



NEW MOVE IN CHECKLIST

DATE: _____ PHONE# _____

EMAIL ADDRESS: _____

PLEASE FILL OUT ONE (1) CHECKLIST PER PERSON

- DATE AND TIME APPOINTMENT SCHEDULED
APPLICATION FOR EACH RESIDENT OVER 18 FEE \$100.00
REQUEST FOR APPROVAL AND GENERAL INFORMATION
FORM FOR FOREIGN NATIONS SIGNED
BACKGROUND, CREDIT AND CRIMINAL CHECK FORM
COMPLETED: LEASE OR SALES CONTRACT SUPPLIED BY OWNER OR AGENT
ADDENDUM TO CONTRACTS AT THE LEDGES CONDOMINIUM
EMERGENCY INFORMATION SHEET
PROCESSING FEE EACH \$50.00
COPY CAR REGISTRATION FOR EACH PARKING SPOT COPY OF DRIVER'S LICENSE
PARKING DECAL INSTRUCTIONS
AFFIDAVIT FOR LEASE OR SALE SIGNED
ESTOPPEL \$250. 5 DAY RETURN (Sale only)
ESTOPPEL EXPEDITED \$350.00 24 TO 48 HOURS (Sale only)
PET(S) POLICY (INITIALED), REGISTRATION(S) SIGNED, VACCINES WITH VET RECORDS, PICTURE OF PET AND RULES
PET FEE 1ST ANIMAL \$150. SECOND ANIMAL \$100. DOG CORE VACCINATIONS INITIALED
LAUNDRY, POOL, TENNIS KEYS: \$10. EACH KEY OR \$25. FOR 3 KEYS
PARKING DECALS \$10.00 each
RULES AND REGULATION NO Letter INITIALED
WHATS ALLOWED AND NOT ALLOWED - DAYS AND HOURS INITIALED
MOVE-IN SECURITY DEPOSIT \$400. SEE PAGE 2 OF THE APPLICATION FOR OCCUPANCY

NAME OF RESIDENT: _____ UNIT # _____

E-MAIL ADDRESS: _____ PHONE # _____ DATE OF

CHECKLIST COMPLETION: _____

Updated: 8102022



APPLICATION FOR OCCUPANCY

DESIRED OCCUPANCY DATE: _____

Date Received: _____ Bldg #: _____ Unit #: _____
Parking(s) #: _____ Phone/Cell #: _____

CREDIT _____ PURCHASE: _____
CRIMINAL: _____ LEASE: _____

APPLICATION FEES

APPLICATION FEE: \$100 PROCESSING FEE: \$50

CHECK OR MONEY ORDER - NO CASH

All application and processing fees are non-refundable. Please allow 10 working days to complete the application process. All applications need to be submitted to the Association office. All applicants must be listed on this form who will be residing in the unit. Each pending applicant over the age of 18 must fill out an Application for Occupancy even if couple is married. A member of the BOD's will contact you for an interview of all applicants once they have reviewed the application. If any questions are not answered or blank lines filled in, this application will be returned, not processed or approved. Should you have any questions please send your inquiries to: theledgescondo@yahoo.com.

Applicant: _____ Social Security: _____

Drivers License #: _____ Passport # or Alien Green Card #: _____

Status: Single () Married () Separated () Divorced ()

Total # of adults who will occupy the unit? 18 years or older: _____ Total # of children and ages: _____

Have you or any proposed occupant ever been convicted of or plead a crime? Yes _____ No _____ if yes, please state date(s), charge(s), disposition(s) and location(s): _____

Vehicles

I understand the unit I am buying or renting has deeded (1) or (2) parking spaces. In order to park more cars than assigned space(s) I will have to rent a parking space if available. I am aware that Guest parking is for Guest ONLY. Cars illegally parked are subject to towing. No Commercial Vehicles or Vehicles with magnet signs advertising a business are allowed.

KEYS

Any time the door locks on the entrance doors are change the Association Office must be given keys. This is for the purpose of an emergency. Both owner and tenant will be called immediately by the Property Manager, her designee or a BOD of such emergency and the need to enter the premises. Without a key a locksmith will be called and the owner/tenant will be responsible for the cost of the locksmith. (XVI TLC documents)

RESIDENCE HISTORY

(1) Present Address: _____ Home Phone #: _____

Assoc/Landlord: _____ Dates of Residency/From-To: _____

Mortgagee: _____ Rent/Mortgages Amt: _____ Phone: _____

(2) Previous Address: _____ Phone #: _____

City, State, Zip Code: _____

Assoc/Landlord: _____ Dates of Residency/From-To: _____
Mortgagee: _____ Rent/Mortgages Amt: _____ Phone: _____
Will this be your year round address? Yes _____ No _____ if **no** please provide alternative address and estimated periods of residency.

