

Lake Emerald Owners Association, Inc.
108 Lake Emerald Drive
Oakland Park, FL 33309

Phone 954 735-1718 Fax 954 497-1541

COMMUNITY: LAKE EMERALD OWNERS ASSOCIATION, INC.

Dear Prospective Owner:

Enclosed please find an OWNERS INFORMATION SHEET for the above community.

The form must be completed fully by the prospective purchaser signed and returned back to the management office along with a copy of the sales agreement or purchase agreement for processing.

There is a Non-refundable orientation fee of \$100.00. CASHERS CHECK or MONEY ORDER ONLY made payable to Lake Emerald Owners Association, Inc. The Management Office does not accept cash. No personal checks will be accepted.

Prior to occupancy the prospective owner must be approved by the Board of Directors of the Association and go through orientation. A credit score of 650 or above is required. Please allow a minimum of 15 days after receipt of the completed application in our office for Board approval.

There is also a refundable move in deposit of \$100.00 CASHERS CHECK or MONEY ORDER ONLY made payable to Lake Emerald Owners Association.

Orientation is held the 4th Wednesday of every month at 7:00 p.m. in the Lake Emerald Office Bldg. 108. Under NO circumstances shall the prospective purchaser move into the unit until orientation attendance has been verified.

It is imperative that upon closing a copy of the warranty deed be brought to the management office of the LAKE EMERALD OWNERS ASSOCIATION, INC. This is the only way in which the Owner of record can be changed on the computer. The Owners mailing address must be provided at this time to ensure the delivery of notices.

No decals or gate transmitters will be issued until the warranty deed has been received and can only be issued after an Orientation has been attended and the applicant has been approved for residency here at Lake Emerald.

Sincerely,

Lake Emerald Owners Association, Inc.

Lake Emerald Owners Association, Inc.
108 Lake Emerald Drive
Oakland Park, Florida 33309
Phone: 954-735-1718 Fax: 954-497-1541

Frequently Asked Questions and Answers Sheet as of January 2006

Q: What are my voting rights in the Condominium Association?
A: One Owner vote per unit.

Q: What restrictions exist in the condominium documents on my right to use my unit?
A: There are many restrictions as to the use of the condominium unit, there are identified in the Association's Condominium Documents and Rules & Regulations. It is highly suggested that you read these documents to become familiar with all of the association's rules and regulations as the association does have the power to assess fines for violations.

Q: What restrictions exist in the condominium documents regarding the leasing of my unit?
A: Rentals are restricted to 4, 6, or 12 periods, and all applicants must make application, be screened, and attend an orientation prior to being allowed access to the property or unit. A lease agreement must be presented to the office at the time the application is submitted along with the required application fee. Additional requirements for the leasing of a unit are also applicable and can be found in the association's documents and rules & regulations.

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: The management office has on file a schedule of all maintenance amounts for all of the various sized units here at Lake Emerald. Actual monthly maintenance varies between unit to unit and building to building.

Q: Do I have to be a member in any other associations?

A: No. Lake Emerald Owners Association is one association made up of seven (7) different condominiums.

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

A: No.

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case.

A: No.

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 ALONG WITH THE ASSOCIATIONS RULES & REGULATIONS FOR GREATER DETAIL.



Lake Emerald Owners Association, Inc.

Committed to Community Growth

September 20, 2007

Important information about Association's Rental Policy and Amendment to individual condominium documents.

The following condominiums have approved an amendment to their condominium documents regarding the leasing/rental of units within the condominium.

Condominium #	Building #
2	106
3	111 & 112
4	105
5	113 & 114
6	115 & 116

These amendments were recorded at Broward County Records on November 2, 2006.

The actual amendment changes regarding the leasing of apartments is attached for your review.

Please note that these amendment changes are specific for specific condominiums.

108 Lake Emerald Drive • Oakland Park, Florida 33308
(954) 735-1718 • Fax (954) 497-1541

Exhibit "A"

Amendments to the Declarations of Condominium of Lake Emerald
Condominiums Numbers Two, Three, Four, Six

(Note: Added language is underlined; deleted language is ~~struck-through~~.)

