

GENERAL INFORMATION TENANT

ISLAND CLUB PHASE FOUR
777 S. FEDERAL HWY
BUILDING N, 4TH FLOOR
POMPANO BEACH, FL 33062

Phone: 954-782-0711

Fax: 954-942-7033

Islandclub4@gmail.com

Office Hours M, W, F 8am – 2pm call for appointment

Following are a few of the many rules and regulations from the condo documents (recorded in Broward County) that pertain to the purchase and rental of Island Club IV condominium units. Refer to official condominium documents for complete rules and regulations.

LEASE, NO CORPORATION, PARTNERSHIP, NO JOINT VENTURES OR THE LIKE WILL BE CONSIDERED
FAMILY RESIDENCE 4 PERSONS PER UNIT – (INCLUDING CHILDREN) SEE EXAMPLE BELOW

ACCEPTABLE SINGLE:	HUSBAND & WIFE UP TO 2 CHILDREN.
FAMILY OCCUPANCIES:	HUSBAND & WIFE AND SINGLE PARENT OF EITHER MOTHER AND DAUGHTER, NO CHILDREN OF EITHER; OR FATHER AND SON NO CHILDREN OF EITHER; OR VISA VERSA (CHILDREN OF ANY COMBINATION WOULD BE CONSIDERED TWO FAMILIES. BROTHER AND SISTER, NO CHILDREN OF EITHER, OR TWO (2) BROTHERS, NO CHILDREN OF EITHER; OR TWO (2) SISTERS, NO CHILDREN OF EITHER (CHILDREN OF ANY COMBINATION WOULD BE CONSIDERED TWO FAMILIES)
UNACCEPTABLE:	HUSBAND & WIFE & OTHER IN-LAWS EXCEPT FOR MOTHER AND FATHER OF EITHER

RENTALS

NO RENTAL SUB-LEASE, NO ROOMS RENTED, NO TRANSIENT TENANTS.

PARKING – NO TRUCKS

ONE PARKING SPOT PER UNIT There are rental spaces (if available) in Island Club IV to accommodate a second vehicle of unit’s occupants for a fee. Guest parking spaces are reserved for guests only and are NOT permitted for residents’ additional vehicles. Applications for the sale or rental of units requesting **two or more parking spaces will be denied**. Only cars and small passenger vans are permitted. No cars displaying business signs or work vehicles of any type are permitted. No trucks, no motorcycles, no mopeds, no RVs, no campers, no car trailers, no boat trailers, etc. are permitted. Working vehicles of contractors and repair services will be permitted during daylight hours while work is being performed within an apartment unit provided the vehicle is parked in the space assigned to the respective unit or in a Phase IV guest parking space.

DOCKS

BOAT SIZE NO MORE THEN 28 FT IN REGEREST LENGTH

Owner must furnish Island Club phase four office with certificate of personal liability coverage of \$300,000.00 or more in force. Update renewal insurance

OTHER

VIOLATION of official Rules and Regulations in the condominium documents are subject to a \$100.00 fine per day violation up to \$1,000.00.

NO PETS

Registered service dogs and registered Emotional Support dogs are allowed and must be registered by a licensed health care provider along with proper documentation.

TENANT INSTRUCTIONS

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- LESSEE MUST SIGN FORMS REQUIRED.
- DELIVER ORIGINAL COMPLETED ASSOCIATION APPLICATION TO OFFICE
- DELIVER COPY OF LEASE TO OFFICE
- APPLICATION PROCESS WILL TAKE 2 TO 4 WEEKS
- \$100.00 APPLICATION FEE PER PERSON OR MARRIED COUPLE
- TENANT MUST BRING COPY OF RULES AND REGULATION TO INTERVIEW
- IN PERSON INTERVIEW ONLY. ACCOMODATIONS CAN BE MADE IF OUT OF STATE.
- ONE PERSON REPRESENTING TENANT MAY CONTACT ISLAND CLUB FOR STATUS
- **MOVE IN DATES AND TIME** MONDAY TO SATURDAY 9AM TO 5PM NO SUNDAYS OR HOLIDAYS

ASSOCIATION APPLICATION FORMS AS FOLLOWS:

1. General Information Sheet
2. Tenant Instructions
3. Certificate of Board Approval
4. Parking Agreement
5. Parking Space Assignment
6. Rules and Regulation Agreement
7. New Tenant Information Sheet
8. Dock Space Assignment If applicable
9. Apartment Unit Occupancy Agreement
10. Application for Occupancy/Credit check & History Background check form
11. Canadian Data Sheet if applicable
12. Attached copy of Driver License & Car Registrations for each applicant.