Have you ever been evicted from any leased apartment or home? Yes _____ No _____ When? _____

EMPLOYMENT

Employer: _____ Phone: _____
Address: _____ Supervisor: _____
Hire Date: _____ Position: _____ Annual Income: _____
Is Applicant Retired? _____ When? _____

BANKING REFERENCES

Bank Reference: _____ Account#: _____
Phone#: _____
Bank Reference: _____ Account #: _____

CHARACTER REFERENCES – DO NOT INCLUDE FAMILY MEMBERS

(1) Name: _____ Home Phone: _____
Known how long? _____ Cell Phone: _____ Work Phone: _____
(2) Name: _____ Home Phone: _____
Known how long? _____ Cell Phone: _____ Work Phone: _____
(3) Name: _____ Home Phone: _____
Known how long? _____ Cell Phone: _____ Work Phone: _____

MOVE-IN/MOVE-OUT AND DELIVERY PROCEDURES

Move in Date of Request: _____ 20____

Circle One: Move-In Move-Out
Move-In/Move-Out Date: _____ Time: _____

A \$400 (Four Hundred Dollars) Security Deposit in the form of a **check or money order payable, (NO CASH) to The Ledges Condominium Association, Inc.** is required prior to the scheduling of any Move-In or Move-Out; such deposit will be applied to cover the expense of any damages caused to the Association property during the move. If any damages occur, the Association, its management or agents, in their sole discretion will determine the amount of any deduction required from the Security Deposit if necessary to cover the expense of repair(s). It can take up to 5 business days to return the deposit. **Initial:** _____

ALL Move-Ins, Move-Outs, and Deliveries must be scheduled with the Property Management Office. Please contact the Property Manager, at (305) 665-4801 or via email at theledgescondo@yahoo.com. In the event a Move-In or Move-Out occurs at any time other than authorized herein, it will be subject to a \$250 charge. This is especially important for owners who rent their units and are more likely to be charged if their tenant disregards these rules, the owner are ultimately responsible for the actions of their tenants, guest's invitees, etc. **Initial:** _____

Deliveries, including Move-Ins and Move-Out can only be made from Monday thru Friday between the hours of 9:00 A.M. and 5 P.M. Move-In or Move-Out during the weekends or holidays is not permitted. **Initial:** _____

Notice for Move-Ins and Move-Outs must give at least five (5) days notice prior to the required date in order to properly schedule a reservation for the designed elevator for service. **Initial:** _____

Any other deliveries (i.e. Appliances, Furniture, etc.) must be schedule not less those 24-hours in advance. Elevator protective panels must be installed prior to moving or deliveries. If the expense of repair exceeds the balance of the deposit, the Association will retain the deposit. Any amount of the Security Deposit will be charged to the Unit Owner's Assessment Account. If no damages shall occur, the Security Deposit will be returned/refunded within 5 days after the move has been completed and the conclusion of "No Damages" has been determined. **Initial:** _____

All pallets, boxes and packing materials (bubble wrap, foam, shrink wrap, etc.) must be removed by the delivery personnel at the time of the move. However, this is the responsibility of the Unit Owner/Tenant. **The Association will impose a charge of \$250 to the Unit Owner/Tenant should the Association need to remove any moving materials, supplies, abandoned furniture, etc.**
Initial: _____

Moving vehicles are not permitted to park in such a manner to block any entrances of the building, block entrances of each building or obstruct any individual parking spaces. **Initial:** _____

Any assembly work must be performed inside the Unit or off-premises. The balconies are **not** available as a work area for delivery persons.

Boxes may be disposed of and must me broken down and brought down to any one of the dumpsters located on the property. Please contact the Property Manager at (305) 665-4801 should you need any directions concerning disposal of boxes and packing materials. Any other time a Unit Owners or Tenants have boxes, remember, they must be broken down and brought to the dumpsters. **Initial:** _____

HOBBIES AND INTEREST

I Like To: _____
I would be interested in if organized @ The Ledges: _____

I/We agree to the terms and conditions as outlined. All approved residents must be listed on the form and must agree to abide by all procedures.

