



CONDOMINIUM "A" ASSOCIATION AT SHERWOOD SQUARE, INC.
1100 / 1200 N.W. 87TH AVENUE, CORAL SPRINGS, FLORIDA 33071

APPLICATION FOR LEASE OR PURCHASE & INSTRUCTIONS

APPLICANT (S) FULL NAME _____
PRINT

PRINT

STREET ADDRESS: _____ UNIT # _____

NOTICE: FICO SCORE - BE ADVISED THAT THE ASSOCIATION **MINIMUM FICO CREDIT SCORE IS 690** FOR ALL APPLICANTS. **EACH PERSON ON THE LEASE OR PURCHASE APPLICATION MUST MEET THE FICO SCORE 690. NO APPLICATIONS WILL BE ACCEPTED FOR REVIEW IF THE APPLICANT(S) FICO SCORE IS BELOW 690. THERE ARE NO EXCEPTIONS. APPLICANT MUST PROVIDE WITH THE APPLICATION A FULL CREDIT REPORT WITH FICO SCORE FROM EXPERIAN OR EQUIFAX. NO OTHER ACCEPTED.**

Meeting the minimum FICO Score 690 alone does not mean the Applicant would be approved. There are other factors considered as part of the Application Review. The FICO Credit Score of each Applicant must be no less than 690.

VEHICLE RESTRICTIONS - ONLY PASSENGER VEHICLES AS NOTED IN THE ASSOCIATION PARKING RULES AND REGULATIONS ARE PERMITTED. **APPLICATIONS WITH VEHICLES THAT DO NOT COMPLY WITH THE ASSOCIATION PARKING RULES & REGULATIONS WILL NOT BE ACCEPTED FOR REVIEW.** Briefly, Absolutely No Commercial Vehicles, Trucks, Pickup Trucks, Oversized Vehicles, Motorcycles, Campers, or Jeeps are permitted on the property anywhere. See Condo "A" Association Parking Rules & Regulations for further details. **APPLICANTS WHO POSSESS SUCH VEHICLES WILL NOT BE APPROVED EVEN IF SUCH VEHICLES ARE PARKED OFF-SITE. SHOULD AN APPLICANT BE APPROVED AND LATER ACQUIRE A VEHICLE PROHIBITED UNDER THE RULES AND REGULATIONS WILL BE TOWED AWAY, WITHOUT ADVANCE WARNING, AT THE VEHICLE OWNERS EXPENSE.**

PETS - **ABSOLUTELY NO PETS ARE PERMITTED. APPLICATIONS CONTAINING PETS WILL NOT BE ACCEPTED, NOT REVIEWED AND RETURNED TO APPLICANT.**

IN ADDITION, PETS BELONGING TO GUESTS OF APPLICANT ARE ALSO NOT PERMITTED AT ANY TIME.

ALL REQUIRED DOCUMENTS LISTED BELOW MUST BE INCLUDED WITH THE APPLICATION OR THE APPLICATION WILL BE RETURNED BY MANAGEMENT AND NOT REVIEWED BY THE BOARD.

RULES AND REGULATIONS - **APPLICANTS MUST READ AND SIGN ACKNOWLEDGEMENT OF THE ASSOCIATION RULES & REGULATIONS AND PARKING RULES & REGULATIONS FOR CONDOMINIUM "A" ASSOCIATION AT SHERWOOD SQUARE, INC., AS WELL AS, THOSE OF SHERWOOD SQUARE HOMEOWNERS ASSOCIATION, INC. (WHICH GOVERN THE RECREATION AREA) INDICATING THEIR ACCEPTANCE AND AGREEMENT TO ABIDE BY SAID RULES.**

PARKING - VEHICLES MUST PARK IN ASSIGNED SPACES OR GUEST SPACES. PARKING DECALS MUST BE DISPLAYED ON VEHICLES IN ASSIGNED SPACES. **PARKING UNDER THE CARPORT IS RESTRICTED TO 15 MINUTES ONLY FOR LOADING AND UNLOADING** – ANY VEHICLES REMAINING BEYOND 15 MINUTES WILL BE TOWED AWAY, WITHOUT ADVANCE WARNING, AT VEHICLE OWNERS EXPENSE. IT IS THE APPLICANT'S RESPONSIBILITY TO ADVISE GUESTS OF PARKING RULES. THEY TOO WILL BE TOWED FOR VIOLATIONS. **PARKING MUST BE FRONT END IN ONLY – VEHICLES PARKED IN REVERSE / BACKED-IN WILL BE TOWED AT VEHICLE OWNERS EXPENSE, NO ADVANCE WARNING.**

NON-REFUNDABLE APPLICATION FEE: \$ 100.00 FOR EACH ADULT APPLICANT, OTHER THAN HUSBAND & WIFE OR PARENT & DEPENDENT CHILD (WHICH ARE CONSIDERED ONE APPLICANT).

APPLICATION FEE MAY BE PAID WITH MONEY ORDER, CASHIER'S CHECK, OR PERSONAL CHECK PAYABLE TO:

CONDOMINIUM "A" ASSOCIATION AT SHERWOOD SQUARE, INC.

NON-REFUNDABLE BACKGROUND FEE: \$ _____ for each Adult who will live in the Unit.

MAKE CHECK OR MONEY ORDER PAYABLE TO: **Property Keepers Management, LLC**

Background Report is required on All Adults 18 years of age or older who will live in the Unit.

APPLICATION PROCESS - THE APPLICATION MUST BE SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE DESIRED MOVE-IN OR CLOSING DATE. THE BOARD WILL MAKE A BEST EFFORT TO REVIEW THE APPLICATION AND REPLY AS SOON AS POSSIBLE, HOWEVER, SEE THE ATTACHED AMENDMENT WHICH STATES THAT THERE IS NO SET TIME LIMIT FOR A DECISION.

IF A PRELIMINARY REVIEW OF THE INFORMATION PROVIDED IN THE APPLICATION IS FOUND ACCEPTABLE THEN THE APPLICANT(S) WILL BE CONTACTED TO ATTEND AN IN-PERSON INTERVIEW BY THE BOARD AND / OR MANAGEMENT. ALL INTENDED OCCUPANTS OF THE APARTMENT INCLUDING CHILDREN MUST BE INTERVIEWED AT THE SAME TIME. AFTER THE INTERVIEW, THE BOARD OF DIRECTORS WILL THEN CONSIDER THE ENTIRE APPLICATION AND INTERVIEW RESULTS. WHEN A DECISION HAS BEEN REACHED THE UNIT OWNER AND APPLICANT WILL BE NOTIFIED BY E-MAIL. IF REVIEW OF THE INFORMATION PROVIDED IN THE APPLICATION IS FOUND TO BE UNACCEPTABLE A DENIAL LETTER WILL BE ISSUED TO UNIT OWNER AND APPLICANT.

UNTIL APPLICANT(S) RECEIVES APPROVAL FROM THE BOARD OF DIRECTORS NONE OF THE APPLICANT(S) ARE PERMITTED TO MOVE INTO THE UNIT. NO PERSONAL BELONGINGS, INCLUDING CLOTHING OR FURNITURE ARE PERMITTED TO BE PLACED IN THE UNIT.