I. Section 14.7.1.1 is amended as follows:

14.7.1.1

Apartments may be rented provided the occupancy is only by the lessee, his family and guest. No Apartment shall be leased during the first twelve (12) months immediately following the acquisition of title to the Apartment. In the event that title to an Apartment is acquired at a time when the Apartment is being occupied by a tenant, the Apartment Owner shall be prohibited from (i) leasing the Apartment for a period of twelve (12) months, with such period commencing on the first day after the vacancy has occurred, and (ii) renewing the lease and the tenancy in existence at the time of acquisition of title to the Apartment.

Exhibit "A"

Amendments to the Declarations of Condominium of Lake Emerald
Condominium Number Five

(Note: Added language is underlined; deleted language is ~~struck-through~~.)

I. Section 14.7 Leasing of Apartments is amended as follows:

14.7 Leasing of Apartments. No Apartment shall be leased during the first twelve (12) months immediately following the acquisition of title to the Apartment. In the event that title to an Apartment is acquired at a time when the Apartment is being occupied by a tenant, the Apartment Owner shall be prohibited from (i) leasing the Apartment for a period of twelve (12) months, with such period commencing on the first day after the vacancy has occurred; and (ii) renewing the lease and the tenancy in existence at the time of acquisition of title to the Apartment.

This Instrument Prepared by and Return to:
Mary Ann Chandler, Esq.
Katzman Garfinkel
5297 West Copans Road
Margate, FL 33063
(954) 486-7774

**CERTIFICATE ATTESTING TO VOTE TO OPT OUT OF SPRINKLER RETROFIT
FOR
LAKE EMERALD OWNERS' ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT on April 22nd, 2015, a vote was taken by the membership of Lake Emerald Owners' Association, Inc., to opt out of retrofitting the common elements, association property, and units of the condominium with a fire sprinkler system pursuant to Section 718.112(2)(1), Florida Statutes, and that such vote was approved by a majority of the total membership of Lake Emerald Owners' Association, Inc., in accordance with Florida law.

IN WITNESS WHEREOF, we have affixed our hands this 7th day of May, 2015, at Oakland Park, Broward County, Florida.

WITNESSES

**LAKE EMERALD OWNERS'
ASSOCIATION, INC.**

'Sign: [Signature] By: [Signature]
'Print: Gene Kropick Print Name: James W. Basta
'Sign: [Signature] Title: President
'Print: Gene Kropick

Attested to:
By: [Signature]
Print Name: Annie Morganstein
Title: Secretary

STATE OF FLORIDA)
COUNTY OF BROWARD)

THE FOREGOING instrument was acknowledged before me this 7th day of May 2015, by James W. Basta, as President and , Annie Morganstein as Secretary of Lake Emerald Owners' Association, Inc., a Florida not-for-profit corporation.

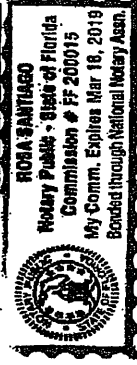
Personally Known
 Produced Identification

NOTARY PUBLIC - STATE OF FLORIDA

Sign: [Signature]
Print: Rosa Santiago

Type of Identification

My commission expires:





Bldg. _____ Unit: _____ Closing Date: _____

Lake Emerald Owners Association Application for Purchase

Date _____

IMPORTANT: Each co-resident/co-applicant must submit separate applications.

Applicants Name _____ First _____ Middle _____ Last _____ Date of Birth _____ State _____ SS No _____

Marital Status _____ Driver License No _____ State _____

Spouse's Name _____ First _____ Middle _____ Last _____ Date of Birth _____ State _____ SS No _____

Driver License No _____ State _____

Other Occupants _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Do you own pets? _____ if yes, type (breed) _____ Size/Weight _____

Have you, the co-applicant(s), and/or any occupant(s) ever been arrested, charged and/or convicted of a crime? _____ If Yes, Provide detailed explanation.

