



THE VILLAS AT THE GATE CONDO ASSOCIATION, INC

Applicant(s) Rules & Regulations Consent form

I hereby acknowledge the receipt of the Rules and Regulations governing **THE VILLAS AT THE GATE CONDO ASSOCIATION, INC** and will abide by and obey all the restrictions contained in the By-Laws, Rules and Regulations as stated in the Homeowners association Governing Documents as well as any amendments to the same which are or may be imposed in the future. I further acknowledge that failure to follow the rules and regulations of the association will result in any and legal actions available to the association by the law to enforce compliance. All cost incurred in enforcing compliance will responsibility of the unit owner/lessee.

I also acknowledge and agree by signing below that a background / criminal and credit check will be processed on behalf of the association by the vendor named below. These reports will be made available to the associations Board of Directors, Management staff and Screening Committee.

Date: _____

Applicant's name: _____ Applicant's signature: _____

Co- Applicant's name: _____ Co-Applicants Signature: _____

Applicants potential Address: _____ Gate Lake Road, FL 33319

Applicant's Phone number: (____) _____ Email: _____

Co-Applicants Phone Number: (____) _____ Email: _____

VILLAS AT THE GATE CONDOMINIUM ASSOCIATION, INC

PARKING APPLICATION

UNIT OWNER NAME(s)

_____ / _____

UNIT ADDRESS: _____ GATE LAKE ROAD, TAMARAC, FL 33319

AUTOMOBILE #1

YEAR _____ MAKE _____ COLOR _____ MODEL _____

TAG INFORMATION _____ (STATE) _____ TAG DISPLAY
(PLATE)

NAME OF REGISTERED OWNER _____

DECAL # _____

AUTOMOBILE #2

YEAR _____ MAKE _____ COLOR _____ MODEL _____

TAG INFORMATION _____ (STATE) _____ TAG DISPLAY
(PLATE)

NAME OF REGISTERED OWNER _____

DECAL# _____

GUEST PARKING DECALS:

DECAL # 1 _____ DECAL#2 _____

FAILURE TO RETURN THIS APPLICATION MAY RESULT IN TOWING OF YOUR UNAUTHORIZED
AUTOMOBILE(S) .

RULE NO. 26: PARKING AND VEHICLE RESTRICTIONS

Parking shall be limited to the parking areas appurtenant to each unit, designated parking spaces within the community, and other areas specifically authorized by the Association. All vehicles parked within the community must be properly registered with the Association, as required.

No owner, resident, tenant, guest, or invitee shall park any vehicle on the grass, landscaped areas, sidewalks, common areas not designated for parking, or in any location marked by a "No Parking," "Tow Away Zone," "Fire Lane," or similar restrictive sign. Vehicles parked in such areas may be towed without notice at the vehicle owner's expense and may be subject to additional enforcement action by the Association.

Street parking shall be permitted on the west side of Gate Lake Road on a first-come, first-served basis. No owner, resident, tenant, guest, or invitee shall reserve, block, cone off, or otherwise claim any street parking space for exclusive use. Street parking is limited to one (1) properly registered owner or resident vehicle per household. Guest vehicles are strictly prohibited from parking in this area and are subject to immediate towing without notice at the vehicle owner's expense.

Tenants shall be limited to a maximum of two (2) vehicles per leased unit. Tenant vehicles must be parked in the unit's garage and driveway and shall not utilize street parking, guest parking spaces, or any other common area parking space unless expressly authorized by the Association. Any tenant vehicle parked in violation of this rule may be subject to towing, fines, or other enforcement action permitted under the Association's Governing Documents and applicable law.

Deeded unit owners are limited to a maximum of two (2) vehicles per home. Must be parked in the Garage, driveway and one in the street first come first served bases.

Overflow parking shall be limited to the designated pool parking lot. Residents may not park in spaces designated for guest parking. Guest vehicles must display a valid Association-issued guest parking tag in a clearly visible location at all times while parked within the community.

Guests shall not remain within the community for more than twenty-one (21) accrued days unless prior written approval has been obtained from the Board of Directors before the expiration of the twenty-one (21) day period. Any guest who remains within the community beyond twenty-one (21) accrued days without prior written Board approval shall be deemed in violation of these Rules and Regulations.