ORIGINAL DOCUMENTS AND APPLICATION FEE ARE TO BE SUBMITTED TO: (HARD COPIES OR SCAN)

Condominium "A" Association at Sherwood Square, Inc.
c/o Property Keepers Management, LLC
6555 Powerline Road, Suite 105
Ft. Lauderdale, Florida 33309

APPLICATION DOCUMENTS REQUIRED:

LEASE & PURCHASE

- COPY OF DRIVERS' LICENSE OF ALL DRIVERS RESIDING IN THE UNIT
- COPY OF VEHICLE REGISTRATION OF ALL VEHICLES DRIVEN BY APPLICANT (S)
- NATIONAL CRIMINAL BACKGROUND REPORT ON ALL ADULT APPLICANTS
- COPY OF FULL CREDIT REPORT FOR EACH ADULT APPLICANT WITH "**FICO**" **SCORE** FOR EACH APPLICANT.
- LETTER FOR EACH ADULT APPLICANT FROM HIS OR HER EMPLOYER(S) ON COMPANY LETTERHEAD STATING THE LENGTH OF EMPLOYMENT
- COPY OF W-2 FOR PRIOR YEAR
- COPY OF PRIOR YEAR TAX RETURN IF AN INDEPENDENT CONTRACTOR
- COPY OF LAST 4 PAY STUBS
- COPY OF PROPOSED LEASE

PURCHASERS (IN ADDITION TO THE ABOVE)

- COPY OF SALE / PURCHASE AGREEMENT
- IF MORTGAGED - COPY OF SIGNED MORTGAGE LENDER'S COMMITMENT LETTER INDICATING AMOUNT OF DOWN PAYMENT AND AMOUNT OF APPROVED MORTGAGE FROM FEDERALLY INSURED LENDING INSTITUTION
- IF ALL CASH PURCHASE – PROOF OF SOURCE OF FUNDS
- COPY OF LAST IRS TAX RETURN

DOCUMENTS REQUIRED:

FOREIGN BUYERS MUST PROVIDE THE FOLLOWING: (IN ADDITION TO THE ABOVE)

- PROOF OF IDENTITY FOR BUYER(S) AND THOSE WHO WILL LIVE IN THE UNIT
- INTERNATIONAL CRIMINAL BACKGROUND REPORT ON EACH BUYER TO BE NAMED ON TITLE AND / OR LIVE IN THE UNIT
- PROOF OF SOURCE OF FUNDS FOR PURCHASE AND DEPOSIT
- PROOF OF ITIN – (INDIVIDUAL TAX PAYER IDENTIFICATION NUMBER)
- PROOF OF FINANCING (if applicable) – U.S. OR FOREIGN FINANCING
- PROOF OF INCOME FOR EACH PERSON IF MORE THAN ONE INDIVIDUAL BUYER
- MOST RECENT FOREIGN TAX RETURN FOR EACH INDIVIDUAL
- IF PURCHASE IS CORPORATE OR BUSINESS ENTITY – MUST PROVIDE A FULL FINANCIAL STATEMENT
- DOCUMENTS MUST BE SUBMITTED IN ENGLISH OR WITH ENGLISH TRANSLATIONS

MOVING PROCEDURES

- AFTER APPROVAL, THE USE OF THE ELEVATOR TO MOVE IN FURNITURE AND OTHER BELONGINGS IS **RESTRICTED TO MONDAY THRU FRIDAY 8:00 AM – 11:00 AM.**
- **APPLICANT MUST PROVIDE 72 HOURS ADVANCE NOTICE OF MOVE DATE TO MANAGEMENT.**
- THE ELEVATOR PADDING WILL BE INSTALLED AND REMOVED BY MANAGEMENT. IF MOVE GOES BEYOND 11:00 AM MONDAY THRU FRIDAY THEN APPLICANT AND / OR MOVERS MUST PROVIDE THEIR OWN PADDING.

MOVING PROCEDURES - Continued

- ELEVATOR FLOOR MUST BE PROTECTED BY MOVING COMPANY OR APPLICANT WITH **MASONITE FLOOR BOARDS.**
- MOVING COMPANY MUST PROVIDE A **CERTIFICATE OF INSURANCE** TO THE ASSOCIATION IN ADVANCE OF MOVE DATE. IF CERTIFICATE OF INSURANCE IS NOT PROVIDED IN ADVANCE – APPLICANT WILL NOT BE PERMITTED TO MOVE-IN.
- **SHOULD APPLICANT HANDLE MOVING THEMSELVES THEN APPLICANT ACCEPTS RESPONSIBILITY FOR THE COST OF REPAIRS OR REPLACEMENT FOR ALL DAMAGES CAUSED DURING THE MOVE.**

APPLICATION MUST BE SIGNED BY ALL PARTIES CONCERNED.

AGREEMENT:

Please read and sign the following. If this Application is not legible or is not completely and accurately completed, the Association and Management will not be liable or responsible for any inaccurate information in the investigation and related report(s) provided to the Association caused by such omissions or illegibility. By signing below, the Applicant(s) recognize that the Association or their Agent, Property Keepers Management, LLC. may investigate the information supplied by the Applicant(s) and a full disclosure of pertinent facts may be made to the Association. The investigation will include but not limited to: Applicant(s)'s character, general reputation, residential history, employment, source of income, financial assets, credit standing, police arrest record and mode of living as applicable.

Also, I, the undersigned Applicant(s) for this Unit have read the **Rules and Regulations of the Condo. "A" Association at Sherwood Square, Inc.**, as well as, **the Rules and Regulations of Sherwood Square Homeowners Association, Inc.** (governing the Recreation Area) and agree to abide by them. I understand that if I / we fail to do this, I / we and all persons residing in the Unit are subject to non-renewal of the Lease, Eviction, Fines and other remedies available to the Association, including but not limited to, **Towing of Vehicles as applicable.** I also understand that I / we are responsible for all attorney's fees and court costs incurred in the enforcement of these Rules. I also authorize the Association and / or its representatives to read and review all investigation materials, as stated above, for all Applicants and Occupants in this Application for the referenced Unit or to perform same as deemed necessary.

Initial one of the following: I / WE ACCEPT: _____ I / WE DO NOT ACCEPT: _____

Signature of Applicant

Signature of Co-Applicant

Date _____

AMENDMENTS TO THE DECLARATION OF CONDOMINIUM
OF
CONDOMINIUM "A" AT SHERWOOD SQUARE

Article XII, Paragraph B of the Declaration of Condominium is amended to read as follows:

B. An apartment owner intending to make a bona fide sale or lease of his parcel or any interest therein shall give to the Association a written notice of his intention to sell or to lease, together with the name and address of the intended purchaser or lessee, a fully executed copy of the complete proposed sales contract or written lease, along with any and all addenda, a completed application for sale and purchase or a completed application for lease (provided by the Association), a screening fee in the amount provided below, and such other information as the Association may reasonably require, and the terms of the proposed transaction. The giving of such notice shall constitute a warranty and representation by the apartment owner that he believes the proposal to be bona fide in all respects. As part of this notice, the intended purchaser or lessee must schedule a personal interview with the Board or a Screening Committee selected by the Board of Directors. The prospective purchaser or lessee must agree to a background investigation including, but not limited to, criminal history, credit history, prior residential history and civil litigation history. In the event the prospective purchaser or lessee moves in without the prior written permission of the Association, the purchase or lease application shall be deemed automatically withdrawn and the Association shall take all necessary legal acts terminating this unauthorized occupancy, and in such event, the prospective purchaser or lessee and the unit owner shall be jointly and severally liable for court costs and for reasonable attorney's fees. Every request for approval of a proposed sale or lease shall be accompanied by an approval fee, per applicant, in the highest amount permitted by law, or such lesser amount as the Board may, from time to time, determine by duly adopted rule. The approval fee shall be paid with the giving of the notice of transfer, and the notice of transfer shall not be complete unless and until the approval fee is paid. The time frame for approval of the transfer shall not begin to run until all true, correct and completed documentation has been received, including any additional documentation or information reasonably requested by the Association, and the approval fee is paid. In the event payment of the approval fee is in a form other than cash, cashier's check, certified check or money order, payment shall not be deemed received unless and until the funds have cleared.

