

VENTURE AT AVENTURA WEST CONDOMINIUM ASSOCIATION, INC.
APPLICATION FORM

Below you will find a list that will help facilitate the gathering of your application. All documents must be submitted at the same time in person; no application will be accepted or processed otherwise.

PROVIDE:

- Fully executed Application Package
- One hundred and fifty dollars (\$150) processing fee for each applicant or married couple (Money Order or Cashier's Check payable to Venture at Aventura West) International Background Check fee is \$100.00 additional.
- One thousand dollars (\$1,000) common area damage deposit from the unit owner. Payable to the Venture at Aventura West. (Only applicable for Leases)
- Move in deposit in the amount of \$750.000, refundable 24 hours after moving in given no incidents occur (Money Order or Cashier's Check payable to Venture at Aventura West)
- Pet fee in the amount of \$50 (If applicable) Money Order or Cashier's Check payable to the Venture at Aventura West
- Signed Addendum of Rental Agreement. (Only applicable for Leases)
- Signed acknowledgement of Rules and Regulations of the Association
- Copy of the fully executed Contract
- Copy of ID

Please be advised that the Venture at Aventura West Condominium Association may take up to 10 business days to process all Applications.

Process of the Application will not begin if there are any delinquent maintenance fees or charges due to the condominium Association and or Master Association.

Based on the report from the screening agency and compliance with all of the requirements stated above, the Board of Directors will review the application package, and a verbal approval will be given to Management to make lessees meet with Management prior to the commencement of the Lease.

Please be advised, moving into the building without prior approval will be automatically rejected, followed by legal action and/or eviction.



APPLICATION FOR OCCUPANCY/APPROVAL

PRINT OR TYPE (Use Black Ink) Purchase _____ or Lease _____ (Check One) Desired Move In Date: _____

Apt. No. _____ Address: _____

Name (Mr./Mrs./Ms.) _____ Date of Birth _____ Soc. Sec No. _____
(mm/dd/yy) (Passport, Alien, Green Card, Social Insurance No.)

Spouse (Mr./Mrs./Ms.) _____ Date of Birth _____ Soc. Sec No. _____
(mm/dd/yy) (Passport, Alien, Green Card, Social Insurance No.)

Number of people who will occupy. Adults (over age 18) _____ Children (over 18) _____ Children (under 18) _____

Names & ages of children who will occupy: _____

Description of Pets (Breed, Size, Color, Weight, Etc.) _____

In case of emergency notify: _____

Name

Address

Telephone

PRINT OR TYPE (Use Black Ink)

RESIDENCE HISTORY

A. Present Address _____ Phone _____

(Street Address, Apt No., City, State, Zip)

Name of Apt. /Condo _____ Phone _____ Dates of Residency _____

Name of Landlord or Mortgage Co. _____ Phone _____

Address _____ Mtg. No. _____

PRINT OR TYPE (Use Black Ink)

EMPLOYMENT & BANK REFERENCES

A. Employed By (Business Name) _____ Phone _____

(or retired from) How long _____ Dept. or Position _____ Mo. Income _____

Address _____ Zip _____

B. Spouse's Employment (Business Name) _____ Phone _____

(or retired from) How long _____ Dept. or Position _____ Mo. Income _____

Address _____ Zip _____

C. Bank Reference _____ Phone _____

How long _____ Ch. Acct. No. _____ Sav. Acct. No. _____

Address _____ Zip _____

CHARACTER REFERENCES & VEHICLE INFORMATION

1. Name _____ Address _____ Phone (Residential & Office) _____

2. Name _____ Address _____ Phone (Residential & Office) _____

Driver's Lic. No. #1 _____ #2 _____ State _____

Make _____ Model _____ Year _____ Plate No. _____ Color _____ State _____

Make _____ Model _____ Year _____ Plate No. _____ Color _____ State _____

Have you or the co-applicant ever file for bankruptcy, evicted from any tenancy, ever broken lease? If YES

Explain: _____

Have you or the co-applicant been arrested or convicted of any crime, including Misdemeanors, DUI, etc or any criminal charge pending?

If Yes Explain: _____

If this application is NOT legible or is not completely and accurately filled out, Verify Screening Solutions (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility. By signing, the applicant recognizes that the Association or their agent, Verify Screening Solutions may investigate the information supplied by the applicant and a full disclosure of pertinent facts may be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, criminal background and mode of living as applicable. Any misrepresentation, falsification or omission of information may result in your disqualification. If any question is not answered or left blank, this application may be returned, not processed or not approved. Missing information will cause delays in processing your application.