The submission of an application, request for approval, or any pending review by the Association or Board of Directors shall not authorize a guest to remain within the community beyond the twenty-one (21) day limit and shall not extend the deadline. Guests must vacate the community upon expiration of the twenty-one (21) day period unless written Board approval has been granted beforehand.

No vehicle associated with a guest who has exceeded the twenty-one (21) day limit without prior written Board approval shall be permitted to park on Association property. Such vehicles may be towed without further notice, and the owner, resident, tenant, guest, or invitee may be subject to fines and other enforcement remedies available under the Governing Documents and applicable law.

Double parking, blocking driveways, obstructing sidewalks, parking in a manner that impedes access to another vehicle, or otherwise interfering with the safe movement of vehicles or pedestrians is prohibited. All vehicles must be parked facing the direction of traffic.

RULE NO. 26: PARKING AND VEHICLE RESTRICTIONS

The east side of Gate Lake Road is designated as a Fire Lane and Tow Zone and shall remain clear at all times to allow emergency vehicle access. Parking is prohibited in any posted fire lane, tow-away zone, or area marked with a "No Parking" sign. Parking is also prohibited in front of mailboxes when it interferes with mail delivery or access by postal service vehicles.

Commercial vehicles, work vehicles, construction vehicles, service vehicles, vehicles displaying commercial signage, and similar vehicles shall not be parked or stored within the community except in the designated parking area adjacent to the pool and in accordance with Association requirements. Owners must contact management regarding commercial vehicle restrictions and registration requirements. Commercial vehicles may not be stored on Association property and must be actively used on a daily basis as part of the owner's or resident's business operations. Any commercial vehicle that is inoperable, abandoned, or not regularly used may be deemed stored and shall be subject to removal at the Association's discretion. This restriction does not apply to passenger vans without commercial markings that are not used for commercial purposes.

Commercially used vehicles that were lawfully residing within the community prior to April 1, 2014, may continue to be permitted if registered with the Association. Such vehicles shall be parked only in the designated pool parking lot.

Motor homes, recreational vehicles (RVs), boats, trailers, campers, and oversized vehicles that do not fit entirely within a single parking space are prohibited. The long-term storage of any vehicle that is not regularly used is also prohibited.

Vehicle maintenance, repair, restoration, dismantling, or servicing is prohibited anywhere on Association property, except for minor emergency operator-level tasks such as changing a tire, replacing windshield wipers, or jump-starting a battery.

Any owner, resident, tenant, guest, or invitee who violates these parking and vehicle restrictions shall be subject to towing, fines, suspension of use rights and privileges, legal action, and any other remedies available to the Association under the Governing Documents and applicable law.

If you have been towed, please contact Alpine towing 754-201-1121

Sincerely,

The Board of Directors

VILLAS AT THE GATE CONDOMINIUM ASSOCIATION, INC.

RULE NO. 26: PARKING AND VEHICLE RESTRICTIONS

Parking shall be restricted to the parking areas appurtenant to each unit or when designated on the property and in no other place. No owner or guest shall park their vehicle on the grass at any time. Street parking shall be permitted on the West side of Gate Lake Road (North of the Rock Island Entrance) on a first come, first serve basis, with no claim by any owner or guest as to any reserved space. Any overflow parking is to be at the pool parking lot only. Double parking or driveway obstruction is not permitted.

The East side of Gate Lake Road (North of the Rock Island Entrance) is to be a designated fire lane and shall be kept clear at all times to facilitate emergency vehicle access. All violators will be towed immediately. No owner or guest shall park any vehicle used for commercial purposes (for example, construction vehicles, service vehicles, vans or vehicles with signage). This prohibition is intended to exclude any full window passenger vans not used for commercial purposes. Also restricted are motor homes, boats, trailers and any oversized vehicles that do not adequately fit in a parking space, and the long time storage of any vehicle not used on a frequent and regular basis.

However, since this rule took effect on March 1, 2014, any commercially used vehicles already residing on the property will be permitted, if registered with the Association Board of Directors. These vehicles will be permitted only if they are parked in the pool parking lot.

Due to limited parking availability, there can be no 'resident guest' parking. Guests for extended stays of three weeks or more shall be considered as residents and be subject to the same guidelines as residents to utilize the pool parking lot.

Any resident or guest failing to abide by these rules and regulations will be subject to towing without notice and legal action by your Association as designated in your Association Documents.