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH WITH HYPHENS.

BK 29025PG 0542

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

This instrument was prepared by:
Robert Rubinstein, Esquire,
BECKER & POLIAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312

98-686457 T#001
11-30-98 10:33AM

CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF
CONDOMINIUM "A" AT SHERWOOD SQUARE

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of
Condominium of Condominium "A" At Sherwood Square, as recorded in Official
Records Book 8812 at Page 325 of the Public Records of Broward County, Florida,
were duly adopted in the manner provided in the Condominium Documents at a
meeting held NOVEMBER 3, 1998.

IN WITNESS WHEREOF, we have affixed our hands this 20TH day of NOVEMBER
1998, at Coral Springs, Broward County, Florida.

WITNESSES

Sign Susan Savino
Print Susan Savino
Sign Diane McDonough
Print DIANE McDONOUGH

CONDOMINIUM "A" ASSOCIATION AT
SHERWOOD SQUARE, INC.

By: Aida Valle
Aida Valle, President
Address: 1200 NW 87th Ave
Coral Springs, FL
33071

STATE OF FLORIDA
COUNTY OF BROWARD

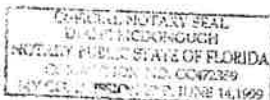
The foregoing instrument was acknowledged before me this 20TH day of
NOVEMBER, 1998, by Aida Valle, as President of Condominium "A" Association At
Sherwood Square, Inc., a Florida not-for-profit corporation.

Personally Known OR
Produced Identification X
FLN# V40002318770
Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

sign Diane McDonough
print DIANE McDONOUGH
My Commission expires: 6-14-99

Document #182341_1



OK 25025PG054.1

Rental / Purchase Application

Condo. "A" Assoc. at Sherwood Square, Inc.

- Each adult (18 or older) on Lease must fill out a separate application
- There is a non-refundable fee of \$100 for each adult - other than Husband and Wife or Parent & Dependent Child (which are considered one Applicant)

First	Middle	Last	Birth Date	Social Security #	Driver's License #
Any Other Names You Have Used In The Past			Home Phone		Cell Phone
All Other Proposed Occupants		Social Security #	Birth Date	Relationship To Applicant	

RENTAL/RESIDENCE HISTORY (Provide last 10 years – if more than 3 places please add additional sheet)

	Current Residence	Previous Residence	Prior Residence
Street Address			
City			
State & Zip			
Last Rent Amount Paid			
Owner/Manager and Phone Number			
Reason for leaving			
Is/Was rent paid in full?			
Did you give notice?			
Were you asked to move?			
Name(s) in which your utilities are now billed:			
	From/To	From/To	From/To
Dates of Residency			

EMPLOYMENT HISTORY

	Current Employment	Previous Employment	Prior Employment
Employed By			
Address			
Employer's Phone			
Occupation			
Name of Supervisor			
Monthly Gross Pay			
	From/To	From/To	From/To
Dates of Employment			

CREDIT HISTORY

	Bank/Institution Name	Balance On Deposit or Balance Owed
Savings Account		
Checking Account		
Credit Card		
Auto Loan		

VEHICLES (Include all vehicles belonging to all occupants) No Trucks, Pick Up Trucks, Oversized Vehicles, Commercial Vehicles, Motorcycles or other Vehicles Restricted by our Parking Rules and Regulations are permitted. See full Parking Rules & Regulations.

Make	Model	Color	Year	License Plate

REFERENCES & EMERGENCY CONTACTS

	Nearest Relative Living Elsewhere	Other	Other
Name			
Street Address			
City			
State & Zip			
Phone Number			
Relationship			

By signing the application you grant us permission to communicate with all the contacts listed in this section in the event we cannot locate / contact you.

GENERAL INFORMATION

Have you ever been served a late rent notice?	Do any of the people who would be living in the apartment smoke?	What is your desired move-in date?
Have you ever filed for bankruptcy? If so, when?	Have you ever been convicted of a felony?	If convicted, where, charge & reason?
Have you ever been served an eviction notice? If so, when?	Have you ever been Foreclosed upon? If so when & where?	
Have you had any reoccurring problems with your current apartment or landlord? If yes, please explain:		
Why are you moving from your current address?		
How many pets do you have (list Type, Breed, approx Weight & Age)?		
NO PETS ALLOWED OF ANY KIND (including Birds, Rabbits, Hamsters, Snakes, etc.)		
List any verifiable sources and amounts of income you wish to have considered (optional):		
Have you been a party to a lawsuit in the past? If yes, please explain why:		
You must provide a Credit Report with a FICO Score and a Criminal Background Check for all States in which you have lived. Is there anything negative we will find on which you wish to comment ?		
Do you have an e-mail address ?	Employment Phone Number	
Notice: Lease Term may be One Year Only - Renewal must be approved by the Association.		

Agreement & Authorization Signature

I believe that the statements I have made are true and correct. I hereby authorize you to verify my credit and/or criminal background and verification of information I provided and communication with any and all names listed on this application. I understand that any discrepancy or lack of information may result in the rejection of this application. I understand that this is an application for rental from a Condominium Unit Owner and does not constitute a rental or lease agreement in whole or part. I further understand that there is a **non-refundable** fee to cover the cost of processing my application and I am not entitled to a refund even if I am not approved to lease the unit. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope.

Signature: _____

Date: _____

OCCUPANCY FORM

Please complete the following for all persons, including children, that will be residing in the unit.

(For buyers: also include any names of those who will appear on the Purchase Agreement/Deed but who will not be living in the unit.)

ASSOCIATION NAME: _____ UNIT #: _____

OF BEDROOMS: _____ HOME PHONE #: _____

WORK #: _____ CELL PHONE #: _____

OF VEHICLES: _____

MAKE: _____ MODEL: _____

MAKE: _____ MODEL: _____

PLEASE PRINT CLEARLY

LAST NAME	FIRST NAME	SOCIAL SECURITY #	DATE OF BIRTH (AGE)	CURRENT ADDRESS



ACKNOWLEDGEMENT

THE BUYER/ LESSEE HEREBY ACKNOWLEDGES THAT I / WE HAVE RECEIVED A COPY OF THE RULES AND REGULATIONS OF THE CONDOMINIUM "A" ASSOCIATION AT SHERWOOD SQUARE, INC. AND THE ADDITIONAL RULES FOR SHERWOOD SQUARE HOMEOWNERS ASSOCIATION, INC., COVERING THE COMMON AREAS. I / WE HAVE READ THEM FULLY AND THOROUGHLY UNDERSTAND THEIR INTENT AND WILL ABIDE BY THE SAME.