Signature _____ Signature _____

Applicant

Date

Applicant's Spouse

Date

Addendum to Rental Agreement

By signing this document, the undersigned unit owner and tenant, who respectively own, and will begin, leased occupancy on _____, 20____ of Unit # _____, a condominium unit of the property known as **Venture at Aventura West Condominium Association, Inc.** located at **2775 NE 187th Street, Aventura, FL 33180** agree that if the unit owner becomes delinquent in the monthly maintenance and/or special assessment payments to Venture at Aventura Condominium Association, Inc., while the tenant is occupying the unit, the tenant will deduct the monthly maintenance and/or special assessment payments amount from the rent due to the unit owner and pay that amount directly to the Association on the first of each month.

Unit Owner (Print Name)

Tenant (Print Name)

Unit Owner (Signature)

Tenant (Signature)

Date

Date

THE VENTURE AT AVENTURA WEST CONDOMINIUM ASSOCIATION, INC.

CONFIDENTIAL RESIDENT INFORMATION SHEET

Unit Number: _____

Tenant's Name: _____

Is this a Primary or Secondary Residence: (Circle One) PRIMARY SECONDARY

If secondary, please list anticipated dates of occupancy: _____

List all full-time residents: _____

(List names & ages if less than 18): _____

IMPORTANT! Please identify which phone numbers listed below you wish to be notified in the event of an emergency or non-emergency through our new system Resident Alert™. You may check both emergency and non-emergency for each number, or select as you wish. Timely messages recorded by the property manager will be broadcast to the number you select:

	Emergency	Non-Emergency
Venture Home Phone #: _____	_____	_____
Alternate Phone #: _____	_____	_____
Business Telephone: _____	_____	_____
Other (Cell Phone, etc.): _____	_____	_____
E-mail Address: _____ @ _____		

Emergency Contact Name: _____

Phone #: _____ Relationship: _____

For Association mailing purposes, please state your mailing address if this is a Secondary Residence:

Are you or anyone in your household in need of special medical attention or have restricted mobility, which would require additional assistance in the event of an emergency.

☐

YES

☐

NO

If yes, please explain special needs (i.e. oxygen, wheelchair, blind, deaf, etc.): _____

I/We certify that the above information is true and correct.

Tenant Signature: _____ Date: _____

VENTURE AT AVENTURA WEST CONDOMINIUM ASSOCIATION, INC.

UNIT ACCESS AUTHORIZATION

Date: _____

Unit Owner/Lessee: _____ Unit #: _____

THIS IS TO AUTHORIZE AND REQUEST you to grant access to the above-described Unit of THE VENTURE AT AVENTURA CONDOMINIUM to the person(s) named below.

In giving this authorization and request, the undersigned ACKNOWLEDGES AND AGREES:

- a. Although the purpose(s) of the entry is stated below (for information only), Venture at Aventura West Condominium Association, Inc. is not responsible to see to such purpose(s) as being fulfilled, nor for limiting access to the accomplishment of such purpose(s). This authorization is for entry into the building, not the stated unit. A key or other mode of granting access to the unit must be provided by the Unit Owner or Resident;
- b. Venture At Aventura West Condominium Association, Inc. is not responsible in any manner for supervising, observing or controlling the conduct of the person(s) to whom access and/or the key was given, and;
- c. The undersigned agrees to fully indemnify and hold harmless Venture At Aventura West Condominium Association, Inc. and all of its officers, directors, members, employees and agents (including, without limitation, The Continental Group, Inc. (Management Company), the Security Company and their officers, directors and employee(s) whether in the Unit, the Common Elements of the Condominium or otherwise (such agreement to include all attorneys fees and court costs regardless of whether suit is brought or any appeal is taken there from).

NAMES OF PERSON(S) AUTHORIZED TO HAVE ACCESS:

NAME OF COMPANY (IF ANY):

PURPOSE OF ACCESS (FOR INFORMATION ONLY):

INTENDED TERMINATION DATE OF AUTHORIZATION: The undersigned agrees to notify Management, in writing, of the termination of this authorization. You are entitled to assume that this authorization is in full force and effect until you actually forward a written notice of such termination.

LESSEE(S) Signature(s)

Print Name(s)

VENTURE AT AVENTURA WEST CONDOMINIUM ASSOCIATION, INC.

VEHICLE REGISTRATION & UPDATE CLICKER INFORMATION

NO. OF PARKING SPACES: _____

Unit #: _____

Lessee Name: _____

Vehicle Owner's Name: _____

Vehicle 1 Make: _____ Model: _____ Year: _____

Color: _____ Tag #: _____ State: _____

Unit Owner or Lessee Name: _____

Vehicle Owner's Name: _____

Vehicle 2 Make: _____ Model: _____ Year: _____

Color: _____ Tag #: _____ State: _____

**** All Guests must Valet Park. Any vehicle not parked in a designated area is subject to towing at the vehicle owner's expense.**

CLICKER INFORMATION:



Total no. of Clickers: _____

Please Indicate your clicker number in the spaces below:

Any clickers that are not reported to the Management office will be disabled.