NOTE: NO APARTMENT UNIT SALE/TRANSFER RENTAL CLOSING IS PERMITTED PRIOR TO ALL COMPLETED PERTINENT PAPERS BEING RECEIVED AND REVIEWED BY PHASE IV BOARD OF DIRECTORS; NOR CAN SALE/TRANSFER CLOSING AND/OR OCCUPANCY OF UNIT BY PROSPECTIVE BUYER(S) TAKE PLACE PRIOR TO PROSPECTIVE BUYER(S) BEING INTERVIEWED AND APPROVED FOR PURCHASE BY PHASE IV BOARD MEMBERS.

Board of Directors
ISLAND CLUB FOUR, INC.

LESSEE CERTIFICATE OF APPROVAL
ASSOCIATION INTERVIEW APPROVAL
BRING THIS FORM TO YOUR INTERVIEW

ISLAND CLUB PHASE FOUR
777 S. FEDERAL HWY
BUILDING N, 4TH FLOOR
POMPANO BEACH, FL 33062
954-782-0711
Islandclub4@gmail.com

THIS IS TO CERTIFY THAT TENANT NAME _____

Has/have been approved by ISLAND CLUB IV, INC. as the Lessee of the following described property on Broward County, Florida.

Apartment number _____ in the _____ Building of Island Club IV, Inc., a condominium, according to the Declaration thereof dated the 9th day of April, 1974, recorded in Official Records Book 5707. Page, 541, of the Public Records of Broward County, Florida.

This date: _____ day of _____, 20_____, at Island Club IV, Inc.

Board of Directors Signature _____

Board of Directors Signature _____

(seal)

CONFIRMATION OF LEASE CLOSING
ATTACHED COPY OF LEASE

ISLAND CLUB PHASE FOUR
777 S. FEDERAL HWY
BUILDING N, 4TH FLOOR
POMPANO BEACH, FL 33062
954-782-0711
Islandclub4@gmail.com

Return this form to Office to receive your car decal

Names of lessee/s _____

How Many People will reside at Property: _____

Has/have lease on Apt. _____ in Bldg. _____ of Island Club IV, Inc. located at 777 S. Federal Hwy. Pompano Beach, FL, 33062.

Lessee Signature

Print

Lessee Signature

Print

Owner/Lessor/Legal Representative Signature _____

Owner Print Name _____

Owner Address _____

Owner Email Address _____

Phone # _____

(SEAL)

LESSEE PARKING AGREEMENT

ISLAND CLUB PHASE FOUR
777 S. FEDERAL HWY
BUILDING N, 4TH FLOOR
POMPANO BEACH, FL 33062
954-782-0711
Islandclub4@gmail.com

Tenant Name _____

Building. _____ Unit, _____

Vehicle Make _____ Model _____ Tag _____ State _____

The undersigned hereby undertakes and agrees that only passenger vehicle/s owned or leased by me/us or any member of my/our family will use the unit's assigned parking space, # _____, or additional parking space/s rented by me/us. **Guest parking spaces will only be used by my/our guests and will not be used as parking spaces for my/our additional vehicle/s. No Trucks**

Further, I/We will instruct our guests to only use guest spaces found in the Northeast Parking Lot and marked "Phase 4". Parking in spaces controlled by other phases will subject your vehicle to towing.

Further, the owner for temporary use or rental of the owners' parking space must grant permission. Only other Phase 4 owners will be permitted to rent an owner's space. Paperwork forms must be approved and be on file in the Phase 4 Office. Renters may not rent the space of the lessor under the no sub-lease provisions of the R & R.

In the event this agreement is violated, it is understood that I/we may be subject to a fine of \$100.00 per day for each offense up to \$1,000.00 and, if necessary, I/we will be subject to legal action by Phase 4 attorneys. Further, the vehicle in violation will be subject to towing at the expense of its owner.

Lessee Signature _____

Lessee Signature _____

Board of Directors Signature _____

Board of Directors Signature _____

PARKING SPACE ASSIGNMENT
TRANSFER PARKING SPOT FROM LESSOR TO LESSEE

ISLAND CLUB PHASE FOUR
777 S. FEDERAL HWY
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POMPANO BEACH, FL 33062
954-782-0711
Islandclub4@gmail.com

For value received with lease agreement, Lessor _____ does hereby assign, transfer and set over unto, Lessee _____ all rights the Lessor has in use of Parking Space # _____ of ISLAND CLUB FOUR, INC. a Corporation, and does direct ISLAND CLUB FOUR, INC. to issue a Certificate of Ownership of said Parking Space in accordance with the terms and conditions of the Declaration Condominium of ISLAND CLUB FOUR, INC.

