

BROADVIEW CONDOMINIUM ASSOCIATION, INC.
(An "Over 55" Community)
C/O BRISTOL MANAGEMENT SERVICES, INC.,
1930 COMMERCE LANE, SUITE 1, JUPITER, FL 33477

APPLICATION TO LEASE:

DATE: _____

Owner (s) _____

Agent _____ Agency _____

Leasing is permitted once a year for a minimum of 185 days and a maximum of one year, with a maximum of 4 permanent Residents. A copy of the Lease must be attached to this application and must be furnished to the Association. If the lease is annual (i.e. 12 mos.) it must be renewed each year and the Board must be notified of the renewal 60 days before the termination of the lease. Seasonal leases also require a new lease each year, even if to the same person(s).

I Plan to Lease my Apartment and understand that I am responsible for the persons who rent from me and hereby submit the following information for consideration by the Board of Directors:

Apt. # _____ Bldg. _____ Parking space # _____
To be rented from: Mo. _____ Day _____ Yr. _____ to: Mo. _____ Day _____ Yr. _____

Name of Applicant(s) who will Lease my Apartment:

- 1. _____ D.O. Birth: _____
- 2. _____ D.O. Birth: _____ Relationship: _____
- 3. _____ D.O. Birth: _____ Relationship: _____
- 4. _____ D.O. Birth: _____ Relationship: _____

Were you ever a previous renter? Yes _____ No _____ What Yr.? _____ Apt.# _____ Bldg. # _____

1. Current Address(s) _____

Phone # _____ Fax # _____ Email _____

2. Current Address(s) _____

Phone # _____ Fax # _____ Email _____

3. Current Address(s) _____

Phone # _____ Fax # _____ Email _____

4. Current Address(s) _____

Phone # _____ Fax # _____ Email _____

Local Phone # _____

A copy of a License, Passport or other Document for each Leasee and Person occupying the Unit, which has his/her picture and lists D.O.B., MUST be attached and will be kept in his/her office file.

Employment Status of Leasee(s):

Occupation _____ Employer _____ Retired _____

Occupation _____ Employer _____ Retired _____

Occupation _____ Employer _____ Retired _____

Occupation _____ Employer _____ Retired _____

Please provide the information on the vehicles to be at Broadview:

Vehicle Plate # _____ State _____ Year _____ Color _____ Model _____

Vehicle Plate # _____ State _____ Year _____ Color _____ Model _____

No Parking of recreational vehicles, boats, trucks or anything other than a passenger automobile is permitted. A maximum of 2 vehicles per Unit is permitted on premises.

SEND CORRESPONDENCE TO:

Name: _____
Address: _____
City, State: _____
Zip: _____

EMERGENCY CONTACTS:

Name: _____
Address: _____
City, State: _____
Zip: _____
Phone: _____

Name: _____
Address: _____
City, State: _____
Zip: _____
Phone: _____

PERSONAL REFERENCES (Please Print)

Name: _____
Address: _____
City, State: _____
Zip: _____

Name: _____
Address: _____
City, State: _____
Zip: _____

A charge of \$100.00 will be required and must be attached for the processing of this application and expenses involved. The Board of Directors reserves the right to reject this application.

NO PETS ARE ALLOWED.

No Children under age 18 may reside here.

A key to the Unit **Must** be on file in the Office for Emergencies. If you change the lock you **Must** provide the Office with that key.

There is no moving in or out on Sundays. When your date of moving is known, contact Maintenance at (561) 744-3950 so that mats can be placed on walls and boards on the floor of the elevator.

If leaving a Vehicle on the Premises while away, you **MUST leave a key with the Office** in case of emergency. You **MUST notify the Office** when you **arrive / leave** for the Season or an extended period of time.

A Rules and Regulations Book **MUST** be kept in the Unit for the use of the Leasee.

“PETS: I/We understand that Broadview Condominium Association is a pet-free community, commit to abide by that policy and promise not to bring a pet animal of any kind into the community.”

I have read a copy of the Rules and Regulations for the Broadview Condominium Association and agree that I / we/ my guests will comply with these rules.

Owner(s) Signature: _____

Leasee Signature: _____ Other: _____

PRINT NAME: _____ PRINT NAME: _____

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FOR OFFICE USE ONLY:

Interviewed by: _____ Date: _____
Date: _____

Remarks: _____

BROADVIEW CONDOMINIUM ASSOCIATION, INC.

P.O. Box 3132 / Tequesta, FL 3132-0132

Tel. (561) 744-3141 / Fax (561) 743-9378

JANUARY 1, 2008

FREQUENTLY ASKED QUESTIONS AND ANSWERS

Name of Association: BROADVIEW CONDOMINIUM ASSOCIATION, INC.

Q: WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?

A: In any meeting of members where items requiring a vote are presented the Owner (s) of the condominium unit shall be entitled to cast **one vote** for each condominium unit owned. If unit is owned by more than one person, person entitled to cast the vote for that unit shall be designated by a certificate signed by all of the record owners of the unit. If unit is owned by a corporation, certificate designating person entitled to cast vote must be signed by President or Vice-President and attested to by the Secretary or Assistant Secretary of the corporation.

Q: WHAT RESTRICTIONS EXIST ON MY RIGHT TO USE MY UNIT?

A: **No children under age of 18** are allowed as residents – **may be guests for 3 consecutive weeks** or a total of 6 cumulative weeks in any calendar year. **No pets** are allowed by owner, tenant or guests. No flammable substances may be stored in unit or storage locker. Unit may be used only for residential purposes.

Q: WHAT RESTRICTIONS EXIST ON THE LEASING OF MY UNIT?

A: An owner may lease his apartment for a minimum period of no less than **185 days** and a maximum of one year to a maximum of **4 permanent residents**. No rooms may be rented by owner or tenant. No transient tenants may be accommodated. Lease renewals MUST be approved by the Association.

Q: HOW MUCH ARE MY ASSESSMENTS TO THE CONDOMINIUM ASSOCIATION FOR MY UNIT AND WHEN ARE THEY DUE?

A: The maintenance assessment for 2008 is \$1200.00 per quarter, and is due on January 1st, April 1st, July 1st and October 1st.

Q: DO I HAVE TO BE A MEMBER IN ANY OTHER ASSOCIATION? IF SO, WHAT IS THE NAME OF THE ASSOCIATION AND WHAT ARE MY VOTING RIGHTS IN THIS ASSOCIATION? ALSO, HOW MUCH ARE MY ASSESSMENTS?

A: No.

Q: AM I REQUIRED TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES? IF SO, HOW MUCH AM I OBLIGATED TO PAY ANNUALLY?

A: No.

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FREQUENTLY ASKED QUESTIONS AND ANSWERS

Q: IS THE CONDOMINIUM ASSOCIATION OR OTHER MANDATORY MEMBERSHIP ASSOCIATION INVOLVED IN ANY COURT CASES IN WHICH IT MAY FACE LIABILITY IN EXCESS OF \$100,000?
IF SO IDENTIFY EACH SUCH CASE.

A: None

Copy of 2008 Budget is attached hereto.

NOTE: The statements contained herein are only summary in nature.
A prospective purchaser should refer to all references, exhibits
Hereto, the sales contract, and the condominium documents.

Revised 4/14/08