ALSO, I / WE UNDERSTAND THAT NO TRUCKS, PICKUP TRUCKS, COMMERCIAL VEHICLES, OVERSIZED VEHICLES, MOTORCYCLES, JEEPS, CAMPERS, OF ANY KIND OR ANY OTHER VEHICLES PROHIBITED IN THESE RULES SHALL BE PERMITTED TO BE PARKED ANYWHERE ON SHERWOOD SQUARE PROPERTY AT ANY TIME. I / WE UNDERSTAND AND AGREE THAT ANY VEHICLE ON THE PROPERTY IN VIOLATION OF SAID RULES MAY BE TOWED AT MY / OUR EXPENSE.

I HEREBY AGREE THAT I / WE SHALL NOT PERMIT ANY PETS WHETHER OWNED BY ME / US, OR ANY GUEST TO BE ON THE PROPERTY OR PREMISES OF SHERWOOD SQUARE AT ANY TIME. I / WE UNDERSTAND THAT THIS IS A CONDITION OF THE APPROVAL FOR OCCUPANCY AND WILL NOT AT ANY FUTURE DATE REQUEST PERMISSION FOR ANY PET.

I / WE FULLY UNDERSTAND THAT THE BOARD OF DIRECTORS IS NOT UNDER ANY TIME RESTRICTIONS IN WHICH TO APPROVE OR DISAPPROVE THIS APPLICATION.

I / WE WILL NOT MOVE INTO THE UNIT UNTIL I / WE RECEIVE WRITTEN APPROVAL FROM THE ASSOCIATION. I / WE UNDERSTAND THAT MOVING INTO THE UNIT WITHOUT WRITTEN APPROVAL WILL RESULT IN MY / OUR APPLICATION BEING DENIED, DENIAL OF USE OF THE COMMON AREAS, AND ANY VEHICLES PARKED ON THE PROPERTY WILL BE SUBJECT TO BEING TOWED AT MY / OUR EXPENSE.

I / WE UNDERSTAND THAT MOVING IN OR OUT OF THE UNIT MUST BE SCHEDULED WITH MANAGEMENT AT LEAST 24 HOURS IN ADVANCE AND THAT IT CAN ONLY BE DONE BETWEEN THE HOURS OF 8:00 AM AND 11:00 AM MONDAY THROUGH FRIDAY.

I / WE UNDERSTAND THAT MOVING IN WITHOUT PRIOR SCHEDULING WITH MANAGEMENT WILL RESULT IN OUR APPROVAL BEING RESCINDED AND THAT I / WE WILL BE FORCED TO VACATE THE UNIT.

DATE: _____

WITNESS:

PURCHASER / LESSEE

WITNESS:

PURCHASER/ LESSEE

Condominium "A" Association at Sherwood Square, Inc.

SHERWOOD SQUARE RULES AND REGULATIONS

PREFACE

THESE RULES ARE DESIGNED TO MAKE LIVING IN OUR CONDOMINIUM PLEASANT AND COMFORTABLE. IN LIVING TOGETHER, EACH OF US NOT ONLY HAS CERTAIN RIGHTS, BUT ALSO CERTAIN OBLIGATIONS TO OTHER OWNERS AND/OR RESIDENTS. WE MUST REMEMBER THAT THE RESTRICTIONS WE IMPOSE UPON OURSELVES ARE FOR OUR MUTUAL BENEFIT AND COMFORT. THE FOLLOWING RULES DO NOT SUPERSEDE THE CONDOMINIUM AND HOMEOWNERS'S ASSOCIATION DOCUMENTS OR ANY OTHER LEGAL OBLIGATIONS OF THE OWNERS OF SHERWOOD SQUARE.

THESE RULES AND REGULATIONS ARE AUTHORIZED BY THE DECLARATION OF CONDOMINIUM.

VIOLATIONS WILL BE CALLED TO THE ATTENTION OF THE VIOLATING MEMBER BY THE MANAGER, AND IF NECESSARY, THE MANAGER WILL INFORM THE BOARD OF DIRECTORS. DISAGREEMENTS CONCERNING VIOLATIONS WILL BE PRESENTED TO AND JUDGED BY THE BOARD FOR PROPER ACTION.

ANY NOTICE OF VIOLATION SHOULD BE DIRECTED TO THE MANAGER AND NOT TO THE BOARD OR OFFICERS OF SHERWOOD SQUARE OR HOMEOWNERS ASSOC., (REFERRED TO HEREIN AS THE ASSOCIATION). (RESIDENTS SHOULD NOT ATTEMPT TO CORRECT THE VIOLATIONS OF OTHERS AND PERHAPS CAUSE HARD FEELINGS). IF THE MANAGER IS UNABLE TO CORRECT THE VIOLATIONS OF OTHERS IT MAY THEN BE BROUGHT TO THE ATTENTION OF THE BOARD FOR ASSISTANCE IN MAKING THE NECESSARY CORRECTION. THE NAMES OF THOSE MAKING COMPLAINTS WILL NOT NORMALLY BE DISCLOSED TO THOSE PERSONS COMPLAINED ABOUT.

AS NECESSARY, THESE RULES MAY BE CHANGED FROM TIME TO TIME IN ACCORDANCE WITH THE ASSOCIATION BY-LAWS.

OWNERS ARE FURTHER CHARGED WITH THE RESPONSIBILITY FOR ANY VIOLATIONS OF THE RULES AND REGULATIONS BY ANY OF THEIR LESSEES, HIS OR THEIR GUEST, IMMEDIATE FAMILY OR VISITORS. IT IS THEREFORE THE OWNER'S RESPONSIBILITY TO KNOW THAT HIS LESSEES, HIS OR THEIR GUESTS, IMMEDIATE FAMILY OR VISITORS ARE FULLY ACQUAINTED WITH THE RULES AND REGULATIONS.

OCCUPANCY

SHERWOOD SQUARE IS AN APARTMENT RESIDENCE AND IS NOT TO BE USED FOR ANY TRANSIENT OR COMMERCIAL PURPOSE. THE BOARD HAS DETERMINED AND REQUIRES THAT THE INTENDED USE OF AN APARTMENT BE LIMITED ONLY TO THE FAMILY OF THE PRINCIPAL OWNER OR OFFICER, NOTWITHSTANDING OTHER USES HEREIN MENTIONED. NO IMMORAL, IMPROPER, OFFENSIVE OR UNLAWFUL USE SHALL BE MADE OF ANY APARTMENT OR OF THE COMMON PROPERTY, NOR ANY PART THEREOF, AND ALL LAWS ZONING ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF SHERWOOD SQUARE SHALL BE OBSERVED.

NO OWNER OR LESSEES OF ANY APARTMENT SHALL PERMIT ANYTHING TO BE DONE OR KEPT IN HIS APARTMENT, OR ON THE COMMON PROPERTY WHICH WILL INCREASE THE RATE OF INSURANCE ON SHERWOOD SQUARE OR WHICH WILL OBSTRUCT OR INTERFERE WITH THE RIGHT OF THE OTHER OCCUPANTS OF THE BUILDING OR ANNOY THEM BY UNREASONABLE NOISES, NOR SHALL ANY SUCH OWNER UNDERTAKE ANY USE OR PRACTICE WHICH SHALL CREATE OR CONSTITUTE A NUISANCE TO ANY OTHER OWNER OR AN APARTMENT, OR WHICH INTERFERES WITH THE PEACEFUL POSSESSION AND PROPER USE OF ANY OTHER APARTMENT OR THE COMMON PROPERTY.