(Use reverse side of this application)

Emergency contact (Name/Phone) _____

Present Street Address _____ State _____ Zip _____

Phone () _____ To/From _____ Monthly Payment \$ _____

Landlord's Name _____ Phone () _____

Reason For Moving _____

Previous Street Address _____ State _____ Zip _____

To/From _____ Monthly Payment \$ _____ Landlord's Name _____

Phone () _____ Reason For Moving _____

Have you and/or the co-applicant(s) ever been evicted from any property? _____ If Yes, Provide detailed explanation. (Use reverse side of this application)

Present employer _____ Supervisor _____

Address _____ Phone () _____

Position _____ Date of employment _____ Gross weekly salary \$ _____

Previous employer _____ Supervisor _____

Address _____ Phone () _____

Position _____ Dates of employment _____ Gross weekly salary \$ _____

Spouses employer _____ Supervisor _____

Position _____ Phone () _____ Salary \$ _____

Name _____ Phone () _____

Name _____ Phone () _____

Name _____ Phone () _____

Account No _____ Account type _____ Bank Name and Branch _____

Account No _____ Account type _____ Bank Name and Branch _____

Account No _____ Account type _____ Bank Name and Branch _____

Account No _____ Account type _____ Bank Name and Branch _____

(If necessary use reverse side of this application to list additional accounts)

Year _____ Make _____ Tag No _____ State _____ Registered to _____

Year _____ Make _____ Tag No _____ State _____ Registered to _____

LAKE EMERALD OWNERS ASSOCIATION, INC. AND/OR ITS AGENTS is hereby authorized and given the right to verify by reasonable means all of the information disclosed by the applicant(s) including but not limited to credit check, criminal history, eviction-civil records, landlord verification, and verification of employment. Applicant(s) certify that all of the information disclosed to Lake Emerald Owners Association, Inc. AND/OR ITS AGENTS is true and correct. Furthermore, applicant(s) certify it has not knowingly omitted any information from this application, any additional documents in the application packet, exhibits and/or attachments.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Form GANP 03/05

DISCLOSURE AND AUTHORIZATION FOR CONSUMER REPORTS

In connection with my application for occupancy for a dwelling and or Residential with LAKE EMERLAD OWNERS ASSOCIATION, I understand consumer reports will be requested by you ("Company"). These reports may include, as allowed by law, the following types of information, as applicable: names and dates of previous employers, reason for termination of employment, work experience, reasons for termination of tenancy, former landlords, education, accidents, licensure, credit, etc. I further understand that such reports may contain public record information such as, but not limited to: my driving record, workers' compensation claims, judgments, bankruptcy proceedings, evictions, criminal records, etc., from federal, state, and other agencies that maintain such records.

In addition, investigative consumer reports (gathered from personal interviews, as applicable, with former employers or landlords, past or current neighbors and associates of mine, etc.) to gather information regarding my work or tenant performance, character, general reputation and personal characteristics, and mode of living (lifestyle) may be obtained.

This authorization is conditioned upon the following representations of my rights:

I understand that I have the right to make a request to the consumer reporting agency: United Screening Services, Corp. (name) ("Agency"), P.O. Box 55-9046, Miami, FL 33255-9046 (address), telephone number (305) 774-1711 or (800) 731-2139, upon proper identification, to obtain copies of any reports furnished to Company by the Agency and to request the nature and substance of **all information** in its files on me at the time of my request, including the sources of information, and the Agency, on Company's behalf, will provide a complete and accurate disclosure of the nature and scope of the investigation covered by any investigative consumer report(s). The Agency will also disclose the recipients of any such reports on me which the Agency has previously furnished within the two year period for employment requests, and one year for other purposes preceding my request (California three years). I hereby consent to Company obtaining the above information from the Agency. I understand that I can dispute, at any time, any information that is inaccurate in any type of report with the Agency. I may view the Agency's privacy policy at their website: www.unitedscreening.com.

