 2 business days of closing a copy of my warranty deed or a copy of the settlement agreement to Consolidated Community Management, Inc.

**\*\*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED\*\***

# **ACKNOWLEDGEMENT**

**IF YOU ANSWER YES TO ANY OF THE FOLLOWING QUESTIONS** please explain the circumstances regarding the situation on a separate piece of paper(s) and attach it to the application.

<b>ALL APPLICANTS MUST ANSWER EACH QUESTION BELOW.</b>	<b>APPLICANT</b>	<b>CO-APPLICANT</b>
1. Have you ever had an eviction filed against you?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
2. Have you ever left owing money to any owner or landlord?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
3. Have you ever applied for residency anywhere in the past 2 years, but did not move in?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
4. Have you ever had adjudication withheld or been convicted of a crime?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>

***Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, determination of occupancy approval, and / or forfeiture of fees or deposits.***

***I / we certify under penalty of perjury that I/we agree to and understand all items on these pages and in this application for occupancy.***

\_\_\_\_\_  
Applicant Name Printed

\_\_\_\_\_  
Co-applicant Name Printed

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Co-applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**\*\*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED\*\***





# **RULES AND REGULATIONS**

INITIALS \_\_\_\_\_

**\*\*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED\*\***

Revised May 2022

**Cobble East Condominium Association, Inc.**  
**XI. Purpose and Use Restrictions**

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Condominium townhouse units shall be used and occupied by the respective owners thereof as single-family residences for themselves, their families and social guests and for no other purpose except where specific exceptions are made in this Declaration.

In order to provide for a congenial occupation of the Condominium and to provide for the protection of the value of the condominium units, the use of the Condominium Property shall be restricted in accordance with the following provisions:

- A. The townhouses shall be used as single-family dwellings only.
- B. The common elements shall be used for the furnishing of services and facilities for which they are reasonably intended, for the enjoyment of the townhouse owners, and subject to such regulation, rules and By-Laws as may, in the opinion of the Association, achieve the maximum beneficial use thereof.
- C. There are no restrictions against occupancy by children; however, the Developer reserves to itself and to the Condominium Association the right to make such rules and restrictions as it (they) shall deem necessary with regard to the use of the common elements and particularly the recreation facilities by persons under the age of 16-years.
- D. No nuisance shall be allowed upon the Condominium Property, nor shall any practice be allowed which is a source of annoyance to residents or which will interfere with the peaceful possession and proper use of the Condominium Property by residents.
- E. No unit owner shall permit nor suffer anything to be done or kept in his unit which will increase the rate of insurance on the Condominium Property.
- F. No immoral, improper, offensive or unlawful use shall be made of the condominium property nor of any condominium unit or any part thereof.
- G. No "for sale" or "for rent" signs or other signs shall be displayed by any individual unit owner on his condominium parcel or any part of the Condominium Property.
- H. Pets which may be kept in the apartment units or upon the Condominium Property shall be limited to no more than two domestic pets, such as cats and dogs, weighing no more than thirty (30) pounds each. Prohibitions and limitations on pets are more particularly described in Paragraph J of Article XXX of this Declaration.
- I. The balconies, terraces and porches which are appurtenant to the townhouse units may not be enclosed in any manner without the approval of the Condominium Association.
- J. The Condominium Association may have the right to prohibit the parking of recreation vehicles, boat trailers and/or commercial vehicles in the parking areas or to restrict the parking of such vehicles to specific locations, providing that such rules and regulations shall not be discriminatory.
- K. With approval of the Developer and/or the Condominium Association, the courtyard areas appurtenant to the rear of each of the townhouses may be individually enclosed in accordance with the provisions of Paragraph M of Article XXX of this Declaration of Condominium.
- L. Additional reasonable rules and regulations concerning use of the Condominium Property and especially the common elements and limited common elements may be promulgated by the Condominium Association. Copies of all regulations shall be furnished to all unit owners.

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF COBBLE  
EAST CONDOMINIUM ASSOCIATION, INC.**

THIS CERTIFICATE OF AMENDMENT is executed this 13 day of APRIL, 2017, by COBBLE EAST CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, (hereinafter referred to as "Association").