Applicant Signature: _____ Date: _____

Print Name: _____ EMAIL: _____

Co-Applicant Signature: _____ Date: _____

Print Name: _____ Phone/Cell#: _____

Owner's Signature: _____

Print Name: _____

Phone #: _____ Cell #: _____

Date: _____



THE LEDGES CONDOMINIUM, INC.
8305 SW 72nd Avenue
Miami, FL 33143
305/665-4801 theledgescondo@yahoo.com

REQUEST FOR APPROVAL and GENERAL INFORMATION

Please allow the Association a minimum of 10 BUSINESS DAYS to process and approve the application upon receipt of a fully executed package including all signatures, monies, copies of drivers' licenses and background check.

Occupancy and approval will not be granted if maintenance fees are not current.

ANY OWNER THAT PERMITS A PERSON(S) TO OCCUPY A UNIT BEFORE THE SCREENING PROCESS AND INTERVIEW ARE FULLY COMPLETED WILL BE SUBJECT TO A \$250.00 FINE.

The packet of forms must be fully completed, signed, and accompanied with a copy of the lease, sales, agreement or transfer of title documents and a check or money order for applicable fees per applicant or resident of the unit over 18 years of age. The check or money order must be made out to THE LEDGES CONDOMINIUM, INC.

All applicants and/or future residents must be interviewed by a member of the Board of Directors prior to occupancy of the unit.

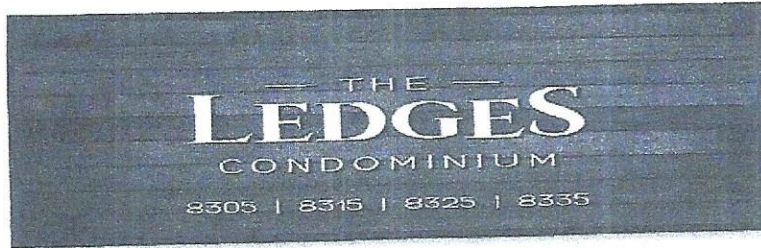
Notice of Move-In or Move-Outs must give at least five (5) days notice prior to the required date in order to properly schedule a reservation for the designed elevator for service.

Use of the unit is for single family residence. Guest residing in a unit for more than 15 days must submit an application. No subleasing allowed.

No overnight parking of trailers, motor homes, campers, boats, recreational vehicles and any sort of commercial vehicles with signage or magnetic signs are allowed.

Revised 11092021

Initial: _____ Date: _____



THE LEDGES CONDOMINIUM ASSOCIATION, INC.

8305 SW 72nd Avenue, Clubhouse Office

Miami, Florida 33143 305/665-4801

Theledgescondo@yahoo.com

Dear Owner:

As you are aware, your prospective tenant is a foreign national. Therefore, it is difficult to get their background information. You are allowed to ask applicants for information such as, landlord's applicants' eligibility to work in the United States and confirm their right to be in the country (check your state's Landlord-Tenant Act). Just make sure you ask all applicants the same questions, whether you think they apply or not. You may also ask to provide proof of financial status to prove that they are able to pay their rent.

As we have not been able to obtain more background information, you are aware that they have completed the forms as required. In the case of default, we the Association are not liable in any way if the tenant fails to pay their rent.

I, _____ agree with the statement herein

Owners' Signature Unit # _____

Print Name Email Address

Phone Number

BROWN'S BACKGROUND CHECKS
CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER
The Ledges Condominium Association Inc.

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4th floor, Independence, OH 44131, telephone 800.853.3228. I understand that you may be requesting information from various federal, state and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Association and may be reviewed by a unit owner if it's a rental.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the above mentioned information:

Applicant Name _____ / _____ / _____
Date of Birth* Social Security Number
*Date of Birth is requested in order to obtain accurate retrieval of records.
If International please provide
Passport Number

Co-Applicants Name _____ / _____ / _____
Date of Birth Social Security Number
If International please provide
Passport Number

Alias/Previous Name(s) _____

Current Physical Address _____
City & State Zip code _____

California, Minnesota & Oklahoma Applicants Only: Please check here to have a copy of your consumer report sent directly to you.

Notice to CALIFORNIA Applicants

Under Section 1786.22 of the California Civil Code, you have the right to request from AISS, upon proper identification, the nature and substance of all information in its files on you, including the sources of information, and the recipients of any reports on you, which AISS has previously furnished within the two-year period preceding your request. You may view the file maintained on you by AISS during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

SIGNATURE _____ DATE _____

Co-Applicant
SIGNATURE _____ DATE _____

Rental Lease

OR

SALES

CONTRACT

Updated 8/10/2022



ADDENDUM TO CONTRACTS AT THE LEDGES CONDOMINIUM

Whereas the Board finds it in the interest of all residents to encourage careful moving and to prevent move related damage to common areas;

Whereas the Board also seeks to avoid common area expensive caused by deliveries of large items, such as furniture and appliances;

