

Purchase Application

Grenadier Lakes at Welleby Condominium Association, Inc.

GRENADIER LAKES CONDOMINIUM ASSOCIATION, INC.

820 South State Road 7 Plantation, FL. 33317

Phone: (954) 581-8686 Fax: (954) 581-8438

Info@wbmanage.com

LEASE/PURCHASE APPLICATION

We understand everyone's urgency for the approval so make sure the package is complete and all parties have signed for a successful quick approval. Approval process takes up to 30 days to be reviewed. **Applications will not be considered if incomplete and days start counting once we have a fully completed application in hand.**

APPLICATION/CHECKLIST must be completed prior to submitting to association for review:

- Completely fill out application per applicant, unless husband and wife, may be on one application. Must include marriage certificate if married with different last names. LEAVE NO BLANKS (N/A).
- Application Fee \$150.00 per application, check/money order made payable to GRENADIER LAKES, CAI.
- Complete executed lease/purchase contract.
- Signed lease addendum by Tenant and Landlord (If leasing the unit).
- Copy of driver's license or current government issued photo ID.
- Insurance/Registration of all vehicles (2 vehicle limit, no commercial vehicles or motorcycles permitted)
- You must provide a letter of reference from your employer. If you are self-employed, you must include a copy of your last year tax return.
- If applicable, applicants must fill out pet registration form and submit a photo. Limited to 1 pet, cannot exceed 25 lbs.

All applicants will be required to make themselves available for a personal interview with the board of directors prior to the move in/closing date.

For any questions regarding your application and its status, please email West Broward at info@wbmanage.com.

Revised January 1, 2021

Please be sure to fill in the blanks otherwise application will be returned.

GRENADIER LAKES CONDOMINIUM ASSOCIATION, INC.

820 South State Road 7 Plantation, FL. 33317

Phone: (954) 581-8686 Fax: (954) 581-8438

Info@wbmanage.com

PLEASE COMPLETE ALL FIELDS OF THE FORM BELOW

APPLICANT & CO-APPLICANT INFORMATION

Applicant Name: _____

Social Security#: _____ Date of Birth: _____

Phone/ Cell# _____

Email: _____

Co-Applicant Name: _____

Social Security#: _____ Date of Birth: _____

Phone/ Cell# _____

Email: _____

Number of children/age(s): _____ Any other occupants other than immediate family? Yes/No

List names of all occupants: _____

Pets: Yes / No Number: _____

Breed: _____ Weight: _____

Vehicle Information:

TAG: _____ Color: _____ Year: _____

Make: _____ Model: _____

Vehicle Information:

TAG: _____ Color: _____ Year: _____

Make: _____ Model: _____

Please be sure to fill in the blanks otherwise application will be returned.

GRENADIER LAKES CONDOMINIUM ASSOCIATION, INC.

820 South State Road 7 Plantation, FL. 33317

Phone: (954) 581-8686 Fax: (954) 581-8438

Info@wbmanage.com

Employment Information (must be filled out for all applicants):

Applicant No. 1 _____

Name of Employer: _____

Occupation: _____

Address: _____

Length of employment: _____ Monthly income: _____

Tel number: _____

Applicant No. 2 _____

Name of Employer: _____

Occupation: _____

Address: _____

Length of employment: _____ Monthly income: _____

Tel number: _____

Personal References: (No family members)

Name: _____ Company: _____

Phone: _____

Name: _____ Company: _____

Phone: _____

Name: _____ Company: _____

Phone: _____

In case of emergency:

Name: _____ Relationship: _____

Phone: _____

Please be sure to fill in the blanks otherwise application will be returned.

GRENADIER LAKES CONDOMINIUM ASSOCIATION, INC.

