

SHORE TOWERS BUYERS APPLICATION PACKET

- Shore Towers Application
- Tenant Credit Information Form
- Rules & Regulations
- Frequently Asked Questions

RETURN

- Shore Towers Application
- \$100 application fee made payable to Shore Towers Association
- Copy of picture ID for each applicant
- Completed Tenant Credit Information Form
- Copy of the Sales Contract
- Return all documents and check to
 - Joy Shiver, Assistant Manager
 - Resource Property Management
 - 7300 Park Street
 - Seminole, FL 33777
 - Email: jshiver@resourcepropertymgmt.com

QUESTIONNAIRE FOR PROPOSED APARTMENT OCCUPANT

SHORE TOWERS BUILDING OF TOWN APARTMENTS SOUTH NO. 103, INC., A CONDOMINIUM

Apartment No: _____ Date: _____

Present Owner's Name: _____

Applicant 1 full name: _____

Applicant 2 full name: _____

Present home address: _____

How long at this address: _____

Applicant 1 phone number: (____) _____ Cell phone number: (____) _____

Applicant 1 Email Address: _____

Applicant 2 phone number: (____) _____ Cell phone number: (____) _____

Applicant 2 Email Address: _____

Who else will live with you in Shore Towers Apartments? _____

Relationship: _____ Age: _____

In compliance with the Fair Housing Act (September 13, 1988) one owner must be fifty-five years of age or older and other occupant(s) over 18 years of age. Ages must be verified. Applicants must provide drivers' licenses (photo copy of each) or a notarized statement that the ages comply with the restrictions outlined above.

Current or former type of business: _____

Business address: _____

Business phone number: _____

Bank name: _____

Bank address: _____

Our Association must maintain a record of apartment owners carrying mortgages.

Will you carry a mortgage? _____

With whom: _____

NOTE: Private mortgages are not acceptable. (See Declaration of Condominium Ownership in the Blue Book: Section 18 (e) Mortgage page 14.)

Automobile make/model: _____

(1 automobile per unit) _____

Number of children: _____ Ages: _____

Number of grandchildren: _____ Ages: _____

- Prior to approval of this questionnaire, the prospective purchaser must meet with the Board of Directors.
- I have no pets and shall comply with the House Rules which prohibits pets.
- Purchaser agrees to permit ingress and egress to his unit by the Association when necessary for the purpose of maintenance and repair, at as little inconvenience as is possible during normal working hours.
- All owners are required to advise the Board of Directors in writing the number and names of all guests occupying their unit in their absence, together with their approximate arrival and departure times.

Have you read the Blue Book, the By-Laws, House Rules, and the additional Rules and Regulations by which life in a condominium is governed, as well as the Rules and Regulations governing the Recreation facilities?

Yes: _____ No: _____

Signed: _____ Date: _____

Signed: _____ Date: _____

The Florida Foreign Investment in Real Property Tax Act of 1980 requires the following information:

Citizenship: U.S.A.____ Other_____

REFERENCES

Business: _____ Address: _____

_____ Address: _____

Personal: _____ Address: _____

_____ Address: _____

I/We hereby agree to the following excerpts from the Association's Blue Book, Rules and Regulations; it is understood that:

- A. This apartment is to be my personal residence within a matter of ___ days and will not be used as an office or for business purposes.
- B. The Shore Towers Building operates as a residential condominium, controlled by a nonprofit Association, managed by an elected Board of Directors.
- C. Assessments may be made from time to time as Association expenses occur.
- D. Apartment owners are responsible for their own property tax, insurances on apartment furnishings and for monthly maintenance fees.
- E. Payment of One Hundred Dollars (100) made payable to the SHORE TOWERS ASSOCIATION must accompany the Questionnaire Application, together with a copy of executed contract of sale or lease.
- F. I/We will not lease or rent my/our condominium parcel until after we have physically occupied and resided in said condominium for three (3) years, after which period we will not rent or lease said unit for periods of less than twelve (12) consecutive months in any five (5) year period without the approval of the Board and in accordance with our Blue Book and Rules and Regulations.
- G. New owners are asked to be available to serve on the Board of Directors after they have been in residence one year.
- H. Rules concerning use of recreation facilities (pools, shuffleboard courts and recreation hall) must be strictly followed, in accordance with the Shore Drive South Corp. regulations.
- I. Parking space for only one (1) vehicle no longer than 19' is allotted to each unit.
- J. I/We will abide by the BLUE BOOK and the RULES AND REGULATIONS as promulgated by the Shore Towers Association's Board of Directors.