Dated this _____ day of _____, 20____, at Pompano Beach, FL

Signature of Lessor

Signature of Lessor

TENANT RULES AND REGULATIONS AGREEMENT

ISLAND CLUB PHASE FOUR
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I/We understand that living in a condominium community requires living in close proximity to others.

I/We also realize that everyone living in this community has a right to use the common elements without infringing on the rights of others.

I/We recognize that it is necessary for condominium associations to establish rules and regulations to help guide us in our relationship with other members of the community and for the welfare of all.

We have received and read a copy of the Island Club IV, Inc. Rules and Regulations and will abide with said Rules and Regulations.

Further, we will bring our copy of the Rules and Regulations with us when we are interviewed. The owner should provide a copy of the rules and regulations. If not, a copy may be purchased from the association for \$75.00.

Signature of Lessee

Attest: _____
Board Member

Signature of Lessee

Board Member

TENANT APARTMENT UNIT OCCUPANCY AGREEMENT

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I (We), the undersigned, agree that no person/s other than the undersigned will reside in Apartment Unit # _____.

As Renter/s and Residents, I (We) the undersigned will not rent rooms, nor sublease the apartment unit, nor permit anyone to occupy the apartment unit in my (our) absence.

Should any change in the apartment unit's occupants be contemplated, for any reason, at some future date, I (We) the undersigned will send written request to the Phase IV Board of Directors for their approval.

In the event that this agreement is violated, it is understood that I (We) may be subject to a fine of \$100.00 for each offense, and if necessary, subject to legal action by Phase IV attorneys.

Date: _____

(LESSEE) SIGNATURE _____

(LESSEE) SIGNATURE _____

FOR PHASE IV BOARD OF DIRECTORS USE ONLY

BOARD SIGNATURE: _____

BOARD SIGNATURE: _____

(SEAL)

NEW TENANT INFORMATION
RETURN TO OFFICE TO OBTAIN CAR STICKER

ISLAND CLUB PHASE FOUR
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954-782-0711
Islandclub4@gmail.com

Date _____

Apt _____ Building _____ Date of lease: _____

Names/s _____ / _____

Telephone/s _____ Cell Phone/s _____ 2nd _____

Email Address _____ / _____

Island Club Address _____

City _____ State _____ Zip _____

Primary Mailing Address _____

City _____ State _____ Zip _____

Auto: Make _____ Model _____ Tag _____ State _____

Parking Space _____

Dock Number _____ Storage Bin Number _____ Key in Office _____

Emergency Info _____

E. Contact _____ E. Phone #: _____

Please be aware that each unit is provided with one parking space per owner/renter. There are no rental spaces available in Island Club Four to accommodate a second vehicle of unit's occupants. Arrangements for a second vehicle if required must be made in advance and a copy of parking decal presented with application. There are no exceptions.

TENANT DOCK SPACE ASSIGNMENT
FROM LESSOR TO LESSEE

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Islandclub4@gmail.com

For value received, lessor name: _____ does hereby assign, transfer and set unto, Lessee name _____ all rights to use Dock Space # _____ of Island Club IV, Inc., a condominium and does direct Island Club IV, a Florida Corporation to issue a Certificate of Ownership of said Dock Space in accordance with the terms and conditions of the Declaration of Condominium of Island Club IV, Inc., a condominium.

Dated this _____ day of _____, 20____, at Pompano Beach, FL.

Lessor Signature

Lessor Signature

Do not complete bottom section

CERTIFICATE OF DOCK SPACE OWNERSHIP

This is to certify that Lessee name _____ is/are the Lessor of Dock Space # _____ of Island Club IV, Inc.

The lessor/ownership of the dock space herein assigned is subject to the following;
Bring copy of Boat Registration and Proof of \$300,000 Liability Insurance to Office.

Signed and sealed this _____ day of _____, 20__, at Pompano Beach, FL

(SEAL)

Director Signature

Director Signature

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ATTENTION REALTORS/LESSEE

Generic information

1. Bring copy of Lease to office.
2. \$100.00 application fee per person or married couple.
3. The association application process takes 2 to 4 weeks.
4. Only one person may contact the office for application status.
5. Office Hours Monday, Wednesday and Friday 8am to 2pm.
6. One assigned parking spot per unit.
7. We do not have a community boat dock.
8. No pickup trucks and commercial trucks, motorcycles.

ISLAND CLUB RECREATION CENTER

VEHICLE INFORMATION FORM

Resident Name: _____ Owner/Renter (please circle)
 (please print)

email: _____

Phase: _____ Unit #: _____

Vehicle	Make	Model	Year	Color	License Plate #	Sticker/Tag #	Phone#
1							
2							

Parking Space Number: _____

Issue Date: _____

Payment Method: _____

Resident Signature: _____ Date: _____

Deactivation Date: _____

Phase Board Member Signature: _____