



Turnberry On The Green Condo Association

APPROVAL CRITERIA

1. Approval of the Association shall be withheld only by the vote of a majority of the Board. Notwithstanding anything contained herein to the contrary, approval shall not be withheld so as to violate the requirements or restrictions of any applicable federal, state or local law. In deciding whether to approve or disapprove a transfer, the Board may consider the following factors any may confer freely with counsel in reaching its decision. Good cause for disapproval may include, but not be limited to, the following:
 - a. The person seeking approval, or any proposed occupant, has been convicted of a felony involving violence to persons or property, the sale, distribution or use of a controlled substance, a felony demonstrating dishonesty or moral turpitude, or a charge of such felonies where the person was not acquitted and the charges were not dropped.
 - b. The person seeking approval has a record of financial irresponsibility, including bankruptcies, foreclosures, bad debt and/or insufficient income.
 - c. The application for approval indicates on its face that the person seeking approval, or any proposed occupant, is unable to comply with the covenants and restrictions applicable to the condominium. For example, without limitation, the application of a prospective purchaser or lessee who intends to move in with a dog demonstrates that the application is inconsistent with the pet restriction contained elsewhere in this Declaration and that approval would violate such restriction.
 - d. The person seeking approval, or any proposed occupant, has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in other social organizations or associations, or by his conduct in this Condominium as tenant, Owner, or occupant of a unit in other situations.
 - e. The person seeking approval, or any proposed occupant, failed to provide the information, fees or appearance required to process the application in a timely manner.
 - f. All assessments and other charges against the unit have not been paid in full.
2. If the Association disapproves the proposed transaction, notice of disapproval shall be promptly sent in writing to the owner or interest holder, and the transaction shall not be made. The Association need not approve any sale, transfer, or lease until such time as all unpaid assessments and all court costs and attorneys' fees (if any) incurred by the Association and due and owing for the unit have been paid, all transfer fees have been paid, and the prospective purchaser or lessee, together with all prospective residents who have reached the age of maturity, have appeared for a screening.

Owner signature

Tenant signature

Print name

Print name



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ACKNOWLEDGEMENT OF THE PROSPECTIVE TENANT IN THE RESPECT OF CONDOMINIUM DECLARATION AND RULES AND REGULATIONS BASIC TERMS

- 1. No lease shall be for less than 6 months (Condo Declaration §17.8) The renewal Lease (contract) should be in a form approved by Supreme Court of Florida under Rule 10-2. 1 (a) of the Rules Regulating the Florida Bar.
2. The Screening Committee and the Board of Directors prohibit occupancy prior to approval. Use of the unit is for single-family residence only.
3. Tenants may not have pets in the building ((The Amendment of Condo Declaration).
4. No more than 2 occupants per legal bedroom. (The Amendment of Condo Declaration). In order to use Tiki-Hut area and Gazebo, Resident must to reserve day and time with Management office. Fees has to be paid. The Resident must to have confirmation from the Management. (Rules and Regulations §10) Board of Directors prohibit disposing in recycle area the following items: any forms of furniture, including mattresses, electronic devices. NOTHING should be left on the floor of the trash chute closet located on each floor. All boxes received by regular mail too large for the chutes should be taken down (using service elevators only) to the loading dock area. It is strictly prohibited to leave or discard any furniture or materials, used for furniture packaging, in the Loading dock, Receiving area or any other portion of the Condominium Property. (Rules and Regulations §10)
5. All Residents' cars must be registered with the office. First car has to be parked ONLY in assigned parking spot to the unit.
6. First car can be parked by resident or by Valet for no cost for resident. Second and third car must be parked on parking spot with "Resident's" sign or on the top of the garage. \$125 fee must be paid in advance to the Management office. Valet service fee apply to the second and third car.
7. Move-in / move-out hours are from 9:00 AM to 5:00 PM weekdays. Moving is prohibited on Saturday, Sunday, and Holidays. The lessee, if approved, must give the Association \$1000.00 as a security deposit. If no damage was done to the Common Areas during the move, the deposit will be returned after inspection.
8. Swimming pool usage restrictions apply and can be read in the bulletin board at the swimming pool area.
9. It is the Realtor's responsibility to inform prospective tenant prior signing the lease regarding Rules and Regulations and restrictions of the Turnberry on the Green Condominium.
10. It is the unit owner's responsibility to provide the tenant with access cards, keys to the apartment, mail Box keys and garage access device.

Tenant's Signature.

Landlord's Signature

Print name

Agent

Unit #

Date