WITNESS: _____

Signed: _____

Signed: _____

Date: _____

CUSTOMER NUMBER: 1715

TENANT CREDIT INFORMATION FORM

I/We _____, prospective tenant(s) / buyer(s) for the property located at _____, Managed By: _____ Owned By _____

Hereby allow TENANT CHECK and or the property owner/manager to inquire into my/our credit file, criminal, and rental history to obtain information. I/We understand that on my/our credit file it will appear that TENANT CHECK has made an inquiry. I/We cannot claim any invasion of privacy against them now or in the future.

PLEASE PRINT CLEARLY

<u>TENNANT INFORMATION</u>		<u>SPOUSE / ROOMEMATE</u>	
SINGLE _____ MARRIED _____		SINGLE _____ MARRIED _____	
SOCIAL SECURITY #:		SOCIAL SECURITY #:	
FULL NAME:		FULL NAME:	
DATE OF BIRTH:		DATE OF BIRTH:	
CURRENT ADDRESS:		CURRENT ADDRESS:	
	HOW LONG:		HOW LONG:
LANDLORD & PHONE:		LANDLORD & PHONE:	
PREVIOUS ADDRESS:		PREVIOUS ADDRESS:	
	HOW LONG:		HOW LONG:
EMPLOYER:		EMPLOYER:	
OCCUPATION:		OCCUPATION:	
GROSS MONTHLY INCOME:		GROSS MONTHLY INCOME:	
LENGTH OF EMPLOYEMENT:		LENGTH OF EMPLOYEMENT:	
WORK PHONE NUMBER:		WORK PHONE NUMBER:	
EVER BEEN ARRESTED: YES NO		EVER BEEN ARRESTED: YES NO	
EVER BEEN EVICTED: YES NO		EVER BEEN EVICTED: YES NO	
DRIVER'S LICENSE # STATE		DRIVER'S LICENSE # STATE	
<u>SIGNATURE:</u>		<u>SIGNATURE:</u>	
PHONE NUMBER: () -		PHONE NUMBER: () -	

<p align="center">TENNANT CHECK HOURS OF OPERATION: MONDAY – FRIDAY: 9:00 am. – 5:30 pm. SATURDAY: 11:00 am. – 4:00 pm. ALL ORDERS AFTER 5:00 PM. (3:00 PM ON SAT) WILL BE PROCESSED THE NEXT BUSINESS DAY. email@TenantCheckLLC.com or TENNANT CHECK FAX # (727) 942-6843</p>	<p align="center">IF THE WRONG SOCIAL SECURITY NUMBER IS SUBMITTED, A SECOND APPLICATION FEE WILL BE CHARGED TO RE-PULL THE REPORT</p> <p align="center"><small>A CREDIT REPORTING SERVICE PROVIDING CREDIT REPORTS FOR REALTORS / PROPERTY MANAGERS / APARTMENT COMPLEXES / MOBILE HOME PARKS / CONDOMINIUM ASSOCIATIONS / EMPLOYERS</small></p>
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FEDERAL LAW REQUIRES THE END USER TO RETAIN THIS FORM FOR 5 YEARS (TENMENT CHECK APPLICATION REV. 08-2008)

RULES AND REGULATIONS

In addition to the other obligations and duties set forth in the Declaration of Condominium Ownership and by-Law Obligations of Members, the following rules and regulations have been established by vote of the membership:

1) Parking of Vehicles:

- Parking shall be limited to one (1) passenger vehicle no longer than 19' in the space assigned to each owner. Such vehicles at no time shall be constructed in such a way as to block the vision of those in adjacent parking spaces. Unit owners shall use assigned places only. Permanent residents shall not regularly use Guest parking spaces for their own vehicles.
- No Person (Owner or not) shall use another Owner's parking space without permission of said owner.
- Vehicles may not be hose-washed, nor may major repairs be made on the parking lot.

2) Owners shall not display laundry or clothing on the porches or walkways of the condominium units or anywhere within the said units which would be visible from the outside of the units.

3) Owners are required to use Trash Chutes in condominium for bagged trash only. No construction materials or loose items are allowed in the chute. If using a garbage disposal for food refuse (wet garbage), be sure to run hot water down the drain for 1-2 minutes to make sure the line is clear and to prevent backups.