THE NUMBER OF PERSONS-PERMITTED TO OCCUPY AN APARTMENT IS:

1 BEDROOM APARTMENT---3 PERSONS

2 BEDROOM APARTMENT---4 PERSONS

TWO OCCASIONAL OVERNIGHT GUEST WILL BE PERMITTED ABOVE OCCUPANCY LEVELS.

RESIDENTS

THERE ARE TWO RESIDENT CLASSIFICATION, OWNERS, LESSEES

NON-RESIDENTS

THERE ARE THREE NON-RESIDENT CLASSIFICATIONS.

(1) MEMBERS OF IMMEDIATE FAMILY.

IMMEDIATE FAMILY ARE OWNER'S PARENTS, BROTHERS AND SISTERS, ADULT SONS AND DAUGHTERS, ANY OF WHOM MAY BE ACCOMPANIED BY

THEIR RESPECTIVE SPOUSES AND CHILDREN.

(2) GUEST--NON-RESIDENTS BUT NOT MEMBERS OF IMMEDIATE FAMILY.

(3) VISITORS--NON-RESIDENTS BUT NOT AS OVERNIGHT GUESTS.

OWNERS AND LESSEES MAY DESIGNATE GUEST OCCUPANTS OF THEIR APARTMENTS IN THEIR ABSENCE SO LONG AS THE OCCUPANCY LEVELS ABOVE REFERRED TO ARE NOT TO EXCEED 60 DAYS IN A 12 MONTH PERIOD. THE USE OF AN APARTMENT BY GUESTS IN OWNERS'S ABSENCE WILL NECESSITATE THE OWNER OR LESSEE NOTIFYING THE MANAGER IN WRITING AT LEAST ONE WEEK PRIOR TO THEIR INTENDED ARRIVAL, GIVING THEIR NAMES (RELATIONSHIP, IF ANY) AND APPROXIMATE LENGTH OF THEIR STAY, STATING ALSO THAT THESE GUEST ARE NOT TENANTS AND ARE NOT PAYING RENT OR ANY OTHER CONSIDERATION FOR THE USE OF THE APARTMENT. UNDER NO CIRCUMSTANCES MAY THESE GUEST /OCCUPANTS HAVE OVERNIGHT GUESTS IN THE OWNER'S OR LESSEE'S ABSENCE, WHETHER OR NOT THE NUMBER OF OVERNIGHT GUEST ARE WITHIN THE PERMITTED OCCUPANCY LEVELS. ALL GUESTS MUST ABIDE BY THE SAME RULES AND REGULATIONS IN EFFECT FOR OWNERS OR LESSEE WHO ARE RESPONSIBLE FOR THEM AND OWNER OR LESSEE SHOULD ADVISE THEIR GUESTS THAT THEIR STAY CAN BE QUICKLY TERMINATED IF ANY OF THE RULES OR REGULATIONS ARE VIOLATED.

PETS

RESIDENTS MAY NOT BRING OR HAVE PETS ON THE PREMISES. VISITORS OR GUEST MAY NOT BRING PETS EVEN FOR A SHORT TIME.

CHILDREN

ARE NOT PERMITTED TO RUN AND PLAY ON THE WALKWAY, STAIRWAYS, LOBBIES, RECREATION BUILDING, ELEVATORS, PARKING LOT, GRASS AND POOL AREAS.

PROPERTY DAMAGE RESPONSIBILITY

OWNERS, LESSEES, CHILDREN, GUEST AND VISITORS, SHALL NOT MARK, MAR, DAMAGE, DESTROY OR REMOVE ANY PART OF THE BUILDING, EQUIPMENT OR FURNISHINGS, INCLUDING ALL OUTSIDE FURNISHINGS. THE RESPONSIBLE OWNER SHALL PAY THE COST OF RESORING THE AREA OR PROPERTY AFFECTED. SUCH REPLACEMENT OR RESTORATION MUST BE TO THE SATISFACTION OF THE BOARD. OWNERS ARE FURTHER CHARGED WITH THE RESPONSIBILITY FOR ANY VIOLATIONS OF THE RULES AND REGULATION BY ANY OF THEIR LESSEES, HIS OR THEIR GUEST, IMMEDIATE FAMILY OR VISITORS. IT IS THEREFORE THE OWNER'S RESPONSIBILITY TO KNOW THAT HIS LESSEES, HIS OR THEIR GUEST, IMMEDIATE FAMILY OR VISITORS ARE FULLY ACQUAINTED WITH THE RULES AND REGULATIONS.

PROCEDURE FOR SELLING AND LEASING

IN THE EVENT AN OWNER PLANS TO SELL OR LEASE A SUBJECT APARTMENT, SAID OWNER SHALL OBTAIN DETAILED PROCEDURAL FORM FROM THE MANAGERS OFFICE. IT IS MANDATORY THAT INSTRUCTIONS SET FORTH IN THESE FORMS BE COMPLIED WITH IN ORDER TO SELL OR LEASE AN APARTMENT. NO APARTMENT MAY EVER BE RENTED WITHOUT A WRITTEN LEASE. ONE YEAR MIN/MAX. HOWEVER, THEY MAY CONTAIN AN ADDITIONAL 1 YEAR OPTION, WHICH OPTION MAY ONLY BE EXERCISED WITH THE APPROVAL OF THE BOARD OF DIRECTORS, SUCH APPROVAL NOT TO BE UNCONSCIONABLY WITHHELD. LESSEES ARE NOT GRANTED THE RIGHT NOR PRIVILEGE OF SUB-LEASING.

ABSENCE OF OWNERS AND/OR LESSEES

EVEN FOR ABSENCES OF A SHORT DURATION, FOR THE RESIDENT'S OWN PROTECTION, THE MANAGER SHOULD BE NOTIFIED OF DEPARTURE AND PLANNED RETURN DATE. THE MANAGER MUST BE INFORMED IN WRITING IF THE APARTMENT IS TO BE SERVICED IN ANY WAY DURING THE RESIDENT'S ABSENCE, AND WHAT SERVICES ARE TO BE EXPECTED. THE MANAGER SHOULD BE INFORMED, IN WRITING, AS TO WHAT ARRANGEMENTS HAVE BEEN MADE WITH REFERENCE TO MAIL, PARCELS AND OTHER DELIVERIES. SHERWOOD SQUARE, ITS OFFICERS AND/OR EMPLOYEES WILL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE RESULTING FROM ANY RESIDENT'S AUTHORIZED OMISSIONS TO RESIDENT'S APARTMENT.

RIGHT OF ENTRY

THE GENERAL PERSONAL SAFETY OF ALL AND THE PREVENTION OF LOSS AND DAMAGE TO CONTENTS DUE TO FIRE OR WATER LINE BREAKAGE, REQUIRES THAT A KEY FOR EACH LOCK FOR EACH APARTMENT SHALL BE DEPOSITED WITH THE MANAGER FOR THE PURPOSE OF EMERGENCY ENTRY. FAILURE TO PROVIDE SUCH A KEY MAKES AN APARTMENT OWNER (AND/OR LESSEE) TOTALLY RESPONSIBLE AND LIABLE FOR RESULTING INJURIES, LOSS OF LIFE AND PROPERTY DAMAGE. FURTHER, SHERWOOD SQUARE WILL NOT BE RESPONSIBLE FOR DAMAGE RESULTING FROM FORCED ENTRY.