I HAVE READ, REVIEWED AND AGREE TO ABIDE BY THE PARKING RULES OF VILLAS AT THE GATE CONDOMINIUM ASSOCIATION, INC.

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

The Villas at the Gate Condominium Association, Inc.

c/o Property Keepers Management, LLC 6555 Powerline Road Suite 105,

Fort Lauderdale, FL 33309 Phone: (954) 586-5111

PET REGISTRATION FORM

Owner's Name: _____

Owner's Address: _____

Owner's Home Phone: Work: Cell: _____

Animal's Name and Breed: _____

Physical Description of Animal: _____

Photo: (please attach)

Date of Request: _____

EMERGENCY CONTACT List the name and contact information of a person you designate to take care of your animal should you be unable to care for your animal. This person must remove your animal from your residence within twenty-four (24) hours of your departure from the unit. In the case that the emergency contact is unable to take your animal in a timely manner, the Association may take steps to have your animal boarded at a local animal facility and you will be responsible for any financial charges.

Name: _____

Address: _____

Phone Number: _____

Additional Requirements.

1. Health: The animal must be properly inoculated and free from diseases. All vaccinations must be current, and the animal must have an annual clean bill of health from a licensed veterinarian. The Board reserves the right to request an updated verification at any time during the animal's residency. An updated clean bill of health and vaccinations needs to be submitted annually.
2. A dog shall not be left unattended in your unit for more than eight (8) consecutive hours at a time.
3. The owner/handler of the animal shall always keep the animal properly under control. The care and supervision of your pet(s) is solely the responsibility of the owner.
4. Owners are responsible for properly containing and disposing of all animal waste. Indoor animal waste, such as cat litter, must be placed in a sturdy plastic bag and tied securely before being disposed of in outside trash bin. Outdoor animal waste, such as dog feces, must be immediately retrieved by owner, placed in a plastic bag and securely tied before being disposed of in your trash bin. Regular or routine cleaning and care of the animal is required.

Bulk Trash & Yard Waste

Yard Waste, for your convenience, can be placed in the same carts as your household garbage. Yard waste includes grass trimmings, tree limbs, palm fronds, etc. Please make sure it is bagged and/or cut to size to allow the lid to close completely. Yard waste can also be set out for separately for collection on your regularly scheduled bulk trash day. Yard waste set out for collection must be cut and bundled so that it is not longer than four (4) feet in any direction and not heavier than forty (40) pounds.

Bulk Trash (curbside/single-family) is collected weekly (**Monday**) and includes household items such as couches, chairs, mattresses, tables, appliances, carpeting, etc.- **GREEN TOP**.

Recycling Collected weekly (Thursday) please avoid placing household garbage and non-recyclable materials such as Styrofoam cups, plastic plates and utensils, plastic bags, etc. into recycling carts. This can decrease the value of the recyclables and reduce the revenue paid to the City. **YELLOW TOP**

Bulk Trash (condominiums) is collected quarterly (see schedule below) and includes household items such as couches, chairs, mattresses, tables, appliances, carpeting, etc. Residents should contact property management prior to setting out bulk trash materials to determine when and where to place to materials.

2022 Quarterly Bulk Trash Collection Schedule for Condominiums:

January 1/5/2022

April 4/1/2022

July 7/1/2022

October 10/7/2022

Construction material (roof shingles, tiles, remodeling or construction debris, sheetrock, concrete, brickwork, etc.) will not be collected with bulk and the resident is responsible for legal disposal.

Also any "commercially generated" waste will not be collected. Examples include yard waste or debris left by a landscaping service, contractor, electrician, etc. This type of material should be removed by the contractor and disposed of in a legal and responsible manner.

Please visit the city of Tamarac for updates. <https://www.tamarac.org/474/Solid-Waste>

Applicants Signature: _____ Date: _____

Applicants Signature: _____ Date: _____

THE VILLAS AT THE GATE CONDO ASSOCIATION, INC
Application For Occupancy

List all occupants moving in to _____ Gate Lake Rd, Tamarac, FL 33319

Anyone over the age of 18 years or older must apply for approval.
Please include first name, Last name, and Date of birth. Proof of age
maybe required (Birth Certificate).

1.	_____
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____
7.	_____

Failure to provide complete and accurate information will result in the delay of the application. Falsifying any information on this document is strictly prohibited.
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