VENTURE AT AVENTURA WEST CONDOMINIUM ASSOCIATION, INC.
PET REGISTRATION FORM

Unit #: _____

Unit Owner or Lessee Name: _____

The Association permits:

- A maximum of two (2) domesticated dogs and/or cats (or any combination thereof);
- Each pet shall not exceed 40 pounds.

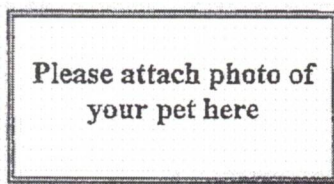
The Association does not permit pit bulls or any other breed considered dangerous by the
Board of Directors.

Type of Pet (please circle one): DOG CAT BIRD

Pet's Name: _____ Pet's Age: _____

Pet's Weight: _____ Pet's License/Tag Number: _____

Breed *(Be specific – give complete description, color, etc.):* _____



Owner or Lessee to Sign Below:

=====

I am aware of the VENTURE AT AVENTURA WEST CONDOMINIUM ASSOCIATION's rules, regulations
and restrictions regarding pets on the property and agree to abide by them.

Signature _____ Date: _____

PLEASE RETURN FORM WITH PHOTO TO THE MANAGEMENT OFFICE

PET PERMISSION AGREEMENT

Conditional License to Maintain a Pet in Unit # _____

THE VENTURE OF AVENTURA WEST CONDOMINIUM

It is hereby agreed by and between The Venture of Aventura West Condominium Association, Inc. (the "Association") and the undersigned Unit Owner ("Unit Owner") that the Board of the Association (the "Board") of The Venture West Condominium (the "Condominium") grants this Conditional License (the "License") to the Unit Owner to have pets in the Unit under the following agreed terms and conditions:

Description of pet (the "Pet"): Breed _____ Sex _____
Color _____ Height at Shoulder _____ Weight _____
Name _____

- A. Pet owners must sign this Pet Permission Agreement (the "Agreement") and provide the Association with a 4x6 photo of the pet and a yearly payment of \$50.00 per pet. The payment is charged with the January Maintenance fee of each year (for owners) and paid at commencement of lease (for renters). This value will not be prorated for renters. The Agreement must be renewed yearly by the 31st of December. If the office is closed on this date, the Agreement must be renewed the following business day. Failure to renew the Agreement within 5 business days of its expiration will result in a violation of the Agreement and may result in a fine.
- B. If the Grievance Committee (the "Committee") determines that the pet has become vicious or uncontrollable, or the pet owner is consistently negligent at following the rules set forth by The Association, the Agreement becomes null and void and the pet must be removed from the property. The owner may appeal the decision to the Grievance Committee.
- C. Any pet shall be held on a leash (no more than six feet) at all times. If the tenant is in violation, the owner will be held liable.
- D. Pets may not be curbed on the Condominium Property, on or near the building's walkways. The pets must be curbed in designated areas around the building.
- E. Pets are not permitted in the common areas which include the gym, pool deck and recreational rooms.
- F. Each unit owner shall assume full responsibility for any damages or injuries to persons or property caused by his/her pets. In the event the pet shall defecate, urinate, or vomit on the property, it shall be the unit owner's responsibility to clean up the mess. If the unit owner fails to clean up the mess, the owner will be assessed a \$50.00 fee for not cleaning up after his/her pet.
- G. In an emergency during your absence, the Association, its agent and employees are authorized in their sole discretion, but they are not obligated to, to have your veterinarian give emergency medical treatment to your pet at your expense. No pets should be left unattended on the balcony.

**RULES & REGULATIONS FOR
VENTURE AT AVENTURA WEST CONDOMINIUM ASSOCIATION, INC.**

Under the Condominium documents, the Board of Directors of VENTURE AT AVENTURA WEST 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 re-sales or leases. These rules and regulations and all other 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:

1. The sidewalks, entrances, passages, lobbies and hallways and like portions of the "Common Elements" shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium property; not shall any carts, bicycles, carriages, chairs, tables; clothing, shoes or any other objects be stored therein, except in areas (if any) designated for such purposes.
2. The personal property of Residential Unit Owners and occupants must be stored in their respective Units.
3. No articles other than patio-type furniture shall be placed on the balconies, patios, terraces or lanais or other common elements. No linens, clothes, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces, or other portions of the Condominium or Association property.
4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association property, nor sweep or throw from the Condominium or Association property any dirt or other substance on to any of the balconies, or elsewhere in the building or upon the Common elements.
5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by The Association. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.
6. Employees of The Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of The Association.
7. No repair of vehicles shall be made on the Condominium Property.
8. No Residential Unit Owner or occupant shall make or permit any disturbing noises, nor allow any disturbing noises to be made by the owner's family, employees, pets, agents, tenants, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplified in his Unit in such a manner to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time, which disturbs other residents.

9. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium or Association property, except signs used or approved by The Developer (for as long as the Developer owns any portion of the Condominium Property, and thereafter by The Board) or signs utilized by the Commercial Lots as permitted by the Master Covenants. Except only as may be permitted by the Master Covenants, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements, without the prior written consent of the Board of Directors of the Association.
10. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit, or on the Common Elements.
11. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage and furnishing The Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of The Association.
12. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the building. Notwithstanding the foregoing, any Unit Owner may display one portable removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard. Curtains and drapes (or linings thereon which face on exterior windows or glass doors of Units shall be subject to disapproval by The Board, in which case they shall be removed and replaced with acceptable items.
13. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted on, upon or in the Condominium or Association Property, nor shall oil wells, tanks tunnels, mineral excavation or shafts be permitted upon or in the Condominium or Association Property. No derrick or other structure designed for use in boring for oil, natural gas or minerals shall be erected, maintained or permitted upon any portion of the Association Property.
14. No window air-conditioning Units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by The Board of Directors in writing. No unsightly materials maybe placed on any window or glass door or be visible through such window or glass door.
15. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of The Association. Loud noises by children will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.
16. Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:
- (a) Dogs and cats shall not be permitted outside of their Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the

Common Elements designated by The Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within The Properties.

(b) Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.

17. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, and all rules and regulations which from time to time maybe adopted, and the provisions of the Declaration, By-laws and Articles of Incorporation of The Association, as amended from time to time. Failure of an Owner or occupant to comply shall be grounds for action, which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of The Board of Directors of The Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, provided the following procedures are adhered to:

(a) **Notice:** The party against whom the fine is sought to be levied shall be afforded an opportunity to hearing after reasonable notice of not less than fourteen (14) days and said notice shall include: (I) a statement of the date, time and place of hearing; (II) a statement of the provisions of the declaration, Association bylaws, or Association rules which have allegedly been violated; and (III) a short and plain statement of the matters asserted by The Association.

(b) **Hearing:** The non-compliance shall be presented to a committee of other Unit Owners, who shall hear reasons why penalties should not be imposed. The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the committee. A written decision of the committee shall be submitted to the Owner or occupant by not later than twenty-one (21) days after the meeting.

(c) **Fines:** The Board of Directors may impose fines against the applicable Unit up to the maximum amount permitted by law from time to time.

(d) **Violations:** Each separate incident, which is grounds for a fine shall be the basis of one separate fine. In the case of continuing violations, each continuation of same after a notice there is given shall be deemed a separate incident.

(e) **Payment of Fines:** Fines shall be paid not later than thirty (30) days after notice of the imposition thereof.

(f) **Application of Fines:** All monies received from fines shall be allocated as directed by The Board of Directors.

(g) **Non-exclusive Remedy:** These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which The Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which The Association may otherwise be entitled to recover by law from such Owner or occupant.

18. The use or operation of **bicycles, electric scooters, and similar personal transportation devices** is **strictly prohibited** within all interior common areas of the condominium, including but not limited to residential hallways and lobby area. Residents and guests may **walk** their bicycles or scooters through the building using the **service elevator** and **only for the purpose of transporting them to and from designated storage or exit areas**, in a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time, which disturbs other residents.

19. In addition to any other rule or restriction, no flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit, Storages or on the Common Elements.

20. In addition to those rules regulating pets, dogs and cats shall only be walked or transported using the service elevator and service corridors only. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within The Properties. In no event shall the said dog or cat be allowed to be walked by the lobby area or use the lobby elevators. There shall be a limit of no more than two (2) pets in any condominium unit at any time and no one pet may have a weight that exceeds forty (40) pounds.

These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. These rules and regulations shall not apply to the Developer, not its agents or employees and contractors, or to the Units owned by the Developer. All of these rules and regulations shall apply to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefore and good cause shown in the sole opinion of the Board.

I/We have read and understood the Rules and Regulations of The Venture of Aventura West Condominium Association, Inc. I/We agree to abide to these Rules while in the building.

Dated this _____ day of _____ 20____ .

Witness(s) as to Lessee(s)

Lessee (s):

Initials_____

Venture at Aventura West Condominium Association, Inc.

Below you will find a list of commonly forgotten rules and regulations.

Noise Disturbance: All residents of the Venture are entitled to the quiet peace and enjoyment of their unit. For this reason, we ask that you keep all noise levels to a minimum and are respectful of your neighbors. This includes music, television, guests, and pets. Please remember that noise carries, especially on balconies.

Balcony: Your balcony is limited common area. Only patio type furniture is permitted on the balcony. No storage of any kind is allowed for any period of time. Please do not place shelving, clothing, towels, mops, brooms, bikes, etc., on your balcony. The drilling, hammering or hanging of items is not permitted on the balcony walls. Please do not sweep dirt and water from your balcony; this damages the balconies below. Barbequing is not permitted on the property or balcony.