WHEREAS the Association has been established for the operation of COBBLE EAST CONDOMINIUM ASSOCIATION, INC. in accordance with the Declaration of Condominium and related documents which were recorded in the Official Records in Book 10611, Page 72 of the Public Records of Broward County, Florida; and

WHEREAS at a duly noticed Meeting of the Members and the Board of Directors held on the \_\_\_\_\_ day of \_\_\_\_\_, 2017 (the "Meeting") at which a quorum of the owners were present and in person and by proxy and a quorum of Directors were present in person, Amendments to the Declaration of Condominium were submitted to the Owners and Directors for their consideration and vote; and

WHEREAS, in accordance with the Declaration, Bylaws and applicable Florida law, the proposed Amendments to the Declaration of Condominium were approved.

NOW, THEREFORE, the Association does hereby state the following:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. The below amendments have been approved and are hereby incorporated into the Declaration of Condominium:

(Deletions indicated by **strikeout**, additions by **underlining**)

(1) Amendment to Article XI Section H of the Declaration

H. Pets which may be kept in apartment units or upon the condominium property shall be limited to no more than two domestic pets, such as cats and dogs, ~~weighing no more than thirty (30) pounds each~~ provided however that all pet owners shall be required to maintain liability insurance and shall agree to defend and indemnify the association out of any actions for damage or personal injury caused by the pet. .... *The remainder of this provision shall remain unchanged*

(2) Amendment to Article XII Section L of the Declaration:

L. No dwelling unit may be leased during the first twelve (12) months of ownership.

(3) Amendment to Article XXII Section B of the Declaration:

A. If the holder of a first mortgage of record or other purchaser of a condominium townhouse obtains title to the condominium parcel as a result of foreclosure of the first mortgage or as a result of a deed given in lieu of foreclosure, such acquirer of title and his successors and assigns shall not be liable for the share of common expenses or assessments by the Association pertaining to the condominium parcel which became due prior to the acquisition of the title or a result of the foreclosure or deed in lieu of foreclosure unless the share is secured by a claim of lien for assessments recorded prior to the recording of the mortgage which is foreclosed or for which a deed was given in lieu of foreclosure. Where a first mortgagee of record obtains title to a condominium parcel pursuant to the foreclosure of a first mortgage of record, or where the holder of a first mortgage accepts a deed to a condominium parcel in lieu of foreclosure of the first mortgage of record of such lender, such acquirer of title, its successors and assigns, shall be liable for any ASSESSMENTS or for other monies owed to the ASSOCIATION which are chargeable to the former OWNER of the Home and which became due prior to acquisition of title as a result of the foreclosure or deed in lieu thereof in accordance with the provisions of Chapter 718, Florida Statutes. That Any unpaid share of the common expenses or assessments shall be common expenses collectible from all of the townhouse owners including such acquirer, his successors and assigns.

Except as expressly provided hereinabove, every grantee in a voluntary conveyance of a condominium parcel or townhome shall be jointly and severally liable for all unpaid periodic or special assessments against the grantor for his share of the Assessments up to the time of the conveyance. Anything contained herein to the contrary notwithstanding, each and every Owner, including purchasers at a judicial sale, including the foreclosure sale of a first mortgagee, shall be liable for all periodic or Special Assessments coming due while he is the Owner of a condominium parcel or Townhome regardless of how his title was acquired.

The new OWNER, from and after the time of acquiring such title, shall be liable for payment of all future ASSESSMENTS for COMMON EXPENSES and such other expenses as may be assessed to the condominium parcel. Any person, corporation or other entity who acquires a condominium parcel, including, without limitation, those acquiring title by sale, gift, devise, operation of law or by purchase at a judicial or mortgage foreclosure sale, shall be liable for all unpaid ASSESSMENTS and other monies due and owing by the former OWNER to the ASSOCIATION, and shall not be entitled to occupancy of the condominium parcel, Townhome or enjoyment of the COMMON AREAS, or of the recreational facilities as same may exist from time to time, until such time as all unpaid ASSESSMENTS and other monies have been paid in full.

**Except as proposed above, all other terms and conditions of the Declaration of Condominium shall remain unchanged and in full force and effect.**

IN WITNESS WHEREOF, the undersigned have set hands and seal this 13<sup>th</sup> day of April, 2017.

Witness

By: [Signature]  
Print: Mercedes Castillo-Hanvey

COBBLE EAST  
CONDOMINIUM ASSOCIATION, INC.