820 South State Road 7 Plantation, FL. 33317

Phone: (954) 581-8686 Fax: (954) 581-8438

Info@wbmanage.com

Have you ever been evicted from a rental residence for nonpayment of rent? _____

If yes, Landlord name & phone #: _____

Applicant(s) must understand that the Rules & Regulations of the Association have restrictions regarding children, pets, number of occupants, commercial vehicles, vans, trucks, boats, motorcycles and/or similar matters. Have you read and understood the Rules & Regulations of the Association? _____

Applicant(s) may not take possession of the property prior to written approval by the Board of Directors.

I, _____ acknowledge that all information listed in this application is true and correct.

Signed: _____

Date: _____

Signed: _____

Date: _____

FOR PURCHASE ONLY:

THE UNIT WILL BE USED AS PERMANENT RESIDENCE: YES NO

MAIL ALL CORRESPONDENCE TO:

Please be sure to fill in the blanks otherwise application will be returned.

GRENADIER LAKES CONDOMINIUM ASSOCIATION, INC.

820 South State Road 7 Plantation, FL. 33317

Phone: (954) 581-8686 Fax: (954) 581-8438

Info@wbmanage.com

AUTHORIZATION FOR RELEASE OF BANKING, RESIDENCE
AND EMPLOYMENT INFORMATION

I/We _____ hereby authorize the release of information to West Broward
Community Management and its attorney or representative concerning my/our banking, credit,
employment or residence in reference to this application for housing.

I understand that this information is to be used as part of an investigative consumer report and/or credit
report. Furthermore, I hereby waive any privileges I may have with respect to disclosure of said
information to the aforesaid parties.

Applicant: _____

Date: _____

Applicant: _____

Date: _____

Please be sure to fill in the blanks otherwise application will be returned.

AUTHORIZATION FOR FILE DISCLOSURE

PLEASE ATTACH DRIVER'S LICENSE OR PHOTO ID TO THIS FORM

APPLICANT/TENANT CONSENT

I hereby consent to allow Verify Screening Solutions, Inc., 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/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow Verify Screening Solution, Inc. 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.

X

Signature

Date

Full Name - First, Middle, and Last Name (Please Print)

Home Address (Unit # if applicable)

CITY

STATE

ZIP

Social Security Number

Date of Birth

Driver's License Number and **State Issued**

LEASE ADDENDUM

In the event Lessor (Owner) is delinquent in the payment of a monthly assessment due to the Association, and if such delinquency continues for a period in excess of ten (10) days, Lessee, upon receiving written notice of such delinquency from the Association, or WEST BROWARD COMMUNITY MANAGEMENT, INC. (WBCM) shall pay the full amount of such delinquency as set forth in said notice to the Association or WBCM for the benefit of the Association. Lessee may deduct from the rental payment due Lessor the amount paid to cure the delinquency. It is understood and agreed that the Lessee shall continue to pay the monthly maintenance payment to the Association or WBCM until such time as Lessee is notified in writing by the Association or WBCM that Lessor's delinquency and default has been cured.

The Lessor and Lessee specifically acknowledge and agree that the Association is hereby empowered to act as agent for the Lessor, with full power and authority to take such action as may be required to compel compliance of Association, its supportive exhibits, Florida Condominium Act, and the Rules and Regulations of the Association. The approval of the proposed Lease Agreement by the Association expressly conditioned upon the observance of the provision contained in this addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease Agreement. The lessor acknowledges that he remains responsible for the acts of Lessee and Lessee's family and guests. Lessor agrees that he remains responsible for any costs incurred by the Association, attorneys fees and costs, pre-litigation at trials and for any appeals, in remedying violations of the Addendum and/or violations of the associations documents.

I (we) have been informed of the current Rules and Regulations of the Association and I (we) agree to be bound by the terms thereof, as a condition for the approval of this application.

I (we) further certify that the information submitted with this application is true and correct..