Trash: All refuse must be disposed of the manner as prescribed by law. All items must be deposited into the trash chute. Any items, such as large bags and boxes, must be brought downstairs to the main trash room located inside the garage on the Southwest side of the property. Furniture and mattresses are not permitted to be disposed of anywhere on the property. Recycling is available and can be left in the main trash room in a clear plastic bag. Please break down all boxes and tie them together.

Pets: If you intend to get a pet, please keep in mind that the Association has policies. All pets must be registered with the Association and must be leashed through the common areas. Please note that dogs are not to be walked in the garage; please use the doggy stations provided around the property.

Business: No resident may conduct business on residential property: this includes but is not limited to the unit and common areas, If a resident has a home office it may not generate additional traffic to the building nor create additional work for the Front Desk.

Signage: Signs or advertising are not permitted anywhere on the property. Vehicles which have signage or advertisements must be completely covered at all times while on property. No advertisements are to be placed in any common areas without the express permission of the Association.

Personal Property Items such as strollers, shopping carts, baby seats, car batteries and the like are not to be left in hallways, common areas or parking spaces. If any items are left in these areas, they will be removed by staff and a removable fee will be charged to the resident.

Shopping Carts: It is against the law to remove a shopping cart from Publix. They are not permitted anywhere on the

property; this includes the garage and the exterior property of the building. No exceptions will be made. Personal shopping carts are available for purchase at many local stores and must be stored in your unit.

Venture at Aventura West Addendum to Rules & Regulations

I, _____ (tenant) of unit _____ agree and understand the following Rules and regulations for the Venture West and Master Association.

- 1) Motorcycles are not allowed in the parking garage. Any vehicles without a barcode, valet ticket or temporary pass, will be towed.
- 2) Vehicles must never be left in front of the West building unattended and/ or not providing keys to Valet.
- 3) If owner fails to pay maintenance, tenant is responsible to pay the rent to the Association (refer to the Addendum to Rental Agreement).
- 4) Prior to the Lease Agreement expiring, tenant is responsible to bring an updated lease to the Management Office 30 days prior to expiration.
- 5) Guests are not allowed in the Fitness Center. All guests must be registered with the Management Office.
- 6) No children under 18 years old are permitted to use the equipment in the Fitness Center. The operating hours in the Fitness Center is from 5:00AM to 11:00PM. Fitness trainers need to be registered.
- 7) Packages received by the Front Desk will be received for registered Residents only and should not have a company name.
- 8) Move In, Move Out and Deliveries require advanced reservation of the elevator and the Company must submit a Certificate of insurance listing the Association and the Residents name as additional insured and must submit prior to the date scheduled. Elevator is available Monday- Friday 9:00am-4:00pm.
- 9) Boxes can be disposed of by being broken down and brought to the dumpster room in the garage level trash room South or North side; not in the elevator waiting area or the floor of the trash room. No disposal of any packing material is permitted down the trash chute.
- 10) No articles other than patio furniture shall be placed on the balconies. No cloths, towels, curtains, coolers, rugs, bicycles, mops, or laundry of any kind shall be allowed and shall not be shaken or hung from any 'Windows, doors, balconies or furniture. Barbeque grills are not allowed.
- 11) No signs, advertisements, notices, holiday decorations and no items including stuffed animals should be displayed on windows or sliding doors or any part of the Common Areas to include the front door to your apartment.
- 12) Running, horseplay, climbing, toys, ball or Frisbee playing or other noisy activities are not permitted in or near pool area. No floats are allowed unless it's a toddler with arm floats. Cover-up and footwear are required while in the lobby and the Common Areas. A towel does not constitute a cover up.

13) Publix Carts are not allowed on property.

Failure to follow these Rules & Regulations is a violation and a fine of \$100 will be assessed per occurrence.

I understand and acknowledge that I have read the rules and regulations provided in the application and have been provided a copy of this reminder list.

To be signed in the presence of the Management Office Staff:

Resident Name: _____ Unit #: _____

Resident Signature: _____ Witness: _____

Date: _____

Vendors' Rules and Regulations

Construction Guidelines (In addition, please see Designer and Contractor Regulations)