By: [Signature]  
Print: Mercedes Castillo-Hanvey

By: [Signature]  
Print: LINDA WALTON  
Title: President

By: \_\_\_\_\_  
Print: \_\_\_\_\_

By: [Signature]  
Print: LANCE FRANCIS  
Title: Secretary

By: \_\_\_\_\_  
Print: \_\_\_\_\_

STATE OF FLORIDA     )  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of April, 2017 by Linda Walton as President and by Lance Francis as Secretary, respectively of Cobble East Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation. They are personally known to me/have produced personally known as identification and did/did not take an oath

[Signature]  
Signature of Notary

My commission expires:



Cobble East Condominium Association  
3900 NE 18<sup>th</sup> Avenue - Oakland Park, FL 33334

**RULES, REGULATIONS, and GENERAL INFORMATION**

(REVISED: March 2022)

- *Please read the entire set of rules prior to your screening interview.*
- *Initial all pages, sign and notarize the document and bring it with you to the interview.*

**The sale, lease and transfer of units is restricted:**

In order to assure a community of congenial residents and occupants and to protect the value of the residences, there are specific restrictions on the sale, lease, transfer and mortgages of units which restrictions may be found in the Declaration of Condominium. Copy of the Purchase and Sale Agreement or Lease Agreement shall be on file with the office of the Condominium Association.

**Residence Screening:**

Note: All maintenance and/or special assessment monies must be current. No rental applications will be considered for units which are in arrears.

The screening fee is used to pay for the processing of a full credit report, employment verification and residence history on each applicant; it also includes administrative costs. It is your responsibility to inform your Realtor or rental agent of these procedures. Additionally, it is required that a notarized power of attorney, indicating who your authorized Realtor/rental agent is, be on file with the Association. This is for your protection as well as ours.

The lease is between the owner and applicant. Therefore, only their names and signatures are valid. The Realtor/rental agent is not to sign the lease.

**The Cobble East Condominium Association is Not Responsible for:**

Unit keys, mailbox keys, maintenance problems within a unit, repairs within a unit or getting utilities started. These are the unit owner's or renter's responsibility.

At the screening meeting, a general orientation to the property is given. Following the general orientation, a personal interview is conducted with each applicant. All individuals moving into one unit are to attend the same screening meeting. All children must attend with their parents or legal guardian. Any applicants with pets must bring their pets with them so they can be weighed and photographed. (***see Animals / Pets section***).

The Lease/Purchase is not valid until approved by the association and therefore, move in dates and lease/purchase commencements CANNOT BEGIN BEFORE. Approvals are **never provided on the day of screening. Absolutely no move-ins are permitted before screening.** The approved resident(s) will receive a Certificate of Approval, signed by two (2) board members, within 14 days of the receipt of application.

When renters move out, the owner(s) must advise Cobble East Condo Association.

**Lease Renewals** are also subject to Board Approval. A copy of the renewal lease must be provided to the association. If the board revokes its approval, the owner and their tenant will be advised, a maximum of 30 days, notice to vacate. **No more than two leases are permitted for a unit in any 12-month period.**

**Visitors / Guests cannot exceed a stay of more than 30 days. Anyone staying for more than 30 days must apply for residency.**

***Owners: Please advise your Realtor or rental agent of the screening procedures.***

**Children:**

There are no age restrictions upon children who reside in the Condominium; however, the Condominium Association has the right to make such rules and restrictions as it deems necessary with regard to use of the recreational facilities and common elements by children under the age of sixteen (16) years.

**Animals / Pets:**

Unit owners may have two (2) household pets per unit (i.e. cats, dogs, or birds). No exotic animals are permitted (i.e. snakes).

**All pet owners are required to maintain liability insurance** and agree to defend and indemnify the association out of any actions for damage or personal injury caused by the pet.

Each animal on the condominium property shall be kept under the control of its owner at all times. Dogs need to be walked, on a leash, outside the condominium property. As of July 1987, the *Pooper Scooper* law went into effect in Oakland Park. It requires that each pet owner (walker) must clean up after their pet.

**Excessive barking is a nuisance to your neighbors. Any damage caused by your pet will be your responsibility.**

**Animals are not permitted in the pool or pool area at any time.**

**Owners/Guest Parking:**

Guests are to park in marked guest spaces only. They may not park in reserved spaces, block access to the dumpsters, or park in other No Parking areas. **Violators will be automatically towed with no warning.**

All vehicles must fit within one allocated space and not block the sidewalk.

There is only one assigned parking space per unit. All other vehicles must park in a guest space. The residents of each unit are restricted to two (2) vehicles per unit within the condominium parking area. Permanent parking of additional vehicles needs to be approved by the Condominium Association.