Therefore, be it resolved that the following move-in, move-out and large item delivery policy be adopted by the Board:

- ⚡ Move-ins, move outs and delivery of large items Must be scheduled by Property Manager and Maintenance Manager at least 48 hours in advance. Elevator pads **MUST** be placed prior to **Any** move-in or move-out.
- ⚡ The Move-in schedule at The Ledges is Monday thru Friday from 9 A.M. to 4:30 P.M. Move-in are **NOT** allowed on Saturdays and Sundays, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, Chanukah, and New Year's Day.
- ⚡ Moving vehicles must **NOT** block entrance or exit to buildings.
- ⚡ All packing boxes **MUST** be broken down before it's placed in the dumpster. **No** packing boxes should be left in the hallways, next to dumpsters, or any other common area of the Condominium.

VIOLATION CHARGES

- ⚡ A move in or out at any time other than that authorized herein will be subject to a charge of \$250. There are camera's located around the complex.
- ⚡ Any damages resulting in damage to elevators, doors, walls or any common area will be subject to a charge to fix the of damages of that area. This is especially important for owners who rent their units and are more likely to be charged if their tenant disregards these rules. Please be aware that any damages incurred by a tenant, the owners are ultimately responsible for the actions of tenants, guest and family invitees, etc.

I have read and understand the rules for Moving-in and Moving-out as stated above and agree to abide by them.

Tenant Name Printed: _____

Tenant Signature: _____

Date: _____ **Phone:** _____

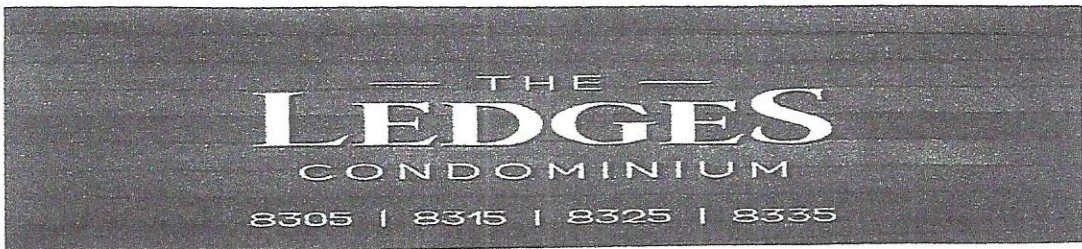
Email: _____

Owner Name Printed: _____

Owner Signature: _____

Date: _____ **Phone:** _____

Email: _____



8305 SW 72nd Avenue
Clubhouse Office
Miami, FL 33143
(305) 790-6822
theledgescondo@yahoo.com

OCCUPANT'S **EMERGENCY** INFORMATION
(Please Print)

Owner or Tenant _____

Address and Unit Number _____

Phone Number and Email _____

Emergency Contacts:

Name _____ Day Phone # _____

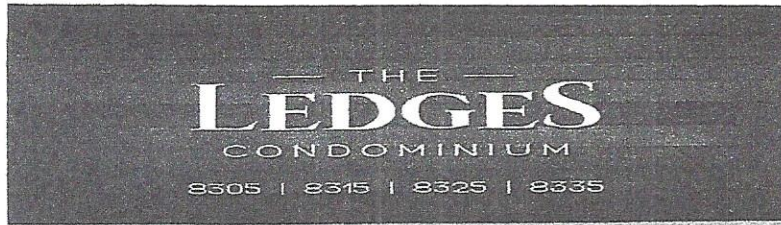
Relationship _____ Evening Phone # _____

Name _____ Day Phone # _____

Relationship _____ Evening Phone # _____

Name _____ Day Phone# _____

Relationship _____ Evening Phone # _____



PARKING VEHICLE REGISTRATION

A COPY OF VEHICLE REGISTRATION MUST ACCOMPANY THIS FORM

Parking Permit # _____

Unit Owner's Name: _____ Unit # _____

Name of Primary Driver: _____ Own _____ Rent _____

Secondary Driver: _____

Home Address: _____

Phone # _____ Cell # _____

Make of Vehicle: _____ Model: _____

Year of Vehicle: _____ Color(s): _____

Current Tag # _____ Year: _____ State: _____

Driver's Signature: _____

Email Address: _____ Date Registered: _____

NOTIFY THE OFFICE IF VEHICLE IS SOLD OR TRADED AND REGISTER THE NEW VEHICLE.