1. Vendors, Movers and Cleaning Services are not permitted to work on weekends. Work is permitted Monday thru Friday between the hours of 9:00 a.m. to 4:00 p.m. Please notify your vendor of this rule in advance.
2. Unit Access: The Owner must e-mail, Fax or call the office giving permission to allow Unit access. The rule applies to family members. No entry is granted without authorization.
3. License and Insurance: License and insurance information must be provided to the management before the subcontractors will be given permission to commence work.
4. Notification of Construction Crews to be on Site: The constructor, sub-constructors or owner of the Unit must submit a specification plan and authorization form to the Manager at least three days in advance. This will allow staff to protect elevators, Common Areas and to review the plans to ensure compliance.
5. Sub-contractors' parking: Loading and unloading of construction materials, furniture, etc., must be done from designated area. No tractor-trailer moving trucks are permitted in the parking garage or Lobby (Ground Floor) Entrance Level. Vendors are required to park vehicles in designated parking area. Vendors must register at Management Office on Lobby floor. Vendors are to use padded elevators only.
6. **Specifications:** A copy of specifications outlining the exact procedure, color and material to use in order to remain uniform throughout the property may be obtained at the Management Office and must be followed. Written approval must be obtained from the Board of Directors for the following trades: 1- Hurricane Shutters, 2- Satellite Dish. 3- Floor tile for correct underlayment.
7. **Trash Removal:** Trash generated from sub-contractors may not be disposed of on the Property and must be promptly removed from the property by the contractor.
8. Responsibility for Damage to Building: Grout or thin set may not be disposed of in the Unit plumbing. Workers will be expected to remove their own material. Sub-contractors are not to leave or perform any work in the Common Areas. Trades using material such as paint, tile, woodwork, etc., must neatly lay heavy paper or plastic from the elevator door to the Unit in order to prevent any damage to carpet. All Common Areas will be inspected at the end of each day. The cost of any repairs to the Common Area or to the other Units **will** be assessed to the Unit Owner.
9. **Material Delivery:** Only materials that can be delivered to the Unit using the service elevator or the stairs will be permitted. **NO MATERIALS MAY BE HOISTED OR LIFTED TO THE UNIT FROM THE BALCONIES OR EXTERIOR OF THE BUILDING.**

ANY VENDOR FOUND TO BE IN VIOLATION OF THESE GUIDELINES WOULD NOT BE PERMITTED TO RETURN TO THE PROPERTY UNTIL THE VIOLATION HAS BEEN CORRECTED AND PAYMENT HAS BEEN MADE FOR DAMAGES.

I/We have read and understood the Vendors Rules and Regulations of The Venture of Aventura West Condominium Association, Inc. I/We agree to abide to these Rules while in the building.

Dated this _____ day of _____ 20__

Witness(s) as to Lessee(s)

Lessee (s):

POOL RULES

NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK.

1. Pool hours are from Dawn to Dusk.
2. No radios, tape decks or CD's are allowed without earphones.
3. No diapers in the pool. Children not toilet trained must wear approved waterproof pants over diapers. Disposable diapers are not allowed. Swim diapers only.
4. No floating devices in pool. No rafts, beach balls, surfboards or similar beach equipment are permitted in pool or pool area.
5. No reserved seating areas.
6. Children under 12 may not swim or use the pool areas unless accompanied and supervised by an adult.
7. Cover-ups and footwear are required in all Common Areas. A towel does not constitute a cover-up.
8. Suntan lotion must be removed before entering pool. Use the shower provided at corner of pool.
9. Cover lounge chairs with a towel if using suntan lotion.
10. Lounges or chairs are not to be removed from the pool deck. Do not drag chairs across pool deck.
11. Running, horseplay, climbing, ball or Frisbee playing or other noisy activities are not permitted in or near pool area. Parents are responsible for the behavior of their children.
12. Glassware is not permitted in or near the pool area, only non-breakable plastic containers (State Law).
13. Pets are not permitted in pool area, even if carried.
14. Shower before entering the pool.

I/We have read and understood the Pool Rules for The Venture of Aventura West Condominium Association, Inc.
I/We agree to abide to these Rules while in the building.

Dated this _____ day of _____ 20____.

Witness(s) as to Lessee(s)

Lessee (s):

RENTERS/RENTAL RULES

1. Leasing or renting of a Unit by an Owner, either directly or through an agent, is permitted with a minimum lease of not less than thirty (30) days. The Association must receive notice of the leasing of a Residential Unit not less than seven (7) days prior to the commencement of the least term, together with a copy of the applicable lease.
2. Upon arrival all occupants (owners, guests and renters) must register within 24 hours.
3. Renters have full use of the facilities. Owners will be held responsible for the actions of their guests or renters. Any damage to the Property will be the responsibility of the owner.
4. Renters and guests are subject to all House Rules adopted by the Board of Directors. It is the any violation of these rules can be caused to request immediate vacation of the Unit.
5. Subletting by renters is not permitted.

I/We have read and understood the above Rules for The Venture of Aventura West Condominium Association, Inc. I/We agree to abide to these Rules while in the building.

Dated this _____ day of _____ 20__ _

Witness(s) as to Lessee(s)

Lessee (s):

RESALES AND LEASES

RESALE & LEASING INFORMATION

All Sales, Transfers and Leases of any Unit must be in accordance with the Association's Declaration of Condominium. Unit Owners *may* not lease their Unit if they are delinquent in their maintenance fees. If leased, the Unit must be leased in its entirety, sub-leasing is not permitted.