All move-ins are to be completed by 6pm and if not completed by that hour, must continue on the following day. Move-in vehicles are not permitted on the property between 7pm and 7am.

**No boats, trailers moving vans, recreational vehicles, commercial vehicles, or vehicles with raised, oversized tires are allowed on the property after 7pm. Violators will be automatically towed with no warning.**

Any vehicle which cannot operate on its own power is not allowed on the property. No vehicles that require towing are permitted on to the property.

Vehicles without proper and valid tags or license plates are not permitted on condominium property. Violators will be towed with no warning.

**Absolutely no car repairs are permitted on the property. This also means no oil changes.**

*Maximum speed limit within the Cobble East complex is 10 mph. Remember, this is a family community with children and pets who might run out onto the road from behind parked cars. Please respect the stop signs posted. Warnings will be placed on cars in violation of speed limit. Fines will be imposed on repeated offenders. Please use caution. Accidents are your responsibility.*

**Use of Units / Common Elements:**

The condominium unit shall be used for single family residence only.

No residence shall be allowed to play or operate a radio, stereo, or TV in a manner that will disturb or annoy other residents. This is for all hours of the day. There is an Oakland Park Ordinance in effect after 11pm. Report violators directly to the Oakland Park Police at (954) 565-5611 or BSO at (954) 561-6111.

No inflammable, combustible, or explosive fluid, chemical or substance shall be kept in any unit or limited common element assigned thereto except for normal household use.

No signs, advertisements, notice, or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in or upon any part of the condominium property or residents' vehicles. No "for sale" or "for rent" signs or other signs shall be displayed by any individual unit owner on his condominium parcel or any part of the condominium property.

**All personal property is to be stored within units or individuals' backyards (i.e. bicycles, barbecue grills, rafts, etc.) Any items found on common element property will be removed.**

Each resident who plans to be absent from his unit during hurricane season must prepare his unit prior to his departure by:

- a) Removing all furniture, plants and other objects from his balcony or patio.
- b) Designating a responsible individual to care for his unit should it suffer hurricane damage.

All residents shall at all times keep their units in a clean and sanitary condition and vermin free. A pest control service is employed by the association to treat the inside of each unit once every other month. This service is currently provided on the third Saturday of odd numbered months. Notices will be posted prior to exterminators visit. If you will not be at home, please make arrangements to permit access to your unit.

**Pool and Pool Area:**

The pool area hours are from 7am to 11pm. Swimming is permitted from dawn until dusk.

**Children under the age of 16 must be accompanied by an adult at all times.** Children not toilet trained, or wearing diapers, are not permitted in the pool.

**No glass is permitted in the pool or pool area.** Beverages are permitted in the pool area, but only in plastic containers or cans. Absolutely no beverages, food, or smoking is permitted inside the pool.

Keep radio volumes low, preferably earphones should be used. Loud noise is not only disturbing to pool users, but also to residents of nearby units.

**The pool and pool area are for use of residents and their accompanied guests only. Do not prop or leave the gates open.**

**Animals are not permitted in the pool or pool area at any time.**



**Security:**

The full cooperation of all residents (adults and children) is needed to help keep trespassers off the property.

***Report crimes to the Police – Not to the Cobble East Condo Association.***

**Maintenance:**

The owner of each Condominium Unit shall maintain and be responsible for the maintenance of his own unit and all equipment and fixtures, including all air conditioning equipment, and must promptly correct any conditions which would, if left uncorrected, cause any damage to another Unit, or the common elements. The Condominium Association shall be responsible for the maintenance, repair, and operation of the Common Elements and the Limited Common Elements of the Condominium, as well as for the grounds, maintenance, and landscaping of the Condominium property.

**Exterior Alterations or Additions by Unit Owner:**

**Unit Owners may not make any alterations or additions to the exterior property elements or area without the approval of the Board prior to the modification. This includes but not limited to, windows, doors, awnings, shutters, antennas/satellite dishes, flagpoles, hooks or other supports for plants, decorations, hose holders, decks, patios, fences, and any other item the Unit Owner wants to attach or affix to the exterior of the building or the Association’s grounds. It is essential that Unit Owners do not penetrate the stucco walls or the weather resistant membrane of the Buildings with nails, screws, staples or any other fastener. Improper application can cause cracking and compromise the integrity of the exterior surface.**

*Additional information on some alterations or additions follows:*

**Awnings** - Awning material must be plain or striped. No patterns, logos or decorations are allowed. Frame and fabric color of the awning must be coordinated or complement the exterior colors of the building. Awnings installed prior to January 1, 2022, have been granted Board approval. Awnings must in good condition. No torn, grayed, ripped, excessively faded, stained, soiled or dirty awnings are allowed. Awnings must be retracted or removed from the building prior to the arrival of a named storm (sustained winds of 39 mph or more).