EACH VEHICLE MUST BE REGISTERED AND HAVE A PARKING DECAL
AT ALL TIMES OR SUBJECT TOWING



CERTIFICATE OF APPROVAL FOR RENTAL

THE LEDGES CONDOMINIUM ASSOCIATION, INC. "The Association," does hereby certify that the unit located at _____; Parking Space(s) _____, a unit owned by _____ has been approved for rent to _____ by the Board of Directors on behalf of the Association.

Date this _____ day of _____ 20____.

Approved by Board Member Title

Print Name Date

FLORIDA NOTARY ACKNOWLEDGEMENT INDIVIDUAL

State of Florida
County of Miami-Dade

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of () physical presence or () online notarization, this _____ day of _____, 20____ by _____, as _____ of THE LEDGES CONDOMINIUM ASSOCIATION, INC., who is personally

Known to me or who has produced _____ as identification.

Signature of Notary Public My commission expires:



CERTIFICATE OF APPROVAL OF SALE

THE LEDGES CONDOMINIUM ASSOCIATION, INC. "The Association," does hereby certify that the unit located at _____; Parking Space(s) _____, a unit owned by _____ has been approved for sale to _____ by the Board of Directors on behalf of the Association.

Date this _____ day of _____ 20____.

Approved by Board Member Title

Print Name Date

FLORIDA NOTARY ACKNOWLEDGEMENT INDIVIDUAL

State of Florida
County of Miami-Dade

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of () physical presence or () online notarization, this _____ day of _____, 20____ by _____, as _____ of **THE LEDGES CONDOMINIUM ASSOCIATION, INC.**, who is personally known to me or who has produced _____ As identification.

Signature of Notary Public My Commission expires:



PET POLICY FOR THE LEDGES CONDOMINIUM ASSOCIATION

Our current pet policy," Article XXXV of the Declaration, states: "The maintenance of pets in any private dwellings or on the condominium premise shall be subject to such regulations as may be adopted by the BOD (Board of Directors) of the association, which Rules and Regulations may include prohibition of pets or particular kinds of pets or pet in excess of certain size."

Under the auspice of the condominium attorney, Jose A. Torres, ESQ, the BOD understands that the only pet rules which are applicable to service dogs and emotional support animals (A.K.A. ESA animals) are reasonable rules, i.e., no excessive barking, no aggressive behavior towards other people or pets, etc. "Pet rules which aim to restrict certain breeds, or dogs over a certain weight, etc., are NOT enforceable against service dogs and emotional support animals." What is required is a letter from a licensed mental health professional, physician, psychiatrist, or social worker that the animal provides emotional support and companionship that alleviates one or more of the identified symptoms as classified in the DMS manual of psychiatric disorders. (DSM is the acronym for Diagnostic and Statistical Manual of Mental Disorders, in 5th Edition. The DSM is widely used to diagnose psychiatric disorders). The ADA (Americans for Disability Act 1990) defines a service animal as a dog that is individually trained to perform one or more task or to work for the benefit of a person with disabilities. The tasks or work the animal does must be related to the person's disability. Currently we have [redacted] Service and/or ESA animals registered in the office. This is not the first time the BOD's have reviewed this issue. In reviewing correspondence from various BODS' attorneys they concurred with Mr. Torres, ESQ.

The BOD on the behalf of the association suggests we add the following changes to our current "no pet policy" in our Rules and Regulation. The association will follow Miami-Dade County and not permit various breeds that are considered dangerous, i.e. American Pit Bulls, American Staffordshire Terriers, American Staffordshire Bull Terriers or any other dog that substantially conforms to any of these breed's characteristics.

The Association will allow for residents to have pet(s) so long as they follow the pet rules and regulations. **It is not permitted to strike or feed the ducks. No birds are permitted. No rabbits, ferrets, gerbils, hamsters, or reptiles. No feeding feral cats.** All cats limited to remaining inside the unit only. No "doggie door" on any floors of the condominium. All dogs may not exceed 30-lbs and 22-inches while sitting without BOD approval. Pet limitations: one dog or cat in a studio or one bedroom unit, two dogs or two cats in a two bedroom unit. If the owner(s) do not follow the rules they will have an automatic \$100.00 fine charged to their account after a second notice. Owners and/or tenants that have illegally **installed "doggie/cat doors" in the sliding glass doors and/or exterior doors must**

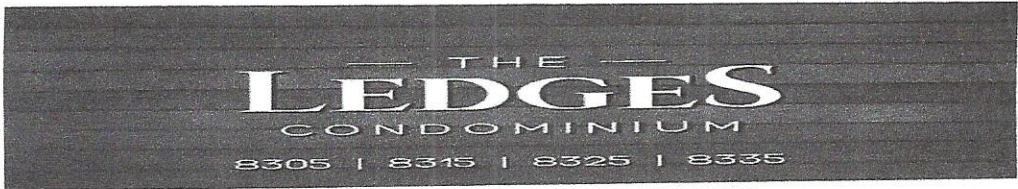
remove them and restore the property to pre-installment. There were no architectural requests or approvals for the existing dog/cat doors.