I understand that if the Company is located in California, Minnesota or Oklahoma, that I have the right to request a copy of any report Company receives on me at the time the report is provided to Company. By checking the following box, I request a copy of all such reports be sent to me. Check here:

As a California applicant, I understand that I have the right under Section 1786.22 of the California Civil Code to contact the Agency during reasonable hours (9:00 a.m. to 5:00 p.m. (PTZ) Monday through Friday) to obtain all information in Agency's file for my review. I may obtain such information as follows: 1) In person at the Agency's offices, which address is listed above. I can have someone accompany me to the Agency's offices. Agency may require this third party to present reasonable identification. I may be required at the time of such visit to sign an authorization for the Agency to disclose to or discuss Agency's information with this third party; 2) By certified mail, if I have previously provided identification in a written request that my file be sent to me or to a third party identified by me; 3) By telephone, if I have previously provided proper identification in writing to Agency; and 4) Agency has trained personnel to explain any information in my file to me and if the file contains any information that is coded, such will be explained to me.

I understand that I have rights under the Fair Credit Reporting Act, and I acknowledge receipt of the Summary of Rights _____ (initials).

Printed Name: _____

Signature: _____

Date: _____

For identification purposes:

Social Security No.: _____; Date of Birth: _____

Driver's License No.: _____; State of Issue: _____

Street Address: _____ City: _____ State: _____ Zip: _____

LAKE EMERALD OWNERS ASSOCIATION, INC

IN MAKING THE FOREGOING APPLICATION, I/WE REPRESENT TO THE BOARD OF DIRECTORS THAT THE PURPOSE FOR THE PURCHASE/LEASE OF THIS UNIT IS AS FOLLOWS:

() PERMANENT RESIDENCE () WINTER RESIDENCE () INVESTMENT ONLY
ALTERNATE MAILING ADDRESS: _____

1. I HEREBY AGREE FOR MYSELF AND ON BEHALF OF ALL PERSONS WHO MAY USE THE UNIT WHICH I SEEK TO PURCHASE THAT:
 - A. I WILL ABIDE BY ALL OF THE RESTRICTIONS CONTAINED IN THE DECLARATION, ARTICLES OF INCORPORATION, BY-LAWS, RULES AND REGULATIONS, AND RESTRICTIONS, WHICH ARE, OR MAY IN THE FUTURE BE IMPOSED BY THE LAKE EMERALD OWNERS ASSOCIATION, INC.
 - B. I UNDERSTAND THAT SUB-LEASING OR OCCUPANCY OF THIS APARTMENT BY OTHERS NOT APPROVED IS NOT PERMITTED.
 - C. I UNDERSTAND THAT ANY VIOLATION OF THE TERMS, PROVISIONS, CONDITIONS, AND COVENANTS OF LAKE EMERALD OWNERS ASSOCIATION, INC'S DOCUMENTS PROVIDES CAUSE FOR IMMEDIATE ACTION AS THEREIN PROVIDED.
2. I/WE UNDERSTAND THAT THE ACCEPTANCE FOR PURCHASE OF A UNIT AT LAKE EMERALD OWNERS ASSOCIATION IS CONDITIONED UPON THE TRUTH AND ACCURACY OF THIS APPLICATION AND UPON THE APPROVAL OF THE BOARD OF DIRECTORS. OCCUPANCY PRIOR TO APPROVAL IS PROHIBITED; ANY MISINFORMATION OR FALSIFICATION OF THE INFORMATION ON THESE FORMS WILL RESULT IN AUTOMATIC REJECTION OF THIS APPLICATION.
3. I/WE UNDERSTAND THE BOARD OF DIRECTORS OF LAKE EMERALD OWNERS ASSOCIATION, INC. MAY CHOOSE TO INSTITUTE AN INVESTIGATION OF MY/OUR BACKGROUND AS THE BOARD MAY DEEM NECESSARY. ACCORDINGLY, I/WE SPECIFICALLY AUTHORIZE THE BOARD OF DIRECTORS OR ITS AGENT TO MAKE SUCH INVESTIGATION AND AGREE THAT THE INFORMATION IN THIS AND THE ATTACHED APPLICATION MAY BE USED IN SUCH INVESTIGATION, AND THAT THE BOARD OF DIRECTORS, ITS AGENTS AND OFFICERS OF THE LAKE EMERALD OWNERS ASSOCIATION, INC. ITSELF SHALL BE HELD HARMLESS FROM ANY ACTION OR CLAIM BY ME/US IN CONNECTION WITH THE USE OF THE INFORMATION CONTAINED HEREIN OR ANY INVESTIGATION CONDUCTED BY THE BOARD OF DIRECTORS OR ITS AGENTS.
4. PETS MUST BE REGISTERED WITH THE MANAGEMENT OFFICE AND CONFORM TO THE RULES AND REGULATIONS.
5. NO COMMERCIAL VEHICLES, TRUCKS, MOTORIZED TWO (2) WHEEL VEHICLES, BOAT TRAILERS, HOUSEBOATS, MOTOR HOMES, CAMPERS OR TRAILERS OF ANY DESCRIPTION MAY PARK ON ASSOCIATION PROPERTY. EXCEPTION CAN BE MADE BY MANAGEMENT IN CASES OF EMERGENCY. SEE RULES & REGULATIONS FOR FURTHER DETAILS.
6. NO FIGGY BACK PARKING IN ANY PARKING AREA.
7. SPEED LIMIT IS 15-MILES PER HOUR THROUGHOUT THIS COMMUNITY -- STRICTLY ENFORCED.
8. MOVING HOURS ARE 8:00 A.M. TO 7:00 P.M., SIX (6) DAYS A WEEK. NO MOVING ON SUNDAYS OR HOLIDAYS. NO MOVING VEHICLES ALLOWED IN COMMUNITY AFTER 7:00 P.M.
9. PERMITS FOR MOVING IN AND OUT OF PREMISES ARE REQUIRED IN ADVANCE BY MANAGEMENT AND MUST BE PRESENTED AT GUARD HOUSE.
10. MAXIMUM OF THREE (3) OCCUPANTS ARE ALLOWED IN A TWO (2) BEDROOM UNIT AND A MAXIMUM OF TWO (2) OCCUPANTS ARE ALLOWED IN A ONE (1) BEDROOM UNIT. ALL OCCUPANTS MUST BE IDENTIFIED ON THIS APPLICATION.
11. AUTO DECALS ARE OBTAINED AT THE MANAGEMENT OFFICE ONCE YOU HAVE ATTENDED AN ORIENTATION.
 - A. MANAGEMENT ACCEPTS MONEY ORDER OR CHECKS ONLY. (NO CASH)
 - B. BRING DRIVER'S LICENSE AND VEHICLE REGISTRATION
 - C. DRIVE VEHICLE TO MANAGEMENT OFFICE
 - D. ONLY TWO (2) MOTOR VEHICLE DECALS PER UNIT - MAXIMUM.

IN MAKING THE FOREGOING APPLICATION, I AM AWARE THAT THE DECISION OF THE LAKE EMERALD OWNER'S ASSOCIATION, INC., OR ITS AGENTS, WILL BE FINAL.

I AGREE TO BE GOVERNED BY THE DETERMINATION OF THE BOARD OF DIRECTORS, ITS CONDOMINIUM DOCUMENTS, ARTICLES OF INCORPORATION, BY-LAWS, RULES & REGULATIONS, AND ANY AMENDMENTS OR CHANGES THEREOF.

I UNDERSTAND THAT IF I AM APPROVED, I WILL APPLY FOR AN AUTO DECAL WITHIN FIVE (5) DAYS AFTER ATTENDING ORIENTATION AND RECEIVING APPROVAL.

APPLICANT _____ APPLICANT
DATE _____ DATE