DOORS, WALKWAYS, BALCONIES AND FIRE TOWERS

ALL FIRE EXIT DOORS BE KEPT CLOSED AND LOCKED, ALLOWING EXITING FROM THE BUILDING, BUT NO ENTRANCE BACK INTO THE BUILDING. PASSAGES ELEVATORS, STAIRCASES, WALKWAYS, COMMON ELEMENTS, MUST NOT BE OBSTRUCTED IN ANY MANNER. RUGS, MATS, PLANTS, (REAL OR ARTIFICIAL) ETC. MAY NOT BE PLACED IN WALKWAYS OUTSIDE DOORS. TEMPORARY SEASONAL DECORATIONS ON ENTRANCE DOORS EXCEPTED, PROVIDING ORDINARY SAFETY.

IT IS NOT PERMISSIBLE TO DRAPE OR HANG ANYTHING FROM WINDOWS OR WALKWAYS RAILINGS. NO SHAKING OF RUGS, MOPS, TABLE CLOTHS, ETC. FROM WINDOWS OR WALKWAY RAILINGS IS PERMITTED. CLOTHES LINES OR DRYING RACKS OF ANY DESCRIPTION ARE NOT TO BE EMPLOYED FOR THE PURPOSE OF AIRING OR DRYING CLOTHES, BATHING SUITS, OTHER APPAREL OR FURNISHINGS. THROWING OF ANY OBJECTS, CIGARS, CIGARETTES, ETC., OR SWEEPING DIRT OR WATER FROM WALKWAYS IS NOT PERMITTED. WATERPROOF CONTAINERS MUST BE USED FOR ALL POTTED PLANTS. NO ALTERATIONS OR PAINTING OF OUTSIDE APARTMENT WALLS, DOORS, WINDOWS OR BALCONIES IS PERMITTED. PLATINUM COLOR, TINTED PLASTICS ON INSIDE OF WINDOWS IS PERMITTED; HOWEVER, THE USE OF MYLAR TYPE FOIL OR ALUMINUM FOIL IN WINDOWS IS NOT PERMITTED. TO ALTER THE OUTSIDE APPEARANCE OF ANY WINDOW IN ANY APARTMENT (EXCEPT INSIDE DRAPERIES AND DRAPERY MATERIAL) MUST BE APPROVED BY THE BOARD. COOKING OF ANY SORT ON BALCONIES OR WALKWAYS BY WHATEVER MEANS IS STRICTLY PROHIBITED.

ROOF

THE ROOF AREA IS OFF LIMITS TO ALL PERSONS, EXCEPT AUTHORIZED BUILDING MAINTENANCE AND SERVICE PERSONNEL.

TRASH DISPOSAL

ALL TRASH AND REFUSE WHICH THE KITCHEN SINK FOOD WASTE DISPOSER WILL NOT PROCESS MUST BE SECURELY BAGGED AND TIED IN PLASTIC BAGS. ALL CONTAINERS TOO LARGE FOR THE TRASH CHUTE, MUST BE TAKEN TO GROUND LEVEL TRASH ROOM. DO NOT THROW IN TRASH CONTAINERS, THE MAINTENANCE MEN WILL BREAK THEM DOWN.

SOLICITATIONS

THERE SHALL BE NO SOLICITING OF ANY NATURE, CHARITABLE OR COMMERCIAL FOR ANY PURPOSE WHATSOEVER, BY ANY PERSONS ANYWHERE IN THE BUILDING OR ON THE PREMISES.

MAINTENANCE SERVICE

ALL REQUEST FOR SERVICE OUTSIDE THE APARTMENT MUST BE MADE TO THE MANAGERS OFFICE.

PARKING SEE REVISED RULES & REGULATIONS

~~AUTOMOBILES AND STATION WAGONS ONLY ARE PERMITTED TO PARK ON THE PREMISES. NO OTHER TYPE VEHICLES ARE PERMITTED TO PARK ON THE PREMISES. ALL AUTHORIZED VEHICLE MUST DISPLAY PARKING DECAL.~~

REPAIRS TO AUTOMOBILES

THE REPAIRING OF AUTOMOBILES ON THE GROUNDS OF SHERWOOD SQUARE IS STRICTLY PROHIBITED. INOPERABLE AND VEHICLES WITH EXPIRED TAGS NOT PERMITTED TO PARK ON THE PROPERTY.

MOTORCYCLES, MOPEDS, SKATE BOARDS

THE ABOVE NAMED MAY NOT BE ON THE PROPERTY AT ANY TIME.

NOISE

RESIDENTS SHALL BE CONSIDERATE OF THEIR NEIGHBORS AND NOT CREATE ANY UNNECESSARY NOISE. PARTICULAR CARE SHALL BE EXERCISED IF A RADIO, TELEVISION, HI-FI OR MUSICAL INSTRUMENT IS USED PRIOR TO 10:00 AM AND AFTER 11:00 PM. BOISTEROUS NOISE AND BLARING MUSIC WILL NOT BE TOLERATED AT ANY TIME.



Sherwood Square Homeowners Association, Inc.
1155 Riverside Drive
Coral Springs, Florida

6/20/11

Rules & Regulations

Swimming Pool, Barbecue / Picnic Area and Tennis Courts

General Use of the Pool, Barbecue / Picnic Area and Tennis Courts:

- No Radios / No Music allowed.
- No Parties Allowed.
- No Screaming, Running or Horseplay allowed.
- Anyone using the Pool, Barbecue / Picnic Area or Tennis Courts must use the Restrooms at the pool, or return to their apartment if they need to use a bathroom. Using the outside lawn or other outdoor areas is against the Law and can result in a Police Arrest.
- No Balloons or Party Decorations are allowed anywhere around the Pool, Barbecue / Picnic Area or Tennis Courts.
- Children under the age of 12 are not permitted to use the Pool or Tennis Courts unless in the company of an Adult Resident.

Swimming Pool:

- The Swimming Pool is open from 8:00 a.m. to 10:00 p.m. daily.
- Children under the age of 12 are not permitted to use the Pool unless in the company of an Adult Resident.
- Chairs must be completely covered with towels.
- No Floatable objects are allowed in the Pool.
- No Diving, No Jumping into the Pool.
- Only Residents with a Resident Identification Tag are permitted to use the pool.
- Guests must be accompanied by a Resident or request a Guest Pass from Management.
- A Shower is required at the pool area before enter the pool. Anyone who exits the pool and wants to re-enter the pool must shower again before entering the pool.
- All Sun Tan Oils, creams and other lotions must be removed before entering the pool.
- It is against the Board of Health Regulations for anyone with an infection to enter the pool. Anyone with a skin, ear or other infections is forbidden to use the pool.
- Babies in diapers must have protective swimwear over the diaper to enter the pool.
- No Food any kind is permitted in the pool or patio area. No Drinks in glass containers of are permitted in the pool or patio area.
- Do Not Remove furniture from the pool area.
- Anyone using the pool area is required to do so in manner considerate of others. Rude Behavior will not be tolerated.