1. Processing fee: \$150.00 first animal, second \$100.00.
2. All owners with pets must have their pets registered (form in office) with the Association office; a current photo, current proof vaccine records and brought up to date yearly.
3. No animals of any kind shall be kept, bred or maintained for any ongoing commercial purpose whatsoever.
4. All pets are to be properly cared for, fed and water given daily.
5. No pets in pool or recreation areas.
6. Miami-Dade County leash law is strictly enforced. No pet off leash and unattended by the owner and leash no more than 6 feet. This applies to in the elevators, hallways and the stairwells, too.
7. All residents are responsible to pick up and dispose of pets waste immediately. Failure to do so will result in a \$100.00 fine without warning.
8. Unruly, aggressive and/or misbehaving dog(s) will require to wear a muzzle in the building and common areas. The BOD will send one violation letter to the owner of the animal(s). If a second letter is sent in regards to the animal the BOD will reserve the right to permanently remove the animal.
9. Loose-roaming nuisance or aggressive animals or pets may be picked up and removed without notice at the owner's expense.
10. Owners are financially responsible for any damages to the condominium common elements including parking area, create danger, noise and/or health hazard.
11. Pets are not to be unattended on the balcony or patio slabs of the first floor.
12. Residents are not permitted to have pets on the property that are not registered with the Association including guest with pets. Contact the office or Property Manager after hours.
13. Any pet that becomes an excessive nuisance to others the BOD demand the owner to remove the animal immediately from the premises.
14. Violation notification will be sent to unit owner and tenant, if applicable, where pet(s) are causing any type of nuisance. After the 2nd incident unit owner/tenant will be automatically fined \$100.00 per occurrence thereafter up to the maximum amount permitted by law up to \$1,000.
15. As per 718, Florida Statutes on Condominium Associations violations of any regulation may result in remedies including, but not limited to, suspension of amenity use, fines, the restriction of the resident's right to keep a pet and the expulsion of the pet from the condominium property.

I have read the information provided and agree to abide by the Pet Policy for The Ledges Condominium Association.

Signed and Dated

Revised February 10, 2022



PET(S) REGISTRATION FORM

Pet Fee: \$150 1st Animal, \$100 2nd Animal
Non-refundable Animal Fee

Owner: _____ Tenant: _____
Daytime Phone: _____ Daytime Phone: _____
Night Time Phone: _____ Night Time Phone: _____
E-Mail: _____ E-Mail: _____
Address: _____ Apartment Number: _____
Type of Pet: Dog _____ Cat _____ other _____ Service Animal ___ ESA ___
Breed: _____ Color: _____ Weight: _____
Age: _____ Sex: _____
Neutered/Spayed: YES () NO ()
Pet's name(s): _____
Recent Picture(s) Included: _____ Obtain DNA sample: _____
Metro-Dade License Number: _____
Expiration Date: _____

TENANTS:

I, _____, have read the Rules and Regulations of The Ledges Condominium Association and agree to keep my pet(s) in full compliance with them and the Association Bylaws. I warrant that the pet(s), service dog(s) and ESA dog(s) has no history of causing physical harm to the persons or property, such as chewing, scratching, biting, etc., and further warrants that the pet(s) has no vicious history or tendencies. I understand that, for sanitary reasons, I am responsible for the IMMEDIATE collection and proper disposal of all fecal matter deposited by my pet any place in the Common Areas of the Building. The Association may charge a reasonable additional assessment or fine as permitted in the By-Laws and Rules and Regulations if fecal matter is not properly cleaned-up. I further understand that if the pet becomes a nuisance or annoyance,

or interferes with the rights or enjoyment of others including, but not limited to any noises or smells emanating from the pets or the premises, I/we agree to provide alternate housing for the pet(s) and the possibility of not being approved for a renewal of rental agreement. I will notify the Association in the event of any change in this registration. I understand that I am required to provide the license renewal and vaccination records on a yearly basis when expired. Only pets listed and described above are authorized under this pet agreement. If a pet dies you are responsible to notify the association. Should you acquire a new dog you will need to notify the association and fill out new a pet registration form?