OWNER/AUTHORIZED AGENT *

TENANT

DATE

DATE

***NOTE - IF YOU ARE NOT THE OWNER OF RECORD SIGNING THE LEASE ADDENDUM YOU WILL NEED TO SUBMIT PROOF OF AUTHORIZATION TO DO SO**

RULES AND REGULATIONS
GRENADIER LAKES AT WELLEBY CONDOMINIUM, INC.

The rules and regulations hereinafter enumerated as the condominium property, the common elements, the condominium units and the condominium in general shall be deemed in effect until amended as provided by the bylaws of the association and shall apply to and be binding upon all unit owners. The unit owners shall at all times obey said rules and regulations and shall see that they are obeyed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Violation of these rules and regulations may subject the violator to any and all remedies available to the condominium association and other unit owners pursuant to the terms of the declaration of condominium, the articles of incorporation of the association, the by-laws of the association and Florida law. Violations may be remedied by the condominium association by injunction or other legal means and the association shall be entitled to recover in said actions any and all court costs incurred by it, together with reasonable attorneys' fees. In addition to any remedies or rights which the association or any unit owner may have to recover damages, costs, and attorney's fees against any person violating the rules and regulations or amend or repeal previously adopted rules and regulations. Any waiver, consents or approvals given under these rules and regulations by the board of directors shall be revocable at any time and shall not be considered as a waiver, consent or approval for any purpose other than that which is identified at the time of the giving of such waiver, consent to approval.

THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. **ALTERATIONS AND/OR STRUCTURAL MODIFICATIONS:** No unit owner shall make any alteration or addition to the common elements or limited common elements, or to the exterior of his unit, or any structural modification to his unit, without the prior written consent of the board.
2. **AIR CONDITIONING:** No air conditioning equipment other than equipment originally in the unit is permitted, including wall or window air conditioning units, without the prior written consent of the board.
3. **ANTENNAE'S AND WIRING:** No antennas, aerials or wiring may be placed on or installed on the exterior of a building or unit without the prior written consent of the board, including satellite dishes. The board prior to installation must approve satellite dish placement. No dish or wire may be attached in any way to the roof or building. No wiring is to be installed through the stucco walls.
4. **UNIT USE:** Units shall not be used for commercial or business purposes and shall only be used for residences.
5. **BUILDING EMPLOYEES, CONTRACTORS AND DEVELOPER'S EMPLOYEES:** No unit owner or member of his family or guest shall give orders or instructions to building employees, contractors or to the developer's employees, but rather shall express his desires to the person designated for this purpose by the board of directors.

6. **CHILDREN**: Each unit owner shall be solely responsible for the actions and any damage caused by his children or children visiting him. Unit owners shall be responsible for and shall require their children and visiting children to comply with all rules and regulations concerning the recreational facilities. Children less than fourteen (14) years of age shall not be allowed in the pool and deck area unless accompanied by an adult. Children must be supervised at all times.
7. **CLEANLINESS**: Each unit owner shall maintain their unit, and especially the exterior of his unit, in a clean and orderly manner and in a manner that will not be offensive to any other unit owner: no linen, towels, clothing or other items shall be placed or hung on the exterior of any unit, except on clotheslines or areas installed or approved by the board.
8. **COMPLAINTS**: All complaints of unit owners shall be made in writing and delivered to the management company. All work order requests must be called in to the management company for processing.
9. **CONDUCT**: No person shall engage in loud and boisterous or other disorderly, profane, indecent or unlawful conduct on any portion of the condominium property, including, without limitation, inside any dwelling units or in any common area.
10. **DAMAGED COMMON ELEMENTS**: Insurance rates: no unit owner shall permit or suffer anything to be done or kept in his unit that will increase the rate of insurance on the condominium property. The cost of repairing damage to common elements, including but not limited to the condominium buildings and landscaped areas, caused by a unit owner or his guests or invitees, shall be the sole responsibility of such unit owner.
11. **DELIVERIES**: The association shall not be responsible for the theft, conversion, disappearance, loss or damage of any item received from or for an owner, even though such theft, conversion, disappearance, loss or damage may occur through the negligence or willful act of the employees of the association or the employees of the developer, and all parties delivering items to such employees and all parties intended to be the recipient of items so delivered, hereby assume all risks of theft, conversion, disappearance, loss and damage of and to such items.
12. **EXTERIOR APPEARANCE**: No improvements may be made or placed upon the exterior of any unit or on any of the common elements of the condominium without the prior written consent of the board. Any consent of the board to any improvement to be made in or on the exterior of any unit, or to anything to be placed therein or thereon may be withheld on purely aesthetic grounds, in the sole discretion of the board. Nothing should be attached to the common walls of the buildings including screws and nails.
13. **FLAMMABLE MATERIALS**: No flammable, combustible or explosive fluid, chemical or substance shall be kept within any portion of the condominium property, including, without limitation, in any unit, storage area or common element area, except as required for normal household use.

14. **FLOOR COVERING:** If any unit is located above another unit, floor covering other than carpeting which is installed in areas other than a kitchen, bathroom, or hallway, must be installed with sound reducing materials when necessary in order to eliminate noise transmitted to the lower unit created by persons walking on the floor covering. An architectural improvement form must be filled out for board approval prior to installation of floor coverings other than carpet.
15. **GUEST OCCUPANCY:** temporary guests are permitted to reside in any unit so long as such guests do not create or cause an unreasonable source of noise, annoyance or disturbance to the other unit owners and permanent residents of the condominium. All temporary guests shall be required to comply with all of the rules and regulations of the condominium and other obligations created by the declaration of condominium and its exhibits. The board reserves the right to limit the number of temporary guests that may reside in a unit at any time. The board reserves the right to expel any temporary guest who violates the foregoing requirements. A temporary guest is considered a permanent resident after 30 days and must be screened and approved by the board.
16. **GUNS:**No guns shall be permitted to be discharged on any portion of the condominium property, including the common areas and units, except as might be permitted in the event of an emergency pursuant to the applicable laws of the state of Florida. Guns for this purpose shall include, but not be limited to, rifles, shotguns, pistols, dart guns, bb guns and sling shots.
17. **HURRICANE PREPARATIONS:** Each unit owner who plans to be absent from his unit during the hurricane season must prepare his unit prior to his departure by:
 - a) Removing all furniture, plants and other moveable objects from the exterior portion of his unit.
 - b) Designating a responsible firm or individual to care for his unit should the living unit suffer hurricane damage, and furnish the board, or the person designated by the board for such purpose, with the name of said firm or individual.
 - c) Any unit owner failing to make hurricane preparations and/or making improper preparations shall be held responsible for any damage done to the property of other unit owners, and/or to the common elements resulting from such failure.
18. **INSURANCE RATES:** No unit owner shall permit or suffer anything to be done or kept in his unit that will increase the rate of insurance on the condominium property.
19. **MOTORCYCLES:** Motorcycles shall not be parked or placed in any area other than in designated motor vehicle parking spaces. Motorcycles shall not be driven upon common areas other than roadways and parking areas. All motorcycles shall be equipped with appropriate noise muffling equipment, and the board shall be authorized to bar from the condominium property any motorcycle or other motor vehicle that causes an abuse of normal noise levels. Any damage done to the common elements, including but not limited to pavement, as a result of motorcycle kick-stands or other use of motorcycles, shall be the sole responsibility of the owner of the motorcycle causing such damage and/or the unit owner to whom the motorcycle owner was a guest or invitee.

20. **NUISANCES:** No unit owner shall make or permit any disturbing noises any place upon the condominium property by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners: no phonograph, television, radio sound amplifier or other sound equipment may be played or operated in such manner that same disturbs or annoys other occupants of the condominium.
21. **OUTDOOR COOKING:** No cooking or barbecuing shall be permitted in any enclosed or screened-in patio, balcony or porch. Fire codes prohibit barbecuing closer than 10 feet from the building.
22. **PARKING:** Parking areas upon the condominium property shall be used only by residents of the condominium and their guests and invitees. Only automobiles, small trucks, vans and other vehicles commonly used as private passenger vehicles may be parked on the condominium property without the consent of the board. Other types of vehicles, boats and trailers may not be parked on the condominium property without the written consent of the board, which may be arbitrarily withheld, if commercial equipment is exposed in or upon the vehicle. The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles making delivery to or from, or while used in connection with providing services to any unit or the condominium property during normal working hours. No vehicle which cannot operate on its own power shall remain on the condominium property for more than twenty-four (24) hours and no repair of any motor vehicle shall be made on the condominium property. In connection therewith, no motor vehicle shall be placed on blocks, jacks, or similar device, anywhere on the condominium property. No motor vehicle shall be parked other than in areas designated for parking. Vehicles improperly parked will be towed away at the expense of the unit owner or resident. Parking spaces that are assigned to a particular unit may only be used by the residents of that unit and their guests and invitees. The residents of any unit, their guests and invitees may only use parking spaces that are assigned to that particular unit or a guest spot. Any vehicle parked in the restricted zones will be towed immediately without prior notice. Only unit owners are allowed to wash their cars on the property and are restricted to once per week. All vehicles are to park head in. Backing into a parking space is strictly prohibited.
23. **PASSAGEWAYS:** Sidewalks, entranceways, passageways, vestibules, and all other portions of the common elements must at all times be kept free of obstruction and encumbrance, and shall not at any time be used for any purpose other than ingress and egress. No carriages, bicycles, wagons, shopping carts, chairs, benches, tables or other objects shall be stored or kept in or upon such areas. Nothing is to be placed or stored in front of the units or outside the fenced in patios (including potted plants). Fire codes prohibit any item from being placed in or on the walkways and landings.
24. **PERSONAL INSURANCE:** Although the insurance coverage afforded through the association, in addition to other coverage, provides hazard insurance for the individual living units, such insurance does not include coverage of personal property and liability coverage

for the individual unit owners. Therefore, it is recommended that such coverage be obtained by each unit owner.

25. **PERSONAL PROPERTY**: The personal property of a unit owner shall be stored within his unit or where applicable, in assigned storage areas, but in no event shall such property be stored or left within or upon other portions of the common elements or public areas. Storage is also prohibited from being kept on patios and fenced in areas.
26. **PETS**: All pets are prohibited except as expressly permitted by the declaration of condominium. Any permitted cat or dog must be carried or walked on a leash at all times. The board may designate portions of the common elements on the exterior boundaries of the condominium as "pet walking" areas, and in that event no unit owner shall permit his pet to deposit animal waste on any other portion of the condominium property. No pets may be kept, bred, or maintained for any commercial purpose. No pets are permitted within the recreational facilities. The board shall have the right to require any pet to be removed from the condominium that causes an unreasonable source of annoyance to any unit owner, or if these rules and regulations are violated with respect to the pet. Pets over the maximum pet weight of 25lbs are prohibited. Not picking up after pets is a finable violation.
27. **PLUMBING AND ELECTRICAL**: Water closets and other plumbing shall not be used for any purposes other than those for which they were constructed, and no sweepings, rubbish, rags, sanitary napkins or other foreign substances shall be placed therein. Grease and other foreign substances shall not be poured down drains. Electrical outlets and electrical wiring shall not be overburdened. Total costs of all maintenance, repairs and replacements connected with any misuse of plumbing and/or electrical installations shall be the responsibility of and paid by the unit owner.
28. **PLANTINGS**: No plantings of whatever nature shall be made by any unit owner upon any public areas, and/or other portions of the common elements, without the prior written approval of the board. Unit owners are prohibited from planting anything in the common areas, this includes along the walkways, without strict arc guides and a form filled out for board approval. Invasive and/or thorny plants are prohibited and will be removed immediately. All hoses without a shut off nozzle are prohibited and will be removed from the connections.
29. **RECREATIONAL FACILITIES**: Use of the recreational facilities shall at all times be solely at the risk of the individuals involved, and in no event that of the association or its members. The use of the recreational facilities shall be regulated from time to time by the board. Additional regulations shall include those that are necessary to comply with the laws of the state of Florida with reference to swimming pools and other public facilities and those that are deemed necessary and reasonable from time to time to insure the proper use of the facilities by all of the members of the association. Amended and/or additional rules and regulations shall be posted in a conspicuous place, in or upon the recreational facilities and it shall be the responsibility of the individual unit owners to apprise themselves of same. Private use of the recreational facilities must be arranged through and only after permission has been granted by the board. The user of the recreational facilities shall be responsible to

leave same in a clean and orderly manner and shall be responsible for any breakage and/or damage caused. No boating, swimming or wading shall be permitted in any lake existing within the condominium property.

30. **RIGHT TO ENTER IN EMERGENCIES:**In case of emergency originating in or threatening any dwelling, regardless of whether the owner is present at the time of such emergency, the board, or any other person authorized by it shall have the right to enter such dwelling for the purpose of remedying or abating the causes of such emergency, and such right to enter shall be immediate.
31. **ROOF:** No person shall be permitted upon the roof of any building without the prior consent of the board.
32. **SOLICITATION:**There shall be no solicitation permitted by any persons anywhere in or about the condominium property for any cause, charity or for any purpose whatsoever, unless specifically authorized in advance by the board.
33. **SERVICE PEOPLE:**No unit owner shall permit any service people, whether for purposes of maintenance, repair, replacement or improvement, to work in his unit before 8:00am or after 9:00 pm, except in cases of emergencies.
34. **SIGNS:** No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside or inside of any unit so as to be visible from the outside of the unit, or upon any portion or part of the common elements without prior written consent of the board.
35. **SWIMMING POOL:** Children under the age of fourteen (14) years old are not permitted in or around the swimming pool unless accompanied by an adult. All persons must shower before entering the swimming pool and all suntan lotion or suntan oils must be removed before entering the swimming pool. No rafts or flotation devices are permitted when others are using the swimming pool. No food or beverage is permitted when in or around the swimming pool, and breakable containers are expressly prohibited. No diving is permitted in the swimming pool. Anyone using suntan lotion or suntan oil must cover any lounge or chair they are sitting on with a towel. All infants and toddlers must wear rubberized form-fitting or waterproof garment over a diaper while in the swimming pool. Pool hours are from dawn to dusk. The pool will be strictly off limits after posted hours and offenders will be considered trespassers.
36. **TENNIS COURT:** All persons using the tennis courts must wear soft-soled shoes with white rubber or similar soles or other customary tennis shoes! The tennis court may not be used between the hours of 11:00 p. M. And 7:00 a.m. no person shall use the tennis court for more than one (1) hour if others are waiting to use the court.
37. **TRASH AND GARBAGE:** All refuse, waste, bottles, cans, garbage and trash shall be securely wrapped in plastic garbage bags and placed only in those containers and areas designed for such purposes. Unit owners are prohibited from tossing trash over the gates.

No bulk items, such as furniture and appliances, all dumpster rules posted on the gates are to be strictly adhered to. Failure to do so will result in a fine. Trash will be checked for identifying information of offenders.

38. **VEHICULAR AND PEDESTRIAN TRAFFIC:** All vehicular and pedestrian traffic being in and/or operating upon the condominium property shall at all times comply with controlling governmental laws. All such traffic shall at all times obey any traffic signs and/or other equipment employed for the purpose of traffic control, whether or not same is placed by governmental authorities and/or the association. Unless otherwise posted, vehicular traffic shall adhere to a maximum speed limit of 12 m.p.h.
39. **WHEEL VEHICLES:** No unit owner shall permit wheel vehicles, including but not limited to bicycles, mopeds, skateboards, carriages and shopping carts to be used in a manner that would interfere with vehicular and pedestrian traffic upon the condominium property. Bicycles, mopeds, skateboards and roller blades are prohibited from the grass areas.
40. **WINDOW, DOOR AND BALCONY TREATMENTS:**No awning, canopy, shutter or other projections shall be attached to or placed upon the outside walls or doors or roof of the condominium buildings without the prior written consent of the board. Terraces, balconies, porches or patios may not be enclosed, which includes the screening, without prior written approval of the board. Nothing can be affixed to the walls within such terraces, balconies, porches or patios except with prior written consent of the board. No blinds, shades, screens, decorative panels, window or door covering shall be attached to or hung or used in connection with any window or door in a unit, if affixed to the exterior of a unit, without the prior written consent of the board. Window treatment shall consist of drapery, blinds, decorative panels or other tasteful materials, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after a unit owner or tenant first moves into a unit or when permanent window treatments are being cleaned or repaired. No windows shall be tinted and no tinted glass shall be installed and no screening shall be replaced other than with the same material and color as originally exists, without the prior written consent of the board.
41. **VIOLATION FINES** -The amount of any fine for a violation shall be determined by the board, and shall not exceed 1/3 of one month's assessment for common expenses for the first offense and 2/3 of one month's assessment for common expenses for a second similar offense, and one month's assessment for common expenses for a third or subsequent similar offense and in any event may not exceed any maximum amount permitted by the condominium act. Prior to imposing any fine, the unit owner or tenant shall be afforded an opportunity for a hearing after reasonable notice to the unit owner or tenant of not less than 14 days, which notice shall include (i) a statement of date, time and place of the hearing (ii) a statement of the provisions of the declaration, bylaws, or rules and regulations which have allegedly been violated, and (iii) a short and plain statement of the matters asserted by the association. The unit owner or tenant shall have an opportunity to respond to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by

the association. At the hearing the board shall conduct a reasonable inquiry to determine whether the alleged violation in fact occurred, and if the board so determines, it may impose such fine as it deems appropriate by written notice to the unit owner or tenant. If the unit owner or tenant fails to attend the hearing was set by the board, the unit owner or tenant shall be deemed to have admitted the allegations contained in the notice to the unit owner or tenant. Any fine imposed by the board shall be due and payable within ten (10) days after written notice of the imposition of the fine, or if a hearing is timely requested within ten (10) days after written notice of the board's decision at the hearing. Any fine levied against an owner shall be deemed an assessment, and if not paid when due all of the provisions of this declaration relating to the late payment of assessments shall be applicable except as otherwise provided by the condominium act. If any fine is levied against a tenant and is not paid within ten (10) days after same is due, the association shall have the right to evict the tenant as hereinafter provided.

**GRENADIER LAKES AT WELLEBY CONDOMINIUM
ASSOCIATION, INC.**

FREQUENTLY ASKED QUESTIONS

Q: How often do I have to pay Association Fees?

A: Monthly

Q: What is the date that the fees are due?

A: Payments are due on the first (1st) of each month

Q: Does the Association allow rentals?

A: Yes, once per twelve (12) month period

Q: Is there an approval process?

A: Yes, all potential residents must submit an application

Q: How do I obtain an application for lease or purchase?

A: Visit www.HomeWiseDocs.com for applications

Q: Is there an application fee?

A: Yes

Q: How much is the application fee?

A: Application fees are \$100.00 per applicant

Q: How do I obtain the governing documents and budget?

A: Visit www.HomeWiseDocs.com for these items

Q: Are there any pet restrictions?

A: Yes, all pets must be registered and must be less than 20 pounds at full maturity & no dangerous breeds are permitted

GRENADIER LAKES CONDOMINIUM ASSOCIATION, INC.

FREQUENTLY ASKED QUESTIONS