In order to comply with statutory regulations concerning ownership and occupancy records, please stop by the Association Office at least twenty-one (21) days prior to any sale or lease to obtain the proper forms to assist in the transition of owners or lessees. This package includes a Confidential Resident Information Form, instructions on how to obtain Estoppels, information and items for the new owner or lessee that will familiarize them with the Association's amenities, facilities and regulations.

Pursuant to the Association Rules concerning leasing, a copy of the lease agreement on an Association approved standard lease form, accompanied by the Lease Package and an application fee of \$150.00, (unless the application requires international screening, fees varies, please contact Management Office) must be submitted to the Association at least (7)-days prior to commencement of the lease.

Please note: Leases may be for a term of no less than 30 days. All Lessees must abide by the Association's Documents, including, but not limited to, the Association's Rules and Regulations. The Association may require a security deposit equal to one month's rental for all leases.

Dated this _____ day of _____ 20_____.

Witness

Lessee(s):

TRASH ROOM RULES

- You must use a plastic trash bag for your garbage. (Do not use paper or plastic grocery bags because they break too easily, leak and cannot be closed tightly)
- The mouth of the bag must be well tied.
- Your trash bag cannot leak. If it leaks on the carpet, management will trace the spots back to your door and fine you for the cleaning of the carpet.
- All plastic garbage bags must be placed into the chute• never on the floor.
- If a trash bag is found on the trash room floor, we will open to inspect the inside and if there is anything that identifies that the trash is yours, you will be fined.
- Any items that do not fit in the chute (large bags, boxes, etc.) must be taken downstairs and disposed of in the main trash room located inside the garbage room (Southeast side).
- Your guests and housekeepers must know these rules as well.

I/We have read and understood the garbage rules of Venture al Aventura West Condominium Association, Inc.
I/We agree to abide by these rules while being in the building.

Dated this _____ day of _____ 20 ____

Witness

Lessee(s):

**VENTURE AT AVENTURA WEST
CONDOMINIUM ASSOCIATION, INC.**

PARCEL RECEIPT/ LOCKOUT INDEMNIFICATION AND RELEASE FORM

WHEREAS, the undersigned Unit Owner(s) or Tenant(s) in Unit **No. _____** of Venture at Aventura West Condominium Association, Inc. located at 2775 NE 187 Street Aventura, Florida 33180 are desirous of having Venture at Aventura West Condominium Association, Inc. (the 'Association') and/or The Continental Group, Inc. ("TCG") its authorized agent, perform the following service on my/our behalf and not on behalf of the Association: (Circle if appropriate)

1. Use of emergency key to my/our Unit to allow access to me or tenants if locked out during applicable business hours as instituted by the Association.
2. Use of key to my/our unit which Association has to allow access to contractors who are to perform work in my/our unit.
3. Provide key to my/our unit which Association has to allow access to my/our unit by delivery persons.
4. Accept and sign for UPS, Federal Express, or similar deliveries at front desk to include Certified Mail.

WHEREAS, to protect the Association, TCG, their officers, directors, partners, parent company, members, agents and employees (hereinafter the "Association Parties") from any claims, damages, demands, suits, judgments, actions, causes of actions, debts, sums of money, accounts, claims and demands arising out of, or related to, the services performed hereunder on behalf of the undersigned Unit Owner(s) or Tenant(s), I/we agree to indemnify and hold harmless the Association Parties from any such actions, demands, suits, etc., and

WHEREAS, the Association and TCG are not willing to provide the above referenced services to the undersigned unit Owner(s)/Tenant(s) without the benefit of this Indemnification and Release Form.

NOW THEREFORE, for Ten (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by the Association Parties and the undersigned, it is hereby agreed that the undersigned Unit Owner(s) or Tenant(s) hereby agrees/agree to hold harmless and indemnify the Association Parties from any claims, demands, suits, etc., including, but not limited to reasonable attorney's fees and costs whether pre-litigation, or at the trial or appellate levels, if applicable, against it or them by any party, resulting from or related to the performance or the above services for the undersigned and the undersigned hereby releases said Association Parties and will not assert any claims against such Association Parties for services performed hereunder. This indemnification and hold harmless shall apply even in those situations where the claims may result directly or indirectly, in whole or in part from the negligence of the Association Parties. The Association and/or TCG shall have the light to limit or

condition performance of the above-referenced services as either of said parties may reasonably determine from time to time in the exercise of its sole discretion.

Name of Tenant: _____

Witnesses:

x Tenant(s):

X Tenant(s):

Date

Initials _____

MEMORANDUM

TO: NEW Venture at Avantura West Residents

FROM: Carlos A. Garcia, CAM
Property Manager

RE: Notice regarding Publix Cart Use

Please be advised that removing Publix carts from the property of Publix is **STRICTLY PROHIBITED!!!!**

This is not only a first degree misdemeanor, where if caught, it is punishable by a term of imprisonment of up to 1 year as provided in Section 506.509 and 506.513 of the Florida Statutes. It is also deteriorating the cleanliness and aspect of your community.