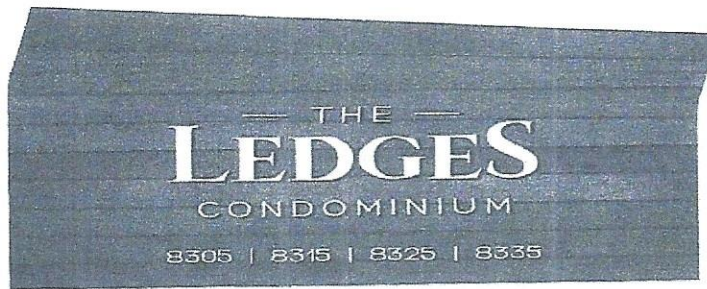
OWNERS:

I acknowledge that my current tenant(s)

Have _____ (# of pets) pets as listed in the Pet Registration Form. I understand that if any of the rules and regulations is violated, there will be fines levied on the tenant and/or myself.

Owner Signature

Date



DOG CORE VACCINATIONS

After interviewing several vets in the area and Miami-Dade County about the core vaccinations for Dogs and Cats, they are:

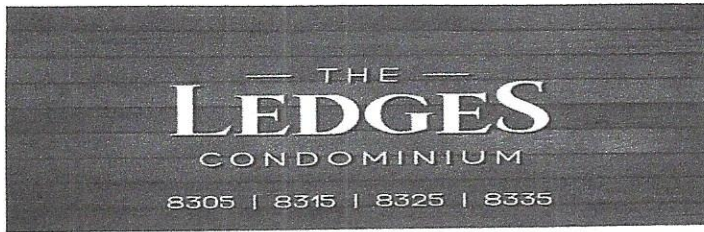
DOGS Yearly Rabies or Three-Year Rabies, DA2PP, Bordetella, Influenza (H3N8/H3N2)*, Lyme Test* and Heartworm Test+.

CATS Yearly PureVax (Rabies) or Three-Year PureVax (Rabies)
PureVax FELV (Yearly)
PureVax FVRCP (Every Three Years)

*RECOMMENDED

Initial

Updated February 9, 2022



PARKING DECALS INSTRUCTIONS

- ⚡ Permanent Parking Decals must be placed on the driver's side rear window.
- ⚡ Resident's car must be parked in their assigned spaces.
- ⚡ Any car with a permanent parking decal or any resident identified to be in a guest parking space without a parking decal, and parked in a guest parking overnight is at risk of being towed.
- ⚡ It is necessary to obtain another parking decal from the Property Manager upon purchase or acquisition of another car.
- ⚡ For more information on parking and decal, please contact the Property Manager.
- ⚡ Each decal is \$10.

Parking Decal(s) numbers _____.

Initials: _____

2/22/2022



To All the Owners and Tenants of the Ledges Condominium

The BOD's and the Property Manager would like to remind everyone of the **Rules and Regulations**. If you don't have a copy it can be uploaded from **ONR**. You can contact the office if you need assistance with the **ONR**.

- ✦ **Neither cooking nor vessels with fire including anything electrical** are permitted on the patio/terraces or balconies with an open flame are prohibited. It is not just a rule of The Ledges Condominium but of the **Fire Department**. Barbequing is permitted on the canal side of the D building only, 25 feet from any structure or vehicles.
- ✦ **NO** kerosene lanterns, bamboo patio torches or any device involving fire or an open flame are prohibited for use, nor stored on the patio/terraces or balconies due to insurance restrictions.
- ✦ **NO** flower pots or any other containers are to be placed on the top shelf of the balcony railings. Balcony railings must be clear of any items at all times it is a hazard and liability to the owner, tenant and association.
- ✦ **No** permanent flags installed to the balcony railings, wood posts or wood sides. Section 718.113(4) of the Condominium Act entitles a unit owner to display one portable, removable flag in a respectful way.
- ✦ **NO** plant holders, chairs, hammocks, decorations are to be hung from the ceilings of the balconies.
- ✦ **NO** Clothing, bathing suits, shoes, towels, rugs, etc. are not to be hung over the balconies.
- ✦ **NO** cleaning of mops, brushes or sweeping debris from balconies or patio/terraces onto common areas or unit below is prohibited. Hosing down the balconies on 2nd or 3rd floors is prohibited.
- ✦ **NO** Astro Turf or any other artificial grass products are permitted as it will cause mildew and ruin the cement foundation.
- ✦ **Hurricane shutters should be closed 2-3 days before a pending hurricane and opened within 2-3 days after a hurricane passes.** They can pose a safety hazard and liability to owners, tenants and association if there were a fire. Residents who plan to be away for extended periods of time should make arrangement during hurricane season to have their unit secured. **DO NOT** ask the maintenance staff to assist you in securing your unit(s) as he will be tending to the common areas of the condominium. Hurricane shutters may be stored on balconies/terraces as long as they are not visible above the balcony railings or hedges.
- ✦ **NO** unsupervised pets are allowed on balconies or terrace/patio.
- ✦ **NO** cigarettes, cigars, OR any debris shall be thrown off the balconies.
- ✦ **NO** Furniture moved over the balcony railings unless approved by the Board.
- ✦ **Balconies/terraces** need to be cleaned and uncluttered; they are not to be used as storage facilities and nothing is to be visible above the balcony railing or hedges. **Everything** on the balcony or terrace must be easily moveable. Only outdoor patio furniture is permitted. No interior furniture may be placed on the balcony/terrace outside.
- ✦ A Satellite dish **may not** be installed on the handrails until **prior approval for placement is received**.