Barbecue / Picnic Area:

- Only Adults, age 18 or older are permitted to use the Barbecue and Picnic Area.
- The Barbecue and Picnic Area is for residents only, for groups of only 4 to 5 people per table.
- No Parties area allowed at the Barbecue / Picnic area.
- The Barbecue / Picnic area may be used from 10:00 a.m. to 8:00 p.m. only, no later.
- No Table Umbrellas / Tents are allowed at the Pool, Barbecue / Picnic Area, except those provided by the Homeowners Association.
- The Pool and Barbecue / Picnic Area must be left in Clean Condition.
- Anyone using the Barbecue / Picnic Area must remove all charcoal and trash after each use.

Tennis Courts:

- The Tennis Courts are open from 10 a.m. to 7 p.m. daily.
- No Food or Drinks permitted on the Tennis Courts.
- Tennis Courts are to be used for playing Tennis Only, no skateboards, skating, bicycles, soccer, etc.
- No one under the age of 16 is permitted to use the Tennis Courts unless accompanied by an Adult Resident.

CEN # 109229747, OR BK 46965 Page 1894, Page 1 of 5, Recorded 03/24/2010 at 02:03 PM, Broward County Commission, Deputy Clerk 3375

**CONDOMINIUM "A" ASSOCIATION AT
SHERWOOD SQUARE, INC.**

**RESOLUTION ADOPTING RULES AND REGULATIONS
REGARDING PARKING**

The undersigned Officers of the Board of Directors of Condominium "A" Association at Sherwood Square, Inc. hereby certify that the following Resolution was passed unanimously or by majority vote by the members of such Board, at the meeting held on February 3, 2010.

WHEREAS, Sherwood Square A is a condominium association organized under F.S. 718; and is governed by its Declaration of Condominium, Bylaws and Articles of Incorporation, all of which are recorded in Official Records Book 8812, at Page 325 of the public records of Broward County, Florida; and

WHEREAS, Pursuant to Article III. of Sherwood A's Articles of Incorporation, the Board of Directors may make and amend regulations respecting the use of the property in the condominium;

WHEREAS, Article XI.B. of the Declaration of Condominium provides that reasonable regulations concerning the use of the Condominium property and especially the common elements and limited common elements may be promulgated by the Association;

LET IT THEREFORE BE RESOLVED, that the rules regarding parking spots listed on the Attached Exhibit A are hereby ADOPTED by the Board of Directors on February 3, 2010.

CONDOMINIUM "A" ASSOCIATION AT
SHERWOOD SQUARE, INC.

Attest: Anita Falcoabramo BY: Myrna Wise
Anita Falcoabramo, Secretary Myrna Wise, President

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 12th day of March, 2010, by Myrna Wise, as President and Anita Falcoabramo, as Secretary of Condominium "A" Association at Sherwood Square, Inc. a Florida corporation, not-for-profit, who are personally known to me and who did take an oath.

C. J. Chiarenza
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
C. J. Chiarenza
Commission # DD672787
Expires: MAY 17, 2011
BROWARD COUNTY ATLANTIC DOCUMENT CO., INC.

(5)

Condominium "A" Association at Sherwood Square, Inc.

Revised Parking Rules & Regulations

2/3/10

The following Rules & Regulations regarding parking are in addition, including but not limited to, the Rules and Regulations for Condominium "A" Association at Sherwood Square, Inc., dated October 9, 1995:

Vehicles owned by Unit Owners / Renters prior to this Amendment may keep their vehicles until they replace the vehicle, however any existing vehicles must meet the restrictions and requirements of previous Parking Rules and Regulations, dated October 9, 1995 recorded with Broward County Clerk of the Courts BK 24005 PG 0679 and 0680, most especially with regard to the Restrictions regarding trucks.

The following vehicles are permitted with the stated restrictions:

- Private Passenger Vehicles
 - Vehicles manufactured by the truck division of a manufacturer, but designed for passenger transportation, (i.e. "SUV's - Sport Utility Vehicles" such as Honda CR-V, or "Cross-Over" vehicles, such as Nissan Murano, Jeep Cherokee and mini-vans)
 - Additional exterior vehicle "factory/dealer" "option/modifications" are permitted provided said "Options / Modifications" comply with the vehicle restrictions and dimensions stated herein.
1. No vehicle may exceed 6 feet in height, 6 feet in width or 16 feet in length.
 2. All vehicles must have windows on all four sides.
 3. The rim size of any vehicle shall not exceed 18 inches.
 4. All vehicles must fit within a "Standard Parking Space" of 9 feet by 18 feet leaving a clearance on all sides for passenger doors to open without touching a vehicle in an adjacent parking space.
 5. No Vehicle shall extend beyond the length of a "Standard Parking Space."
 6. No vehicle may have an "extended cab."

Commercial Service Vehicles, such as air conditioning companies, plumbers, etc. are permitted only during business hours while servicing a Unit Owner or after hours for Emergency Service.

The following vehicles are strictly prohibited:

- Pick-up trucks of all types, regardless of whether a manufacturer designates truck as a passenger vehicle.
- Boats and boat trailers.
- High-top vans or conversion vans, full sized vans.
- Open or Canvas covered Jeeps.
- Panel trucks of any kind.
- Any vehicles with a cloth top, other than standard convertible top automobiles.
- Motorcycles, motor scooters or motor bikes and the like.
- Trailers of any kind.
- Any vehicle that has been altered from its Factory manufactured specifications, other than handicapped vehicles with the exception of Exterior vehicle "Factory / Dealer" "Options / Modifications" noted above.
- Vehicles in junk condition and disrepair.
- Motor homes, recreational vehicles, campers.

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Condominium "A" Association at Sherwood Square, Inc.
Revised Parking Rules & Regulations
2/3/10
Page 2

- Vehicles with a rim size greater than 18 inches.
- Vehicles with raised or lowered suspension, or oversized wheels.
- Vehicles with a defective or "cut-out" muffler system.
- Vehicles used for Commercial purposes.
- Vehicles with designs painted on the vehicle, other than minimal dealer accent striping.
- Vehicles with signs or lettering other than manufacturer lettering.
- Commercial signs on vehicles.

Other Rules:

Drivers must move through all parking and driving areas at no more than 10 miles per hour.

All vehicles must be parking "head in" only between the designated parking stripes.

No vehicle shall be parked in a manner that utilizes more than one parking space.

PREPARED BY and RETURN TO:
Jessica R. Lokeinsky, Esq.
Tucker & Lokeinsky, P.A.
800 E. Broward Blvd. Ste. 710
Fort Lauderdale, FL 33301

CONDOMINIUM "A" ASSOCIATION AT
SHERWOOD SQUARE, INC.

RESOLUTION ADOPTING REVISED RULES AND REGULATIONS

The undersigned Officers of the Board of Directors of Condominium "A" Association at Sherwood Square, Inc. ("Sherwood A") hereby certify that the following Resolution was passed unanimously or by majority vote by the members of such Board, at the meeting held on June 11, 2019.