**Decorations** – Decorations affixed or attached to the exterior walls of the Buildings require Board approval. Seasonal decorations may be displayed on Unit Owner’s front door, and in the area immediately outside the Owner’s Unit without prior approval from the Board.

**Doors** - Please refer to the Cobble East website for a description of approved replacement doors. Replacement Doors must be painted the door color approved by the Board within 30 days of installation, except for when a Building painting project is scheduled to begin.

**Hurricane Shutters** - Are allowed pursuant to Section 718.113(5), Florida Statutes. The color of the shutters should match the primary color of the exterior surface of the buildings. Shutters installed prior to January 1, 2022, have been granted Board approval. Shutters must be in good working condition, and shall not be excessively dirty or stained.

**Windows** - Replacement windows must match the original window design of the buildings, including the installation of “mullions and mull-bars”. Window variations installed prior to January 1, 2022, have been granted Board approval.

To obtain approval for the alterations or additions the Unit Owner must submit the Architectural Review Committee (ARC) request form to the Board for review. **Approval shall not unreasonably be withheld or delayed.** If permits are required by the City of Oakland Park, Unit Owner shall obtain same and work on the alterations or additions may not commence until proof of permit is obtained

\_\_\_\_\_  
Initials

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Initials

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Initials

and provided to the Board. **The Architectural Review Committee (ARC) request form is available at:** <https://cobleeast.com/forms/CE-ARCR-Approval-Form-Fillable.pdf>

**Unit owner is responsible for all maintenance and repairs for any and all exterior alterations or additions.**

**Dumpsters:**

All trash and garbage is to be disposed of in tied, plastic bags and placed **in the dumpster**. The garbage is not to be left on the ground inside the dumpster area. **All garbage is to be disposed of each and every night and never to be left outside the front door of any unit.**

The unit owner or tenants must contact the Oakland Park Solid Waste Division to have any appliances or large items (i.e. furniture, etc.) picked up at the owner's or tenant's expense.

All boxes should be broken down flat before disposed of in the dumpster.

Recycling containers are located at every dumpster. Please use them according to instruction.

**Meeting Notices:**

Meeting notices are physically posted on the mailboxes, as well as sent by e-mail. We urge all community members to attend.

**I have read and understand the entire set of rules, regulations, and general information of the Cobble East Condominium Association and agree to abide by them. Failure to follow the Rules and Regulations will cause your lease to be null and void. You will have 30 days to vacate the unit before legal proceedings begin.**

\_\_\_\_\_  
Owner / Lessee #1

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner / Lessee #2

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner / Lessee #3

\_\_\_\_\_  
Date

**Notary Public**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Affirmed and subscribed before me by means of [  ] physical presence or [  ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
\_\_\_\_\_.

Personally Known [  ] OR Produced \_\_\_\_\_ as Identification

\_\_\_\_\_  
Signature of Notary Public

(NOTARY SEAL)

\_\_\_\_\_  
Printed Name of Notary Public

\_\_\_\_\_  
Initials

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Initials



## Exceptional Property Management

All association electronic communications must comply with Rule 61b-23.0029 of the Florida Administrative Code.

I agree to receive all communications from the Board of Directors of Cobble East Condominium Association, either directly or on behalf of the Association by the current Property Manager, in electronic format utilizing the email address provided below. Communications that are required to be provided in hard copy by Florida Statute will continue to be hand-delivered or sent by mail.

\_\_\_\_\_  
Homeowner / Resident Signature

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowner / Resident Signature

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Email address

# **Cobble East Condominium Association, Inc**

C/O Consolidated Community Management,  
Inc 7124 N Nob Hill Rd, Tamarac Fl 33321

**I/we have received the Declaration of Covenants, The Articles of Incorporation, the By-Laws, and the Rules & Regulations for Cobble East Condominium Association.**

_____	_____
<b>Applicants' name</b>	<b>Date</b>
_____	
<b>Applicant' signature</b>	
_____	_____
<b>Co-Applicant's name</b>	<b>Date</b>
_____	
<b>Co-Applicant's signature</b>	