We are highlighting some of the key issues at The Ledges. Please review the Rules and Regulations manual and familiarize yourself and your family.



8305 SW 72ND Avenue
Clubhouse Office
Miami, FL 33143
(305) 665-4801

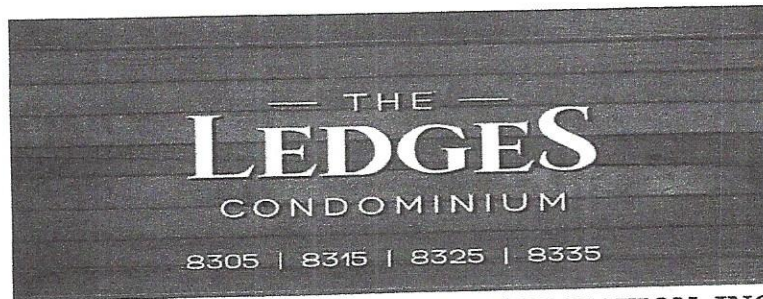
DESCRIPTION	ALLOWED	NOT ALLOWED
Clubhouse Lobby Hours	Monday thru Saturday 7 A.M. until 10 P.M.	
General Construction And Renovations	Monday thru Friday 9 A.M. until 5 P.M.	NO SATURDAYS, SUNDAYS OR HOLIDAYS
Laundry Rooms*	Monday thru Sunday 8 A.M. until 10P.M.	
Moving In or Out	Monday thru Friday 9 A.M. until 5 P.M. APPROVED HOLIDAYS Martin Luther King Day President's Day, Good Friday, Easter Monday, Columbus Day and Veteran's Day	NO SATURDAYS, SUNDAYS OR THESE HOLIDAYS Memorial day, 4 th of July, Labor Day, Christmas Day, and Chanukah
Pool Restrooms*	Monday thru Friday 8 A.M. until 10 P.M.	
Swimming Pool*	Monday thru Sunday DAWN TO DUSK**	
Tennis Court*	Monday thru Sunday 8 A.M. until Dusk	

*KEYS: Laundry, Pool Gate & Poolside Bathrooms and Tennis Court keys are sold in the Clubhouse Office (9 A.M. to 1 P.M.) \$10 each or 3 for \$25. Payment by check or money order only. **NO CASH ACCEPTED**. Check made payable to: **THE LEDGES CONDOMINIUM ASSOCIATION**.

**Swimming Pool hours are regulated by Miami-Dade County and subject to change at their discretion and not that of The Ledges Condominium Association.

Updated: 10182021

Initials: _____



THE LEDGES CONDOMINIUM ASSOCIATION, INC.
8305 SW 72ND AVENUE
CLUBHOUSE OFFICE
MIAMI, FL 33143
(305) 665-4801

ATTENTION ALL UNIT OWNERS:

In order for a vendor to do work in a unit or gain access to the building roof the following must be filed with the Management Office:

- (1) Current Business License
- (2) General Liability Insurance (Please see highlighted information)
- (3) Workman's Compensation Insurance or Exemption

If repairs and/or remodeling must be done within the unit, which includes the installation of **new flooring, new air conditioning, shutters and any other miscellaneous job, an architectural modification** request form must be filled out and submitted to the management office along with any other required paper **work prior to work being done in the unit** (some jobs require a Miami-Dade County Permit). Air Conditioning and/or electric companies must be registered with management in order to gain access to the roof.

No work can be done in a unit without Association Approval.

The following information must be added to the General Liability Insurance Certificate under the certificate holder section:

The Ledges Condominium Association, Inc.
8305 SW 72nd Avenue
Clubhouse office
Miami, FL 33143
(305) 665-4801

Companies can email their information to theledgescondo@yahoo.com

Thank you.

Updated 11.5.2021

Initial: _____