- Bringing in Publix carts into the building and into the hallways is causing the carpets in the common area to become increasingly dirty.
- When carts are left in the hallways, they obstruct the passageway. This is a fire code violation. The hallways must be unobstructed at all times.
- Carts that are being left in the parking garage are damaging the walls/doors and denting other vehicles.

Please recognize that you, as a new member of this community, can help in keeping the common area clean by simply not bringing in these carts from Publix or any other establishment.

The Association values you as a member and is confident of your cooperation in this matter.

Thank you.



the heart of Aventura

AT AVENTURA WEST ASSOCIATION, INC.

Move-In/Move-out Form

1. Moving companies must be licensed & insured. A Business License and Certificate of Insurance naming the Venture at Aventura West and Master Association as the Certificate Holder and added as the additionally insured on the policy, is required prior to scheduled a move in/out.

2. \$750 Move In/Out Deposit is required prior to move in. Payment must be remitted in the form of Money Order or Cashiers Check. No personal checks are accepted.

3. It is the Residents responsibility to make sure the carpets are covered with Protective Shield Film (only allowed) by either you or your Movers while the move is taking place. Staff will verify and inspect the hallways before move starts to ensure plastic is in place.

Failure to cover the carpets upon Move In/Out will
result in you forfeiting your deposit.

4. It is the Residents responsibility to make sure no damages occur upon Move In/Out. If any damage occurs to the common areas by either yourself or your Movers, will result in forfeiting your deposit.

5. Moving hours are from 9:00AM – 4:00PM.

****Failure to adhere to any of the aforementioned policies will result in you forfeiting your Deposit****

Requested Move In/Out Date

Resident Signature and Unit Number

Management Signature

VENTURE AT AVENTURA WEST CONDOMINIUM ASSOCIATION, INC.
ARCHITECTURAL MODIFICATION FORM

Certificate of Insurance Instructions:

Requirements for Vendors (Move, delivery, repairs, maintenance, etc.). Any contractor performing work in the building must provide a certificate of insurance:

The Certificate of Insurance must be submitted prior to the date of the move/delivery/service.

The Association requires:

General Liability:

- Policy with a Valid Effective Date
- \$1,000,000 Per Occurrence/ \$2,000,000 Aggregate
- \$2,000,000 Products and Completed Operations
- In the Description of the Certificate the following wording needs to appear AS IS:
"The Certificate Holder is an Additional Insured with respects to General Liability. A Waiver of Subrogation on benefit to the Certificate Holder applies on the General Liability"

Workers' Compensation:

- Policy with a Valid Effective Date
- limits with no less than: \$500,000 Each Accident/ \$500,000 Each Disease Each Employee/ \$500,000 Each Disease Policy Limit.

If the company provides an exemption, ONLY the person listed on the exemption will be allowed on property to perform the move or delivery.

CERTIFICATE HOLDER to be made out to:

Venture at Aventura West Condominium Association
2775 NE 187th street
Aventura FL 33180

Venture at Aventura Master Association
18800 NE 29th Ave, Aventura FL 33180

VENTURE AT AVENTURA WEST CONDOMINIUM ASSOCIATION, INC.
ARCHITECTURAL MODIFICATION FORM



CERTIFICATE OF LIABILITY INSURANCE

10/1/2024

DATE (MM/DD/YYYY)
6/20/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME	
	PHONE (A/C, No. Ext): FAX (A/C, No.): E-MAIL: ADDRESS:	
INSURED	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Liberty Mutual Fire Insurance Company	
	INSURER B: Navigators Insurance Company	
	INSURER C: Liberty Insurance Corporation	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES CERTIFICATE NUMBER: 20683167 REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR.	TYPE OF INSURANCE	ADDITIONAL INSURED	PRODUCER	POLICY NUMBER	POLICY EXP. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIM-MADE ☒ OCCUR GENERAL AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	Y	N	GLR-522484811577426	10/1/2024	10/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Per occurrence) \$ 2,000,000 MED EXP (Any one person) \$ 1,000,000 PERSONAL & ADV INJURY \$ 10,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 4,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	N	N	autoperson554284632e4	10/1/2023	10/1/2026	COMBINED SINGLE LIMIT (Per accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☒ OCCUR ☐ CLAIM-MADE DEC ☒ RETENTION \$ 10,000	N	N		10/1/2023	10/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in FL) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	work-442558742	10/1/2023	10/1/2026	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEES \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is an Additional Insured with respects to General Liability. A Waiver of Subrogation on benefit to the Certificate Holder applies on the General Liability

CERTIFICATE HOLDER

CANCELLATION See Attachment

VENTURE AT AVENTURA WEST CONDO ASSOCIATION

275 NE 187 ST AVENTURA FL 33180

VENTURE AT AVENTURA MASTER ASSOCIATION

18800 NE 29th Ave. Aventura FL 33180

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE