INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR OCCUPANCY

New residents (owners and/or tenants) are required to complete and submit this application to obtain Association approval at least fifteen (15) business days prior to the proposed occupancy date.

GRS MANAGEMENT, INC
15280 NW 79TH COURT, SUITE 101
MIAMI LAKES, FL 33016
PHONE 305-823-0072
FAX 305-823-4888

To avoid delays in processing, **all applications must be submitted to INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.** Every form must be completed in its entirety, be accurate, and be signed by all required parties. All required supporting documentation and applicable fees must be submitted with the application.

Incomplete, applications will not be accepted or processed until all required information, documentation, is received. Please print legibly using **black or blue ink**.

Incomplete applications will be automatically canceled thirty (30) days after the date of submission date. All application fees are non-refundable.

The following must be included with the application:

_____ Application processing fee of $150.00 for legally married couples. Any other applicant over 18 years of age must pay an additional $150.00 per applicant. Made payable to: **GRS Management, Inc. (Cashier's check or money order only) - Application fees are non-refundable.**

_____ **Sales Only:** A completed Estoppel Request must be submitted prior to closing. Pursuant to Section 718.116, Florida Statutes, the Association or its authorized agent will issue the estoppel certificate within ten (10) business days after receipt of a written request and the applicable statutory fee. Payment must be made by cashier's check or money order payable to **GRS Management, Inc.** The current fee is **$250.00 for standard processing service (issued within 10 business days** and **$350.00 for expedited service (issued within 3 business days. An additional $150.00 if the account is in collection.**

_____ **Rentals Only**: Applications will not be approved if there are any outstanding assessments, fees, fines, or other amounts due to the Association.

_____ **Background Check / Local Police Record** Each applicant is required to provide a **background report or a local police record.** As a convenience, **GRS Management, Inc.** may obtain a background screening on behalf of the applicant for an additional fee of **$55.00 per applicant**. Payment must be made by **cashier's check or money order** payable to **GRS Management, Inc. All background screening fees are non-refundable**, regardless of whether the application is approved, denied, withdrawn, or canceled

_____ **Security Deposit (Lease Only)**
A **refundable security deposit of $200.00** is required for all lease applications. Payment must be made payable to **INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.** by **cashier's check or money order only**. **Security Deposit Refund Policy:** The security deposit is refundable upon the termination of the lease, provided that all Association requirements have been satisfied.

_____ A fully executed copy of the Contract for Sale or Lease, signed by all parties.

When a complete application package is received, we will commence the background screening process. Once the background screening is completed, we will forward the application to the Board of Directors for approval.

All inquiries regarding the application process must be made via e-mail to customer@grsmanagement.com.

INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR OCCUPANCY

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

Note: Please note that all applicants over the age of 18 (not married to the primary applicant) must complete a separate application.

Date: _____ Desired Date of Occupancy: _____

This Application is for a: Lease (_) Purchase (_) of Unit # _____

Agent Information (if applicable)

Property Address: _____

Realtor's Name: _____ Phone # _____

Applicant information:

Applicant's Name_____Phone# _____

Email Address: _____

SSN#_____ DOB _____

DL # _____ State _____

MARITAL STATUS: Married ( ) Separated ( ) Divorced ( ) Single ( )

Spouse's Name: _____

Phone# _____

Email Address: _____

SSN#_____ DOB _____

DL # _____ State _____

LIST OF OCCUPANTS

Total number of individuals who will occupy the unit: _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR OCCUPANCY

PETS

Yes (_) No (_) How Many: _____

Weight: _____ Breed: _____ Color _____

A maximum of one (1) pet is permitted per unit. The pet must not exceed forty (40) pounds in weight.

VEHICLES

Make: _____ Model: _____ Tag #:_____

Make: _____ Model: _____ Tag #:_____

Make: _____ Model: _____ Tag #:_____

Parking Regulations

Each unit is assigned **two (2) parking spaces**, which are in front of or adjacent to the unit. Any **third vehicle** belonging to a resident, as well as **guest and visitor vehicles**, must be parked only in the designated parking area located **along the black fence on the south and southwest sides of the community**. Residents are responsible for ensuring that their guests and visitors comply with the Association's parking rules.

Parking Decals: A valid Association-issued parking decal is required for resident vehicles. Decals are available for a fee of **$15.00** each.

RESIDENCE HISTORY

Applicants must provide a complete employment history for the past three (3) years.

Present Address: _____ Years_____

City_____ State_____ Zip _____ OWN ( ) RENT ( )

Name of Landlord_____ Phone # _____

Previous Address: _____ Years_____

City_____ State_____ Zip _____ OWN ( ) RENT ( )

Name of Landlord_____ Phone # _____

Previous Address: _____ Years_____

City_____ State_____ Zip _____ OWN ( ) RENT ( )

Name of Landlord_____ Phone # _____

INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR OCCUPANCY

EMPLOYMENT HISTORY
Applicants must provide a complete employment history for the past three (3) years

ARE YOU: Self-Employed? Yes (_) No (_) Retired? Yes (_) No (_)

Present Employment Name: _____

Address_____Phone _____

City_____ State_____ Zip _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income_____

Prior Employment Name: _____

City_____ State_____ Zip _____

From: _____ To _____ Dept or Position: _____

Prior Employment Name: _____

Address_____Phone _____

City_____ State_____ Zip _____

From: _____ To _____ Dept or Position: _____

Spouse's Employer ARE YOU: Self-Employed? Yes (_) No (_) Retired? Yes (_) No (_)

Present Employment Name: _____

Address_____Phone _____

City_____ State_____ Zip _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income_____

Prior Employment Name: _____

Address_____Phone _____

City_____ State_____ Zip _____

From: _____ To _____ Dept or Position: _____

Prior Employment Name: _____

City_____ State_____ Zip _____

From: _____ To _____ Dept or Position: _____

INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR OCCUPANCY

REFERENCES (No Relatives)

Name _____ Years Known_____

Phone # _____ **Email Address:** _____

Name _____ Years Known_____

Phone # _____ **Email Address:** _____

Name _____ Years Known_____

Phone # _____ **Email Address:** _____

LEASE ADDENDUM

Lessor/Unit Owner becomes delinquent in the payment of any general or special assessments, installments thereof, or any other monetary obligation due and owing to the Association the Association shall have the right, but not the obligation, pursuant to Section 718.116(11), Florida Statutes, to make written demand upon the Lessee/Tenant requiring the Lessee/Tenant to pay subsequent rental payments, or any portion thereof, directly to the Association.

Upon receipt of written demand from the Association the Lessee/Tenant shall remit rental payments directly to the Association in accordance with the Association's written instructions and shall continue making such payments until:

The Association provides written notice releasing the Lessee/Tenant from this obligation; The Lessor/Unit Owner's delinquent monetary obligations to the Association have been satisfied; or the Lessee/Tenant's tenancy in the unit has terminated.

Any rental payments received by the Association shall be applied toward the outstanding monetary obligations owed by the Lessor/Unit Owner to the Association. The Association shall provide written notice of its demand to both the Lessee/Tenant and the Lessor/Unit Owner as required by applicable Florida law.

The Lessee/Tenant shall receive credit against rental obligations owed to the Lessor/Unit Owner for all rental payments properly made to the Association pursuant to the Association's written demand. Payment of rent directly to the Association following proper notice shall provide the Lessee/Tenant protection from any claim by the Lessor/Unit Owner for those amounts timely paid to the Association.

The Association's rights under this provision are cumulative and are in addition to any other rights and remedies available under the Condominium Declaration, Bylaws, Rules and Regulations, Chapter 718, Florida Statutes, or applicable law, including, but not limited to, the right to pursue collection remedies against the Lessor/Unit Owner for delinquent obligations.

The Association's exercise of this right shall not create a landlord-tenant relationship between the Association and the Lessee/Tenant, except as specifically provided by applicable Florida law.

_____ _____

Lesser (Owner) Signature Lessee (Tenant) Signature

INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR OCCUPANCY

RULES & REGULATIONS

Acknowledgment of receipt of the association rules and regulations

I/We acknowledge that I/we have received a copy of the Association's Rules and Regulations as part of the application package for **INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.** I/We agree to comply with all provisions of the Association's governing documents, including the Declaration, Bylaws, Rules and Regulations, and any duly adopted amendments.

I/We understand that occupancy of the Unit is limited to the individuals identified in the approved application. No additional person may occupy or reside in the Unit without the prior written approval of the Association when required by the Association's governing documents.

I/We further understand that any violation of the Association's governing documents, including unauthorized occupancy or failure to comply with community rules, may result in enforcement action by the Association as permitted by the Declaration, Bylaws, Rules and Regulations, the lease agreement, and applicable Florida law.

Such enforcement action may include, where authorized, the imposition of fines, suspension of use rights, legal action, and other remedies available to the Association. I/We acknowledge that any termination of tenancy or eviction proceedings must be pursued through the Unit Owner/Landlord and the appropriate legal process as required by applicable law.

All adult applicants must sign below to acknowledge receipt of an agreement to comply with the Association's Rules and Regulations.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

INTERVIEW

Acknowledgment of the required interview

I, _____, acknowledge and understand that an interview with the Association representative is required prior to moving-in to the community. I further understand that completion of this interview is a requirement of the application process and must be completed before occupancy is permitted.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR OCCUPANCY

ACKNOWLEDGMENT OF INSURANCE RESPONSIBILITY

I acknowledge and understand that the Association's master insurance policy does **not** provide coverage for damage occurring within my condominium unit. This includes, but is not limited to, damage to interior walls, flooring, cabinets, countertops, fixtures, appliances, personal property, improvements, and losses resulting from water intrusion or flooding, except as otherwise required by the Association's governing documents or applicable law.

I further acknowledge that it is my responsibility, as the unit owner, to obtain and maintain an **HO-6 Condominium Unit Owners Insurance Policy**. An HO-6 policy is specifically designed for condominium owners and provides coverage for personal property, interior improvements, liability, loss assessments (when applicable), and other items not covered by the Association's master insurance policy.

By signing below, I acknowledge that I have read and understand my insurance responsibilities and agree that the Association shall not be responsible for losses or damages that are the responsibility of the unit owner under the governing documents or the owner's individual insurance policy.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

SECURITY DEPOSIT

Security Deposit Requirement:

A **refundable security deposit of $200.00** is required for all lease applications. Payment must be made payable to **INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.** by **cashier's check or money order only**.

Security deposit refund requests must be submitted at the end of the leasing period and include copies of the front and back of the cashier's check or money order originally submitted for the security deposit.

Please allow ten (10) to fifteen (15) business days for processing of all security deposit refund requests after receipt of the required documentation.

Security Deposit Paid: ☐ Yes ☐ No Payment Method: Cashier's Check ☐ Money Order ☐

Payment Reference/Check #: _____ Amount Received: $_____

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR OCCUPANCY

CRIMINAL HISTORY DISCLOSURE

Has any applicant been convicted of a felony or misdemeanor (excluding minor traffic violations)?

☐ Yes ☐ No

Applicant Name: _____

If yes, please provide the following information:

Offense: _____

Date of Conviction: _____

Jurisdiction (City/State): _____

Additional Explanation (Optional): _____

_____

I/We certify that the information provided in this application is true, complete, and accurate to the best of my/our knowledge. I/We understand that failure to provide complete and accurate information, including the omission or misrepresentation of required information, may result in denial of occupancy approval.

Applicant Signature: _____ Date: _____

INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR OCCUPANCY

AUTHORIZATION FOR FILE DISCLOSURE AND CONSUMER REPORTING

I hereby authorize **GRS Management, Inc.** and **Verify Screening Solutions, Inc.**, including their designated agents, employees, and authorized representatives, to obtain, review, and verify consumer reports and related information for the purpose of evaluating my application for residency, lease approval, or purchase eligibility.

I understand that the screening process may include, but is not limited to, obtaining and reviewing the following information:

- Consumer credit reports;
- Criminal history information;
- Eviction records;
- Rental payment history;
- Rental and occupancy history; and
- Other information necessary to evaluate my eligibility as a prospective resident.

I further authorize the association **INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC., GRS Management, Inc.,** and **Verify Screening Solutions, Inc.**, and their authorized representatives, to obtain and review applicable information during the term of my occupancy.

I certify that all information provided in my application for residency is true, accurate, and complete. I understand that providing false, fraudulent, incomplete, or misleading information may result in the denial of my application, the termination of my residency, or other remedies available under applicable law.

I understand that screening results and related information will be maintained in confidence and may be disclosed only to authorized parties as permitted by applicable law or upon my written authorization.

Applicant Information

Full Legal Name (First, Middle, Last): _____

Current Home Address (including Unit No., if applicable):

Address: _____

City_____ State_____ Zip _____

Applicant Telephone Number: _____

Social Security Number: _____Date of Birth: _____

Driver's License Number and State Issued: _____

Applicant Signature: _____Date: _____

GRS Management, Inc
15280 NW 79TH Court Suite 101
Miami Lakes, FL 33016
PH: (305) 823-0072 Fax: (305) 823-4888
Email: Customer@grsmanagement.com
Website: www.grsmanagement.com

INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
PET REGISTRATION INFORMATION

Date: _____ *Unit/Account Number:* _____

Resident/Occupant Name: _____

Property Address: _____

Phone Number: _____

Email Address: _____

Pet restrictions may vary in accordance with the Association's Declaration, Bylaws, and Rules and Regulations.

A maximum of one (1) pet is permitted per unit. The pet must not exceed forty (40) pounds in weight.

Pet Age: _____ **Weight (lbs):** _____

Miami-Dade County Tag/License Number:

License information may be verified through the applicable County records.

Date of Most Recent Rabies Vaccination:

Please attach a current copy of the pet's vaccination records.

Required Attachments

Please submit the following with this registration:

☐ Current photograph of the pet
☐ Current rabies vaccination certificate
☐ Miami-Dade County pet license/tag information (if applicable)

Owner Certification

I certify that the information provided above is true and correct. I understand that all pets must comply with the Association's Governing Documents, including all applicable pet restrictions, rules, and regulations. I further acknowledge that any change in pet ownership or pet information shall be reported to the Association within thirty (30) days.

Pet Owner Name: _____

Pet Owner Signature: _____

Date: _____ / _____ / _____

Rules and Regulations (R&R)

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VIOLATIONS OF ANY OF THE BELOW RULES AND REGULATIONS OR ANY OTHER GOVERNING DOCUMENTS OF THE ASSOCIATION CAN RESULT IN FINES OF $100 PER DAY OF VIOLATION NOT TO EXCEED $1,000 PER VIOLATIONS.

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Effective May 03, 2023, the revised rules and regulations will take effect.
Some rules & regulations may have other dates of effectiveness.

Leases:

• All leases (new & renewal) must be submitted to the Management office with application for review and leasing of Units shall also be subject to the prior written approval of the Association. • 60 days prior to lease expiration; Management Office must be notified of lease not being renewed and tenant move out and lease being renewed a new lease must be submitted for board review and approval.

• Leases must include clause as stated in amended by-laws:

> *Every lease of a Unit shall provide (or, if it does not shall be deemed to provide) that the Association shall have the right: (i) to terminate the lease and/or to evict the tenant upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation or Bylaws of the Association, or other applicable provisions of any agreement or document governing the Condominium or administered by the Association; and (i) to collect all rental payments due to the Owner and to apply same against unpaid Assessments if and to the extent that. the Unit Owner is in default in the payment of Assessments.*
>
> *Every lease of a Unit shall provide (or, if it does not shall be deemed to provide) that a material condition of the lease shall be the tenant's full compliance with the covenants, terms, conditions and restrictions of this Declaration (and all Exhibits hereto) and with any and all rules and regulations adopted by the Association from time to time (before or after the execution of the lease). The Unit Owner shall be jointly and severally liable with the tenant to the Association for any amount which is required by the Association to repair any damage to the Common Elements resulting from acts or omissions of tenants (as determined in the sole discretion of the Association) and to pay any claim for injury or damage to property caused by the negligence of the tenant and special Assessments may be levied against the Unit therefor. All leases are hereby made subordinate to any lien filed by the Association. whether prior to or subsequent to such ease.*

Residents:

*• All Residents moving into the community **MUST** go through the application process and obtain Board approval in writing **PRIOR** to moving in. **Residents include all occupants, tenants, owners, family and/or friends of tenants and/or owners, anyone 18 years of age and older that will be moving into the community.** • All applicants **MUST** be interviewed by the Board of Directors to go over the Rules and Regulations of the property **PRIOR TO MOVING IN.** • Moving into the property without Board Approval may result in immediate eviction of tenants and the unit owner may face a fine per rules and regulations.*

Moving In or Out:

• Moving in or out of the community is only allowed between Monday through Saturday from 9:00 AM to 5:00 PM. ***A refundable security deposit of $200 payable to Inglewood Townhomes Condominium*** *must be provided with the application or at least 48 hours before the moving date during an owner move out. • Occupant/Tenants will receive the refund upon moving out at the end of the lease and after an inspection of the communal areas has been conducted by management. • Owners moving in or out will receive the refund within 48 hours of the move and after an inspection of the communal areas has been conducted by management.*

Registration of Vehicle(s):

(For the safety of our residents and identification of vehicles belonging to the community. On January 17, 2023, vehicle registration update and replacement of old permit decal with new permit decal began. Decals places on rear of glass on lower right corner or body of vehicle or when not possible front windshield driver side lower corner; Registration and new decals update yearly)

• All residents vehicle(s) must be register and Permit Decal installed by Management Office or Board of Directors. As of January 30, 2023, registration is at the management office. Replacement of decals $15.00. Effective June 01, 2023, vehicles not registered and without decals may be towed at vehicles owner expense. • Vehicle(s) must be registered to the unit owner or tenant of unit, or immediate family.

• Vehicle(s) MUST NOT have more than 3 temporary tags, and each Must be Registered with Management office.

Assigned Parking and Parking:

• Each unit has two (2) assigned parking spaces in front of or near their unit. No more than three (3) vehicles per unit (Effective May 03, 2023, new owners or tenant/occupants no more than 2 vehicles per unit allowed. Current unit owner and tenant/occupants prior to May 03, 2023, are grandfathered to 3 vehicles per unit.) All residents must park their vehicles including vehicles with handicapped permit/tag in their assigned parking spaces. Vehicle(s) with Expired or No License Plate NOT allowed in community. All Vehicle(s) must be in working order. • Residents third (3rd) vehicle and guests/visitor's vehicle are to park along black fence located south and southwest side of the community. Effective June 01,2023, Parking by permit. Residents issued 1 (one) 24-hour visitor parking pass per unit. Pass must be visible on vehicle. Not to be used for parking of residence 4th vehicle. • No overnight parking between 12a.m. & 6a.m. without pass or permit; special events like birthday parties, contact management office for an overnight temporary pass for your guests and must be visible on vehicle. • Vehicles without a visitors pass, or permit will be towed at the vehicle owner's expense without warning.

• NO vehicles allowed to park on the grass or tree roots, right away, blocking of fire hydrant, in front of other unit's doorway, no parking zone, blocking access to garbage dumpster or any areas not designated for parking including parking on or blocking sidewalks access.

• No cargo box trucks, towing or flatbed trucks, big rigs trucks, commercial utility, cargo or dumpster trailers are allowed. No Commercial Vehicle(s) or Vehicle(s) with any markings, commercial advertising or signs unless covered. No objects, tools, equipment's, materials, ladders, structure(s), anywhere on exterior of vehicle or on community parking lot or property are not allowed in the community.

(Effective March 13, 2023, no new or additional commercial vehicles can be parked on condominium property). Residents with Commercial vehicles that were properly registered prior to March 13, 2023, are grandfathered Effective May 03, 2023, and allowed to park and register commercial vehicles while remaining a resident or unit owner within the community and must comply with restrictions underlined above. Commercial vehicles count part of vehicle limit per unit.

• NO recreational vehicles including RVs, all-terrain vehicles, gulf carts, dirt bikes, open or flat or box or utility trailers, boats, jet-skis or buggy style vehicles are not allowed on the property common and/or limited common areas. • No vehicle can block access to garbage dumpster.

Towing:

• Vehicle(s) and/or recreational vehicles found to be in violation will be towed at the owner's expense without warning.

Pool Side Parking:

• The guest/visitor and handicapped parking by the pool area is for guests/visitors only, NO resident is allowed to park there.

Mechanical Work:

• NO mechanical / vehicle body work of any kind is allowed on the property, with the exception of replacing a flat tire or dead battery.

Parking Lot: For safety purpose

• NO motorized or non-motorized bike riding, skateboarding, scooters or ball playing is allowed in the parking lot area. • Residents and children are NOT ALLOWED to play in the parking lot area. • NO bounce houses or any type of inflatable or temporarily erected structures are allowed in the parking lot area.

Condominium Appearance, Alteration and Negligence, Carelessness of unit owner:

• All residents are responsible for maintaining their balconies and entrances in good condition and appearance. • There is NO storage allowed anywhere outside the units, on the balconies or parking lot areas.

• Any BBQ grills MUST be placed in the back yards and not on the balconies or entrances of the units.

• Any landscaping not in the common areas MUST be maintained by the unit owner or resident. All plants and trees MUST be trimmed to maintain a good appearance.

• Any work done inside or outside the units must be approved in writing by the Board of Directors. Contact the management office for the necessary documents. • No unit owner shall make any alterations in the portions of the improvements of the condominium which are to be maintained by the Association; or remove any portion thereof, or make any additions thereto, or do any work which would jeopardize the safety or soundness of the building containing his unit or impair any easement.

• Each Unit owner shall be liable for the expense of any maintenance repair or replacement rendered necessary by his act, neglect or carelessness, or by that of any member of his family, or his or their guests, employees, agents or lessees. The expense for any maintenance, repair or replacement, as provided In this section, shall be charged to said unit owner, as a specific item which shall be lien against said unit with the same force and affect as if the charge were a part of the common expenses.

Pool Rules:

*• No jumping over gate or fence to enter pool area. All residents must have a key to the gate. Contact the property management office to request a copy of the key if you need one. • Pool hours are from dawn to dusk. Children under the age of 18 must always be accompanied by an adult. No parties, private functions or special events are allowed at the pool area. • All bathers **MUST** shower before entering the pool to remove any sunscreens, oils, creams, and lotions. Please ensure all hair pins are removed as well. • No alcoholic beverages are permitted in the pool area including any area inside the pool area gates. • Any children in diapers must use swim diapers or be potty trained. • NO PETS OF ANY KIND ARE ALLOWED IN THE POOL AREA.*

Pets:

• *Only one cat or one dog may be kept by the unit owner or resident on the premises but only if such animal does not cause a disturbance on the condominium property.* ***Dogs allowed must be 40lbs or under.***

• *Dogs* ***MUST*** *be always on a leash while outside of the unit. Dog handlers must pick up solid waste after the dog.* • *Pets must not cause a nuisance. No dogs that bark excessively are allowed.* • ***DO NOT FEED ANY STRAY CATS OR DOGS.*** *All pets must be indoor pets and maintained within the unit or the unit's backyard.*

Miscellaneous:

• *No resident is permitted to run a business out of their unit.*

• *Residents and their guests are not to jump over fences or walls to access the street or the community.*

Garbage:

• *Community garbage containers are for normal regular day to day residents garbage uses only.*

• *No dumping of work or commercial or business-related garbage, materials, construction, debris in community garbage containers.*

• ***NO Bulk Trash -*** *such as furniture, large accessories, construction debris, landscaping debris, doors, cabinets, appliances, carpets and other items such as electronics, batteries, oils, petroleum, toxic or flammable is not permitted to be dumped in the garbage container or garbage areas or anywhere on the property. There is* ***no bulk trash service*** *for the community. Resident needing to dispose of bulk trash and other not permitted item(s) will have to do so at their own cost at the following location:* ***Palm Spring North Trash & Recycling 7870 NW 178th St, Hialeah, FL 33015, from 7AM – 5:30PM Monday – Sunday, Call (305) 468-5900***

• *All normal trash* ***MUST*** *be placed inside an appropriate garbage bag and placed inside the trash container not on floor or front of door.*

• *If the container is full, please use the other containers, to avoid extra cost.*

• *All boxes must be flattened.*

• *Trash area doors are to be kept closed at all times.*

IF OBSERVED VIOLATING ABOVE GARBAGE RULES, THE UNIT OWNER AND/OR TENANT/OCCUPANT MAY FACE A $100.00 FINE, PLUS THE COST OF SUCH TRASH REMOVAL AND DUMP SITE COST IF APPLICABLE.

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Any concerned resident including tenants who observes violations can report it to management office below including any proof of violation.

The Association Thanks you for caring for the community.

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Residents of Inglewood,

Your community and Board of Directors of the Association thank you for abiding by these rules and regulations and other governing documents of the association. Together we will ensure a safe community and that your property looks great and maintains its value.

Any questions, concerns or assistance contact Management Company below:

Your management company is:
Reliable Property Management Service, Inc.
17680 NW 78 Ave. Suite 103
Hialeah, FL 33015
305-364-8941

COMMUNITY REMINDERS

INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.



ARCHITECTURAL REVIEW (ARB)

- Prior ARB approval is required before making any exterior modification, including windows and doors, as per association rules and regulations.



PARKING REGULATIONS

- Unauthorized or improperly parked vehicles are subject to towing in accordance with the Association's parking enforcement program and governing documents.

IMPORTANT CONTACT INFORMATION



AFTER-HOURS EMERGENCY LINE

Office Hours:
Monday – Friday | 9:00 a.m. – 5:00 p.m.

The After-Hours Emergency Line is for **ASSOCIATION-MAINTAINED PROPERTY EMERGENCIES ONLY**, including:

- Major water leaks
- Electrical emergencies
- Other urgent maintenance emergencies

Please contact the management office during normal business hours for all non-emergency matters.



BOOT SYSTEM INFORMATION

ALPINE TOWING, INC DBA GALACTIC TOWING.
3500 NW 67th St, Miami, FL 33147
305-889-2800

WYNWOOD
2230 NW 8th Ave, Miami, FL 33127

GRS Management, Inc

15280 NW 79th Court, Suite 101
Miami Lakes, FL 33016
Phone: (305) 823-0072
Email: customer@grsmanagement.com
Website: www.grsmanagement.com

COMMUNITY FOCUSED. CLIENT DRIVEN.