



### **RENTAL APPLICATION CHECKLIST**

- Complete** Association Application; (1) for each applicant
- Complete Screening Application (Includes credit, criminal and eviction check)
- Application Fees: **\$100** per applicant over the age of 18+. **\$100** per married couple  
*\*Fees non-refundable if application is disapproved*
- Common Area Security Deposit: **\$500.00**
- Copy of Executed Rental Contract
- Addendum to Lease – **EXECUTED BY BOTH OWNER/APPLICANTS**
- Pet Restrictions Acknowledgement – **NOTARIZATION REQUIRED EVEN IF NO PET**
- Pet Registration Form; if applicable
- Copy of Picture ID (Driver's License) for each applicant

*\*Failure to provide all the above-mentioned items will deem application package incomplete, therefore, application will NOT be processed and returned.*

Upon receipt of the COMPLETE application package, Manager will begin processing. Processing time can take up to (15) business days (excludes weekends, holidays & manager vacation time). We are unable to respond to application inquiries made prior to the full approval time. **An individual application is required for all adult occupants. Please be sure to complete ALL fields.**

*\*An active Vehicle Registration is required. Decal \$25. Laundry access card \$5. These fees will be charged AFTER an approval is issued.*

***DO NOT PARK IN VENETIAN PALMS WITHOUT A DECAL/VISITOR PERMIT OR YOU WILL BE TOWED. VISITOR PERMITS ARE SUBJECT TO PARKING SPACE AVAILABILITY. SEE RULES & REGULATIONS.***

## Credit Card/E-Check for Application Fees

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Credit Card Info:

Full Name: \_\_\_\_\_

Card Number: \_\_\_\_\_

MM/YY: \_\_\_\_\_

CSC (front/back of card): \_\_\_\_\_

Credit card billing address: \_\_\_\_\_

Signature of Authorization: \_\_\_\_\_

**IMPORTANT:** This is a reminder that if the applicant is paying by credit card, transactions are subject to service fees of 2.95% for Visa, Master Card and Discover or 3.95% fee for American Express, of the amount being paid.

**List of Fees:**

**\*\$100 per applicant over the age of 18+**

**\*\$100 per married couple**

**\*\$500 Security Deposit**

**\*\$25 each vehicle decal**

**\*\$5 laundry access card**

E-Check Info (Bank Account):

Full Name: \_\_\_\_\_

Bank Routing #: \_\_\_\_\_

Bank Account #: \_\_\_\_\_

Bank Name: \_\_\_\_\_

Signature of Authorization: \_\_\_\_\_

**IMPORTANT:** FREE! No fees!

One application for each occupant  
over the age of 18+ is required.



## Rental Association Application

Unit Address: \_\_\_\_\_ Unit #: \_\_\_\_\_

Real Estate Agent Name & Email: \_\_\_\_\_

Agent's #: \_\_\_\_\_

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Name of Applicant: \_\_\_\_\_ First, \_\_\_\_\_ Last

DOB: \_\_\_\_\_ SS#: \_\_\_\_\_ Email: \_\_\_\_\_

Mobile #: \_\_\_\_\_ Work #: \_\_\_\_\_

Current Address: \_\_\_\_\_

Do you OWN or RENT? (Circle one) Duration at address: \_\_\_\_\_

Landlord's Name: \_\_\_\_\_ Landlord #: \_\_\_\_\_

Name of Employer: \_\_\_\_\_ Employer #: \_\_\_\_\_

Employer Address: \_\_\_\_\_

Position: \_\_\_\_\_ Annual Income: \_\_\$\_\_\_\_\_

Emergency Contact: \_\_\_\_\_ Ph #: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_ Ph #: \_\_\_\_\_

Pet Name: \_\_\_\_\_ Weight: \_\_\_\_\_ Breed: \_\_\_\_\_

*Only (1) pet allowed per unit - MUST complete PET REGISTRATION FORM included in this package*

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Do you need assistance to evacuate in case of emergency? (circle one) Yes No

### Character References

Name: \_\_\_\_\_ Main #: \_\_\_\_\_

Name: \_\_\_\_\_ Main #: \_\_\_\_\_

**Venetian Palms Condominium Association Inc.**  
**7941 Southwest 104<sup>th</sup> Street, Miami, FL 33156**  
**Phone 305-274-8032**  
**Fax 305-274-8034**

## Fax Application Form

Fax Number: 1.800.799.5885

\*required fields must be completed to ensure a prompt response

Unit Address: \_\_\_\_\_

Leasing Agent/Realtor Name, if any: \_\_\_\_\_

Leasing Agent/Realtor Contact # & Email: \_\_\_\_\_

Each applicant to complete sections below and signatures required on page 4.

### First Applicant

\*Full Name: \_\_\_\_\_

\*Street: \_\_\_\_\_

\*City: \_\_\_\_\_ \*State: \_\_\_\_\_ \*Zip: \_\_\_\_\_

\*SSN: \_\_\_\_\_ \*DOB: \_\_\_\_\_

\*Income: \$ \_\_\_\_\_ Yearly Monthly Weekly

Other Income: \$ \_\_\_\_\_ Yearly Monthly Weekly

Assets: \$ \_\_\_\_\_

Criminal Report: Yes No

State 1: \_\_\_\_\_ State 2: \_\_\_\_\_

State 3: \_\_\_\_\_ State 4: \_\_\_\_\_

Eviction Report: Yes No

State 1: \_\_\_\_\_ State 2: \_\_\_\_\_

State 3: \_\_\_\_\_ State 4: \_\_\_\_\_

**Second Applicant/Guarantor**

Applicant     Guarantor

\*Full Name: \_\_\_\_\_

\*Street: \_\_\_\_\_

\*City: \_\_\_\_\_ \*State: \_\_\_\_\_ \*Zip: \_\_\_\_\_

\*SSN: \_\_\_\_\_ \*DOB: \_\_\_\_\_

\*Income: \$ \_\_\_\_\_      Yearly      Monthly      Weekly

Other Income: \$ \_\_\_\_\_      Yearly      Monthly      Weekly

Assets: \$ \_\_\_\_\_

Criminal Report:      Yes      No

State 1: \_\_\_\_\_      State 2: \_\_\_\_\_

State 3: \_\_\_\_\_      State 4: \_\_\_\_\_

Eviction Report:      Yes      No

State 1: \_\_\_\_\_      State 2: \_\_\_\_\_

State 3: \_\_\_\_\_      State 4: \_\_\_\_\_

**Third Applicant/Guarantor**

Applicant    Guarantor

\*Full Name: \_\_\_\_\_

\*Street: \_\_\_\_\_

\*City: \_\_\_\_\_ \*State: \_\_\_\_\_ \*Zip: \_\_\_\_\_

\*SSN: \_\_\_\_\_ \*DOB: \_\_\_\_\_

\*Income: \$ \_\_\_\_\_      Yearly      Monthly      Weekly

Other Income: \_\_\_\_\_      Yearly      Monthly      Weekly

Assets: \$ \_\_\_\_\_

**Criminal Report:**      Yes      No

State 1: \_\_\_\_\_      State 2: \_\_\_\_\_

State 3: \_\_\_\_\_      State 4: \_\_\_\_\_

**Eviction Report:**      Yes      No

State 1: \_\_\_\_\_      State 2: \_\_\_\_\_

State 3: \_\_\_\_\_      State 4: \_\_\_\_\_

**Consent/Signature**

**APPLICANT/TENANT CONSENT**

I hereby consent to allow Venetian Palms Condo, through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease an apartment. I further understand if I lease an apartment, I consent to allow Venetian Palms Condo and its designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information.

The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction.

Applicant Name	Signature	Date
Co-Applicant/Guarantor Name	Signature	Date
Co-Applicant/Guarantor Name	Signature	Date

**RULES AND REGULATIONS  
FOR  
VENETIAN PALMS CONDOMINIUM**

**AMENDED AS OF JULY 2020**

Each of the rule and regulations shall be in accordance with all applicable county and state codes, ordinances and regulations.

1. The sidewalks, entrances, passages, lobbies and hallway 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; nor 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 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 and/or lanais or other Common Elements or Limited Common Element. No linens, cloths, clothing, shoes, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces, lanais, railings 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 onto any of the balconies, patios, terraces and/or lanais or elsewhere In the Building or upon the Common Elements. Each Unit Owner shall be responsible for cleaning up after themselves, and their guests, tenants and invitees when within the Condominium Property, including, without limitation, placing all trash and/or garbage in the proper receptacles.

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, recycling 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 and no inoperable vehicles shall be permitted on the Condominium Property.

8. No 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 amplifier in his Unit in such 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.

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 ((until such time as Developer is no longer offering units for sale in the ordinary course of business, and thereafter by the Board). for as long as the Developer owns any portion of the Condominium Property, and thereafter by the Board). Additionally, 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, other than as is reasonable and customary in vehicles and/or in cleaning supplies.

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.

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, railings 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, Independence 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 thereof) 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. Installation of satellite dishes by Unit Owners shall be restricted in accordance with the following: (a) installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto, and may not be on the Common Elements; (b) the dish may be no greater than one meter in diameter, and (c) to the extent that same may be accomplished without (i) impairing reception of an acceptable quality signal, (ii) unreasonably preventing or delaying installation, maintenance or use of an antenna, or (iii) unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements.

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 may be 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 Condominium Property.

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

(c) Unit owners shall pick up all solid wastes from their pets and dispose of same appropriately.

17. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be 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 so 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, or such Owner's 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 that the procedures set forth in the Declaration are adhered to. Fines shall not be construed to be an exclusive remedy 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. 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. Further, anything to the contrary notwithstanding, these rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, nor to the Units owned by the Developer, except:

- (a) Requirements that leases or leasees be approved by the Association (if applicable); and
- (b) Restrictions on the presence of pets; and
- (c) Restrictions on occupancy of Units based upon age (if any); and
- (d) Restrictions on the type of vehicles allowed to park on Condominium Property; however, the Developer or its designees shall be exempt from any such parking restriction if the vehicle is engaged in any activity relating to construction, maintenance, or marketing of Units.

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 therefor and good cause shown in the sole opinion of the Board.

19. Construction. Unit Owners and residents must refer to and act in accordance with the provisions of the Declaration, including but not limited to Article 9 of the Declaration, prior to undertaking any construction activity. Hours for resident construction, remodeling or otherwise noise-producing work, excluding emergency repairs, is restricted to Monday through Saturday between the hours of 8:00 a.m. and 5:30 p.m. No resident construction, remodeling or otherwise noise-producing work may be performed on Sundays.

20. Move in/Move Out. Move in/move out hours are from 8:00 am to 5:30 pm, Monday through Saturday. No moves are permitted on Sundays.

## **PARKING RULES & REGULATIONS**

All unit owners, lessees, and their respective family members and guests must abide and understand these rules. All persons parking illegally do so at their own risk. Venetian Palms Condominium Association and the Management Company are not responsible or liable for any occurrences ending in the towing of vehicles.

### **Vehicles will be towed at owner's expense, if you are in violation of any of the following parking rules:**

1. All residents, owners and approved tenants must register their vehicle with the Association and have a valid parking permit/decal displayed on their vehicle at the lower or upper left hand corner of the front windshield. Parking decals will only be provided to approved residents. Only one (1) vehicle per resident will be registered and/or permitted. Any vehicle parked within the Community after 12:00 a.m. (midnight) without a valid Venetian Palms Condominium decal or permit will be subject to towing. All visitors must obtain a visitor parking permit from security personnel if staying overnight (after 12:00 a.m.). Visitor parking permits are subject to parking space availability.
2. The NO PARKING areas are as follows: all streets, sidewalks, walkways, drainage, inlet aprons, grassed areas, common areas and any other areas that may be so designated with signage by the Association.
3. No motor vehicle which cannot operate on its own power shall remain within the Community for more than twenty-four (24) hours, and no repair of vehicles, except for emergency repair shall be made within the Community, (Emergency refers to changing a flat or jump starting a battery)
4. Vehicles which are prohibited, improperly parked, or maintained or otherwise in violation of these rules and regulations shall be towed at the direction of the Association with all costs charged to the owner of said vehicle. Vehicles with an expired tag/registration for more than thirty (30) days shall be subject to towing as provided herein.
5. All lawn maintenance vehicles and other temporary vendor or contractor vehicles shall park on an available space, not on the street, common area, entry, or walkway areas. It is the homeowner/tenant's responsibility to advise their vendors or contractors of this requirement.
6. No vehicles used in business for the purpose of transporting goods, equipment and the like, or any trucks or vans which are larger than three-quarter (3/4) ton shall be parked in Venetian Palm except during the period of delivery. Recreational use vehicles, personal street vans, personal trucks of three-quarter (3/4) ton capacity or smaller, and personal vehicles that can be appropriately parked within standard-size parking stalls may be parked in Venetian Palms.

The term "standard size parking stall" is defined as being 9 ft. wide by 18 ft long.

7. No trucks, commercial vehicles, campers, mobile units, motor units, boats, boat trailers, house trailers, or trailers of every other description may be parked or stored on the Association Property without the prior approval of the Association. Those vehicles specifically authorized by the Association may only be parked in those areas so designated for this purpose by the Association.

The term "Commercial Vehicle" is defined if any (1 or more) of the following apply:

- 1) Vehicles with lettering or advertising.
- 2) Vehicles registered as a commercial vehicle.
- 3) Vehicles with extensions, ladders or attachments intended for commercial use:
- 4) Other vehicles classified by Governmental Agencies as commercial, excluding State or County passenger vehicles approved by the Board of Directors from time to time.

The term "Truck" is defined if any (1 or more) of the following apply:

- 1) Vehicles with more than 4 tires.
- 2) Vehicles longer than 17 feet
- 3) Vehicles used for storage.
- 4) Vehicles with toppers which extend over the sides or above the top of the cab

8. No go-carts, golf carts or ATVs are permitted to be operated or parked within the Community.

9. Motorcycles must be parked in a parking space and may not be parked in the walkways, corridors, or any other common area.

10. Vehicles parked in a disabled parking space must display a proper disabled parking permit and an Association parking decal or permit.

**ANYONE FOUND IN VIOLATION OF ANY OF THE ABOVE WILL BE TOWED AT HOMEOWNER'S EXPENSE WITH NO FURTHER NOTICE.**

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**VENETIAN PALMS CONDOMINIUM ASSOCIATION, INC.  
ADDENDUM TO LEASE**

**THIS ADDENDUM** made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, is attached to and forms an integral part of the lease to which it is attached, dated \_\_\_\_\_, \_\_\_\_\_ for a term commencing \_\_\_\_\_ and expiring \_\_\_\_\_ (hereinafter referred to as the "Lease") by and between \_\_\_\_\_ (hereinafter referred to as "Owner" or "Lessor") and \_\_\_\_\_ (hereinafter referred to as "Lessee") for Unit # \_\_\_\_\_ of Venetian Palms Condominium located at 7941 S.W. 104<sup>th</sup> Street , Miami, FL, 33156 (hereinafter referred to as the "Unit"). In the event this Addendum conflicts with, varies or modifies the terms and provisions of said Lease, then in such event, the terms and provisions of this Addendum shall control and govern the rights and obligations of the parties.

**WITNESSETH:**

**WHEREAS**, Lessor is the Owner of the Unit, and wishes to lease said Unit to Lessee; and

**WHEREAS**, Venetian Palms Condominium Association, Inc., (the "Association"), pursuant to Section 17.8 of Article 17 of the Association's Declaration of Condominium (the "Declaration"), has the right to approve leases of units within Venetian Palms Condominium Association, Inc., and in connection therewith the Association is requiring that this Addendum to Lease form be executed by Lessor and Lessee.

**NOW, THEREFORE**, in consideration of the terms set forth herein and other good and valuable consideration, the receipt and adequacy of which the parties hereby acknowledge, the parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. All capitalized terms set forth in this Addendum shall have the meaning as set forth in the Declaration unless the context otherwise provides.
3. Lessee shall abide by and comply with the provisions of the Association's Declaration, By-Laws, Articles of Incorporation, and Rules and Regulations as same may be amended from time to time (hereinafter referred to as the "Governing Documents") and shall comply with all laws, ordinances, regulations and administrative rules applicable to the Unit including, but not limited to Chapter 718, Florida Statutes, (the "Condominium Act"). By executing this Addendum, the Lessee acknowledges receipt of the Governing Documents from the Lessor and acknowledges review of same.
4. In the event Lessor is delinquent in paying any monetary obligation due to the Association, the rent for the Unit shall be applied by the Lessee to pay such monetary obligation before payment of the balance, if any, of such rent to the Lessor. If any such monetary obligation due to the Association is not paid within ten (10) calendar days after the due date, the Association shall notify the Lessor of such delinquency by certified and regular mail to the last address furnished to the Association by Lessor and shall notify Lessee of same by certified and regular mail to the Unit address. Upon receipt of such notice, Lessee shall immediately pay to the Association the amount of such monetary obligation and shall deduct such sum paid to the Association from the next rental payment. Notwithstanding the foregoing, in the event the sums owing to the Association exceed the Lessee's rental payment, Lessee shall not be obligated to pay any sums in excess of such rental payment to the Association. If any excess sums are due to the Association, the Lessee is authorized to continue to deduct such sums

from each rental payment until such sums have been paid in full. Any such deductions by the Lessee shall not constitute a default by Lessee of Lessee's obligations under the Lease.

5. In the event the Lessee fails to comply with the Association's written request for rental payments as set forth in Paragraph 4 above, the Lessee shall be deemed in default under the Lease and subject to eviction proceedings as described in paragraph 6 of this Addendum, in addition to all other remedies the Association may have. The collection of rental payments from the Lessee shall not be deemed an election of remedies, and the Association may still proceed to collect the unpaid monetary obligations in accordance with the Governing Documents and the Condominium Act.

6. Lessee agrees to abide by this Addendum, the Governing Documents and all applicable laws, ordinances and regulations. If Lessee fails to comply with this Addendum, the Governing Documents or any applicable laws, ordinances and regulations, Lessor shall promptly commence action to evict Lessee. If Lessor fails to promptly commence action to evict Lessee, Lessor hereby authorizes the Association as the Lessor's agent and attorney in fact, to commence eviction proceedings. In the event the Association files an action for eviction, the Lessor and Lessee shall be jointly and severally liable for all attorney's fees and costs, including appellate proceedings. Nothing contained herein shall be deemed to obligate the Association to commence eviction proceedings or to preclude the Association from pursuing any other available legal remedies.

7. Prior to occupancy of the Unit, Lessee shall be required to place in escrow with the Association a security deposit equivalent to the sum of one (1) month's rent which may be used by the Association to repair any damages to the Common Elements or Association property resulting from any acts or omissions of the Lessee (as determined in the sole discretion of the Board of Directors). The Lessor shall be jointly and severally liable with the Lessee to the Association for any amount in excess of such sum which may be required by the Association to effect such repairs. Such security deposit shall be administered in accordance with Part II of Chapter 83, Florida Statutes. Lessee shall not be entitled to interest on the security deposit.

8. Lessee shall not be entitled to occupy the Unit prior to receipt of written approval from the Board of Directors as specified in Section 17.8 of Article 17 of the Declaration. In the event the Lessee should occupy the Unit prior to receipt of written approval, Lessee's application to lease the Unit shall be automatically withdrawn.

9. The Unit shall be possessed, occupied and utilized solely for the purpose of a private single family residential dwelling and for no other purpose. Lessee warrants and represents that the only occupants of the Unit will be the following individuals:

\_\_\_\_\_

\_\_\_\_\_

10. The Association and/or its authorized agent(s) shall have the irrevocable right to have access to the Unit as may be necessary for inspection, maintenance repair or replacement of any Common Elements accessible therefrom, or for making emergency repairs necessary to prevent damages to the Common Elements or other units.

11. The Lessee shall not assign the Lease, nor sublet or permit the Unit or any part thereof to

be used by others without the prior written approval of the Association.

12. The Lessee agrees not to keep anything in the Unit which will increase the insurance rates of the Association or interfere with the rights of other residents of the Association by creating unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance, immoral or illegal act in the Unit, or on the Common Elements, or the Limited Common Elements.
13. There shall be no extensions or renewals of the Lease without the prior written approval of the Association.
14. Lessee and Lessor specifically acknowledge that as of the expiration date of the term of the Lease, unless the Association has received a copy of the extension or renewal, the Lessee shall have no access or use rights in the Association's property, including, but not limited to, all Common Elements and amenities except as an invited guest. In connection with the termination of the Lessee's use rights as specified above, Lessee and Lessor specifically acknowledge that the Association shall have the authority to deactivate and/or terminate all entry devices and/or other means for the Lessee to access the Condominium and/or the Unit as of the expiration date of the term of the Lease.
15. When used herein, the singular shall include the plural, the plural the singular and the use of any gender shall include all genders as appropriate.
16. The partial or complete invalidity of any one or more provisions of this Addendum, or any other instrument required to be executed by Lessee in connection with the leasing of the Unit, shall not be affected thereby, and each and every term and provision otherwise valid shall remain valid and be enforced to the fullest extent permitted. The failure of any party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions of this Addendum, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenants, conditions or rights as respects further performance.
17. Nothing contained in the Lease, this Addendum, or the Governing Documents shall in any manner: (i) be deemed to make the Association a party to the Lease or this Addendum (except to the extent that the Association is an intended third party beneficiary of any of the covenants contained in the above referenced documents which are for the benefit and protection of the Association and are necessary to enable the Association to enforce its rights hereunder; (ii) create any obligation or liability on the part of the Association to the Lessor or Lessee (including, without limitation, any obligation as a landlord under applicable law or any liability based on the Association's approval of the Lessee pursuant to the Declaration, such approval being solely for the benefit of the Association), or (iii) create any rights or privileges of the Lessee under the Lease, this Addendum, or the Governing Documents as to the Association.
18. Lessor and Lessee agree that violations issued will hinder lease renewal. No exceptions shall be granted as to avoid selective enforcement.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the date and year first above written.

Signed, sealed and delivered  
in the presence of:

OWNER(S)/LESSOR(S):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

LESSEE(S):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Receipt of this Lease Addendum is acknowledged by Venetian Palms Condominium Association, Inc. this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

VENETIAN PALMS CONDOMINIUM  
ASSOCIATION, INC.

\_\_\_\_\_  
\_\_\_\_\_

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

Title: \_\_\_\_\_

**ACKNOWLEDGEMENT OF PET POLICY**

I/We hereby acknowledge and agree for myself and on behalf of all persons who may use the unit which I/We seek to purchase or lease at Venetian Palms Condominium Association, Inc., that the Declaration of Venetian Palms ("Declaration"), and the Association's Pet Policy Rules and Regulations provide, among other things, that **only one domesticated dog or cat may be maintained in a Unit**. Specifically, Section 17.3 of Article 17 of the Declaration provides as follows:

Pet Restrictions. One domesticated dog or cat may be maintained in a Unit provided such pet is: (a) permitted to be so kept by applicable laws and regulations, (b) not left unattended on balconies, terraces, patios or in lanai areas, (c) carried or leashed at all times when on the Common Elements and/or Association Property, (d) generally, not a nuisance to residents of other Units or of neighboring buildings and (e) not a pit bull or other breed considered to be dangerous by the Board of Directors; provided that neither the Board nor the Association shall be liable for any personal injury, death or property damage resulting from a violation of the foregoing and any occupant of a Unit committing such a violation shall fully indemnify and hold harmless the Board of Directors, the Developer, each Unit Owner and the Association in such regard. Unit Owners must pick up all solid wastes of their pets and dispose of such wastes appropriately. All pets (including cats) must be kept on a leash of a length that affords reasonable control over the pet at all times when outside the Unit or enclosed patio. Any landscaping damage or other damage to the Common Elements caused by a Unit Owner's pet must be promptly repaired by the Unit Owner. The Association retains the right to effect said repairs and charge the Unit Owner therefor. Pets shall only be walked or taken upon those portions of the Common Elements designated by the Association, if any, from time to time for such purposes. Pets shall only be in the hallways of the Building as a means of direct ingress or egress to and from its Owner's Unit and the exterior of the Building. Without limiting the generality of Section 18 hereof, a violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in the By-Laws and any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property.

Read, understood and agreed to on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Print Name

STATE OF FLORIDA        )  
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ and \_\_\_\_\_ . He/She/They (who is/are personally known to me)/(who has/have produced \_\_\_\_\_ as identification) and (did)/(did not) take an oath.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
My Commission Expires:



**Pet Policy**

*\*Only one pet per unit allowed*

**Pet Registration Form**

Venetian Palms requires that all pets register with the Association

Resident's Information:

Resident's Name: \_\_\_\_\_

Resident's Address: \_\_\_\_\_

Resident's Phone #: \_\_\_\_\_ Work Phone #: \_\_\_\_\_

Pet Information:

Pet's Name: \_\_\_\_\_

Male  Female  Dog  Cat Weight: \_\_\_\_\_ Age: \_\_\_\_\_

Breed: \_\_\_\_\_ (if mixed, enter predominate breed)

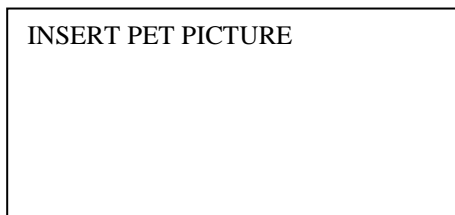
License #: \_\_\_\_\_ License Expiration Date: \_\_\_\_\_

Veterinarian's Name: \_\_\_\_\_

Inoculations: \_\_\_\_\_

Print out the above form and mail with copies of the following information:

- A copy of each animal's Current Rabies Vaccination Certificate
- A copy of Current License



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7941 Southwest 104<sup>th</sup> Street, Miami, FL 33156  
Phone 305-274-8032 Fax 305-274-8034  
E-mail: [jenniferp@kwpropertymanagement.com](mailto:jenniferp@kwpropertymanagement.com)*

*In compliance with Venetian Palms Condominium Association By Laws and Florida State Statues*