WHEREAS, Sherwood A is a condominium association organized under F.S. 718; and is governed by its Declaration of Condominium, Bylaws and Articles of Incorporation, all of which are recorded in Official Records Book 8812, at Page 325 of the public records of Broward County, Florida;

WHEREAS, Article III. of Sherwood A's Articles of Incorporation the Board of Directors may make and amend rules and regulations concerning the use of the property in the condominium;

WHEREAS, Article XI.H. of the Declaration of Condominium provides that reasonable regulations concerning the use of the Condominium property and especially the common elements and limited common elements may be promulgated by the Association;

LET IT THEREFORE BE RESOLVED, that on June 11, 2019 the Board voted to remove the February 3, 2010 parking rule "1. No vehicle may exceed 6 feet in height, 6 feet in width or 16 feet in length." as demonstrated by the attached Revised Parking Rules & Regulations which are hereby ADOPTED by the Board of Directors on June 11, 2019. All other rules shall remain in place.

Witness:

Sharon Rosenthal

CONDOMINIUM "A" ASSOCIATION
AT SHERWOOD SQUARE, INC.

Sharon Rosenthal
Print Name

BY: Myrna Wise
Myrna Wise, President

Witness:

Genie Ubershine

Genie Ubershine
Print Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6 day of November, 2019, by Myrna Wise and as President of Condominium "A" Association at Sherwood Square, Inc. a Florida corporation, not-for-profit, who are personally known to me and who did take an oath.

My Commission Expires:



Lyn Charenza
NOTARY PUBLIC

(4)
(8)

Condominium "A" Association at Sherwood Square, Inc.

Revised Parking Rules & Regulations

~~2/3/10~~ 6/11/19

The following Rules & Regulations regarding parking are in addition, including but not limited to, the Rules and Regulations for Condominium "A" Association at Sherwood Square, Inc., dated October 9, 1995:

Vehicles owned by Unit Owners / Renters prior to this Amendment may keep their vehicles until they replace the vehicle, however any existing vehicles must meet the restrictions and requirements of previous Parking Rules and Regulations, dated October 9, 1995 recorded with Broward County Clerk of the Courts BK 24005 PG 0679 and 0680, most especially with regard to the Restrictions regarding trucks.

The following vehicles are permitted with the stated restrictions:

- Private Passenger Vehicles
- Vehicles manufactured by the truck division of a manufacturer, but designed for passenger transportation, (i.e. "SUV's" - Sport Utility Vehicles such as Honda CR-V, or "Cross-Over" vehicles, such as Nissan Murano, Jeep Cherokee and mini-vans)
- Additional exterior vehicle "factory/dealer" "option/modifications" are permitted provided said "Options / Modifications" comply with the vehicle restrictions and dimensions stated herein.

1. ~~No vehicle may exceed 6 feet in height, 6 feet in width or 16 feet in length.~~
2. All vehicles must have windows on all four sides.
3. The rim size of any vehicle shall not exceed 18 inches.
4. All vehicles must fit within a "Standard Parking Space" of 9 feet by 18 feet leaving a clearance on all sides for passenger doors to open without touching a vehicle in an adjacent parking space.
5. No vehicle shall extend beyond the length of a "Standard Parking Space."
6. No vehicle may have an "extended cab."

Commercial Service Vehicles, such as air conditioning companies, plumbers, etc. are permitted only during business hours while servicing a Unit Owner or after hours for Emergency Service.

The following vehicles are strictly prohibited:

- Pick-up trucks of all types, regardless of whether a manufacturer designates truck as a passenger vehicle.
- Boats and boat trailers.
- High-top vans or conversion vans, full sized vans.
- Open or Canvas covered Jeeps.
- Panel trucks of any kind.
- Any vehicles with a cloth top, other than standard convertible top automobiles.
- Motorcycles, motor scooters or motor bikes and the like.
- Trailers of any kind.
- Any vehicle that has been altered from its Factory manufactured specifications, other than handicapped vehicles with the exception of Exterior vehicle "Factory / Dealer" "Options / Modifications" noted above.
- Vehicles in junk condition and disrepair.
- Motor homes, recreational vehicles, campers.

Condominium "A" Association at Sherwood Square, Inc.

Revised Parking Rules & Regulations

2/3/10

Page 2

- Vehicles with a rim size greater than 18 inches.
- Vehicles with raised or lowered suspension, or oversized wheels.
- Vehicles with a defective or "cut-out" muffler system.
- Vehicles used for Commercial purposes.
- Vehicles with designs painted on the vehicle, other than minimal dealer accent striping.
- Vehicles with signs or lettering other than manufacturer lettering.
- Commercial signs on vehicles.

Other Rules:

Drivers must move through all parking and driving areas at no more than 10 miles per hour.

All vehicles must be parking "head in" only between the designated parking stripes.

No vehicle shall be parked in a manner that utilizes more than one parking space.

CFN # 109229747, OR BK 46965 PG 1897, Page 4 of 5

WJC
This instrument was prepared by:
Robert Rubinstein, Esquire
BECKER & POLIAROFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312

95-441986 TW001
10-09-95 10:39AM

CERTIFICATE OF AMENDMENT
TO THE
RULES AND REGULATIONS
OF

CONDOMINIUM "A" ASSOCIATION AT SHERWOOD SQUARE, INC.

WE HEREBY CERTIFY THAT the attached amendment to the Rules and Regulations, an Exhibit to the Declaration of Condominium of Condominium "A" at Sherwood Square, as recorded in Official Records Book 8812 at Page 325 of the Public Records of Broward County, Florida, was adopted at a meeting held July 17, 1995.

IN WITNESS WHEREOF, we have affixed our hands this 27th day of September, 1995, at Coral Springs, Broward County, Florida.

WITNESSES

Sign *Robert N. Farrell*
Print Robert N. Farrell
Sign *Anneth Petersen*
Print Anneth Petersen

Condominium "A" Association at
Sherwood Square, Inc.

By: *Peter Dora*
Peter Dora, President
Address: 1750 University Drive
Coral Springs, FL 33071

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27 day of September, 1995, by Peter Dora, as President of Condominium "A" Association at Sherwood Square, Inc., a Florida not-for-profit corporation.

Personally Known OR
Produced Identification
Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

sign *Dusan Stolic*
print

My Commission expires:



"OFFICIAL SEAL"
Dusan Stolic
My Commission Expires 9/22/97
Commission #CC 318032

082405P60679

CFN # 109229747, OR BK 46965 PG 1898, Page 5 of 5

The Rules & Regulations of Sherwood Square Condominium A are amended as follows:

VEHICLE PARKING

The following vehicles are permitted:

Private passenger vehicles; vehicles manufactured by a truck division but designed for passenger transportation, e.g. Bronco, Explorer, Jimmy, Jeep Cherokee and mini-vans under 6' tall.

The following are prohibited:

Boats and boats on trailers; hightop vans or conversion vans; full sized vans; panel trucks; pick-up trucks; any vehicle with a cloth top, other than a standard convertible top automobile; motorcycles, motor scooters or motor bikes of the like; trailers; any vehicle that has been altered from its factory manufactured specifications other than handicapped vehicle's; motorhomes; recreational vehicles; campers; vehicles with a rim size greater than 16" or with raised or lowered suspension; any vehicle with a defective or "cut-out" muffler system; vehicles used for commercial purposes.

For the safety of all, drivers are to move through all parking and driving areas at the maximum speed of 10 miles per hour.

All vehicles must park "head in" only and between the designated parking stripes. No vehicle shall be parked in a manner that utilizes more than one parking space.

08905260680