4) Owners may schedule specific time for use of Laundry Room on each floor of condominium. Unscheduled time must be on a "first come-first serve" basis and the laundry equipment usage is restricted to Owner's floor, except in an emergency. Use of high suds detergent in excess amounts is warned against. Laundry Room is to be left in good order after use thereof.

5) Owners shall not permanently or regularly obstruct condominium walkways and halls with bicycles, chairs, tables and kindred articles. Nothing shall be kept or stored in the stairwells. Doors opening toward the walkways must be kept closed when not in use. **THESE ARE THE FIRE MARSHAL'S REQUIREMENTS.**

6) Owners shall not sweep walkways in front of their apartment down upon the parking area. Neither shall they shake rugs out of windows or over the walkway railing.

7) Owners desiring to plant shrubs or other plantings about the condominium shall confer with the Grounds Lead or the Garden Club as to the suitability of such plantings. All such plantings become common property and shall not be removed from the property.

8) The visit of children under 16 must be limited. The host shall be responsible for the children.

9) Storage room doors must be kept locked and ventilation must not be interfered with.

10) No pets (dogs, cats or other animals) shall be allowed to be kept on the premises, nor shall any guest be allowed to bring pets.

11) No rental or lease of any apartment will be allowed until after a new purchaser becomes a permanent resident and lives in the apartment for at least three (3) years. See also restrictions of rentals in B y-Laws: ARTICLE XVII, Pages 37 and 38, and Section 18(b), Page 14, of the 1987 Revision of the Blue Book.

- 12) Use of the Fishing dock by boat owners is restricted to loading and unloading of passengers. Prolonged daytime or overnight docking is prohibited.
- 13) The Unit Owners assume full responsibility when relatives and friends occupy a condominium on a non-rental basis, without the owner being present. In addition, all guests must abide by all condominium and Shore Drive South Corp. rules and regulations. All owners must advise the Board of Directors, in writing, the number and names of all guests occupying their unit in their absence, together with their approximate arrival and departure times.
- 14) New owners are to be available to serve on the Board of Directors after they have been in residence one year.

Besides the House Rules enumerated, Owners will find in the Declaration of Condominium Ownership and By-Laws many other obligations as part of the agreement. The Rules and Regulations herewith submitted are not intended to supplant other obligations.

It is suggested that Owners become familiar with the rules and regulations of the Shore Drive South Corp. concerning the swimming pools, shuffleboard courts, and recreation building.

BOARD OF DIRECTORS

Revised 1/12/89,
as voted that date Annual Meeting.

Second Distribution 1/20/94
Include with Blue Book/Documents.

Re-printed 03/27/2014.

Revised 6/21/2022,
as voted that date Regular Board of Directors Meeting

FREQUENTLY ASKED QUESTIONS AND ANSWERS

In accordance with section 718.504 Florida Statutes, the following - Information is provided:

Q: What are my voting rights in the condominium association?

A: Voting rights are found in Article IV of the By-Laws. Generally speaking, one vote per unit may be cast. The By-Laws specifically set forth voting rights and qualifications of voters in the Association. Multiple owners of units or corporate owners are required to designate the individual entitled to cast votes on behalf of such multiple owners or corporate owner.

Q: What restrictions exist on the sale, lease, transfer or use of my unit?

A: Use restrictions on the sale, lease, transfer and use of units are found in the Articles 16, 18 and 20 of the Declaration and Article X of the By-Laws. Also attached hereto is a current set of rules and regulations applicable to the community.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how such am I obliged to pay annually?

A: Unit owners are not obligated to pay rent or land use fees for recreational or other commonly used facilities.

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: The assessments consist of monthly maintenance payments based on the budget, due the first of each month, and reserve assessments are payable after approval by the membership. A copy of the budget will be available at the interview meeting. Since monthly maintenance payments vary by unit, the exact figure will be available on request. The assessment for the Reserves varies by units and will be quoted on request.

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each case.

A: None.

Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my- assessment?

A: Each unit owner is automatically a member of the Shore Drive South Association, which is responsible for the recreational properties. Your voting rights in the association are through a Shore Towers representative on the Board of Directors of the Shore Drive South Corp. Your assessments for the Shore Drive South Corp. are included in the maintenance fee for your unit.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS THERETO THE SALES CONTRACT, AND THE CONDOMINUM DOCUMENTS.