

GENERAL INFORMATION SALES

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

Phone: 954-782-0711

Fax: 954-942-7033

E: Islandclub4@gmail.com

Office Hours M-W-F. 8AM to 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.

SALES, 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
OWNERS GUEST:	WHEN OWNER IS NOT IN RESIDENCE, THEY ARE PERMITTED TWO (2) GUEST WITHIN A TWELVE (12) MONTHS PERIOD. EACH GUEST OCCUPANCY CANNOT EXCEED ONE (1) MONTH, THEIR GUEST OCCUPANCIES DO NOT APPLY TO RENTERS AS NO ONE OTHER THAN THE RENTER IS PERMITTED TO OCCUPY THE APARTMENT UNIT DURING THE RENTAL PERIOD.

**RENTALS**

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

No lease for less than 3 months.

No rental more than once per year.

No lease during the first year of ownership.

A copy of the lease is required. Owners who renew annual or seasonal rentals to the same tenants, must furnish the Phase IV Office with a copy of the renewal lease at the time of each renewal.

**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 REGEST LENGTH

Buyer 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.

**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.

BUYER'S INSTRUCTIONS APPLICATION  
SALES-OWNERSHIP TRANSFER

ISLAND CLUB PHASE FOUR  
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Office Hours M-W-F. 8AM to 2PM call for appointment

- BUYER AND SELLER MUST SIGN FORMS REQUIRED.
- DELIVER ORIGINAL COMPLETED ASSOCIATION APPLICATION TO OFFICE
- APPLICATION PROCESS MAY TAKE UP TO 4 WEEKS
- \$100.00 APPLICATION FEE PER PERSON OR PER MARRIED COUPLE
- \$150 PROCESSING FEE FOR ESTOPPEL REQUEST
- BUYER MUST BRING CONDO DOC'S AND RULES AND REGULATION TO INTERVIEW
- ONE PERSON REPRESENTING BUYER MAY CONTACT ISLAND CLUB FOR STATUS

ASSOCIATION APPLICATION FORMS AS FOLLOWS:

1. General Information Sheet
2. Buyers Instructions
3. Frequently Asked Questions and Answers
4. Certificate of Appointment/Voting Representative
5. Confirmation of Closing
6. Certificate of Voting
7. Parking Agreement
8. Parking Space Assignment
9. Rules and Regulation Agreement
10. New Owner Information Sheet
11. Dock Space Assignment If applicable
12. Apartment Unit Occupancy Agreement
13. Consent Correspondence Via-E-Mail
14. Application for Occupancy/Credit check & History Background check form
15. Canadian Data Sheet if applicable
16. Current Budget
17. Attached copy of Driver License & Car Registrations for each applicant.

**NOTE: NO APARTMENT UNIT SALE/TRANSFER 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.

FREQUENTLY ASKED QUESTIONS AND ANSWERS  
(Buyers' Copy)

THE STATEMENTS CONTAINED HEREIN ARE SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.

ISLAND CLUB FOUR, INC (Phase IV)

(NAME OF CONDOMINIUM)

\_\_\_\_\_ (APARTMENT UNIT NUMBER)

\_\_\_\_\_ (DATE)

Q. What are my rights in the condominium association?

A. Each apartment unit shall be entitled to one vote in the affairs of the Association.

Q. What restrictions exist in the condominium documents on my right to use my unit?

A. RESTRICTIONS ARE MULTIPLE. They appear in documents containing "Phase IV By-laws" and "Rules and Regulations". The seller must furnish these documents to you. These documents are also available for purchase. The total for them is \$125.00. Copies of the "Rules and Regulations alone are \$25.00

Q. What restrictions exist in the condominium documents on the leasing of my unit?

A. As stated in Phase IV documents and Rules and Regulations, Units may be leased **ONCE WITHIN EACH TWELVE-MONTH PERIOD FOR A MINIMUM OF THREE (3) MONTHS TO A MAXIMUM OF TWELVE (12) MONTHS.** Annual rental lease renewals require approval of Phase IV Board of Directors and a copy of the original lease as well as following renewal leases must be provided to the Phase IV Office. Amendment to the documents state: "Apartment units may not be leased within one year of acquiring ownership of the unit". Refer to the "Information Sheet" for further restrictions.

Q. How much are my assessments for my unit and when are they due?

A. Assessments are paid monthly and are due on the 1<sup>st</sup> of the month. Assessment payments received after the 10<sup>th</sup> of the month are charged a \$45.00 late fee for each late month. Monthly payments vary from year to year depending on the budget established for the specific year. The budget for the year \_\_\_\_\_ stipulates the total monthly assessment amount for Unit \_\_\_\_\_ as \$\_\_\_\_\_. This monthly assessment includes charges for the following: Phase IV Maintenance \$ \_\_\_\_\_; Roof Reserve \$ \_\_\_\_\_; Recreation Center Assessment \$ \_\_\_\_\_; Special Storm Assessment Payoff \$ \_\_\_\_\_.

Q. Am I required to pay rent or land use fees for Recreational or other commonly used facilities? \_\_\_ If so, how much am I obligated to pay annually?

A. 1. All Recreation Land Leases have been paid off and a copy of recorded pay-off documents is available to Title Co. attorney for sale closing

NOTE: No other fees are required except for those included in Phase IV monthly assessment payments or where Phase IV or the Recreation Center Associations find it necessary to request Special Assessments in any given year.

Q. Do I have to be a member of any other association? If so, what is the name of the association and what are my voting rights in this association?

A. As an owner of a Phase IV unit, you are automatically an association member of Island Club Recreation Center, Inc. and are entitled to one (1) vote in affairs of the Recreation Center Association.

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

A. Island Club IV (is) (is not) involved in any such court case. Contact Recreation Center Association for their information. Their phone No. Is: 954 946-4912.

Phase IV court case data:

\_\_\_\_\_  
\_\_\_\_\_

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

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

THIS IS TO CERTIFY THAT BUYER NAME \_\_\_\_\_

\_\_\_\_\_

Has/have been approved by ISLAND CLUB IV, INC. as the purchaser/occupant 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 9<sup>th</sup> 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 CLOSING  
CLOSING AGENT  
RETURN AFTER CLOSING

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

This letter will serve as confirmation that on \_\_\_\_\_,  
Closing Date

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Names of Buyers

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

\_\_\_\_\_  
Buyers Signature

\_\_\_\_\_  
Buyers Signature

\_\_\_\_\_  
Print

\_\_\_\_\_  
Print

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Attorney or Title Co. Representative:

Name of Closing Agent \_\_\_\_\_

Approval Signature \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

(SEAL)

CERTIFICATE OF APPOINTMENT  
OF VOTING REPRESENTATIVE

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

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Unit (Apartment) No. \_\_\_\_\_ in Island Club IV, Inc., have designated:

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**(BUYER PRINT NAME ABOVE AS VOTING REPRESENTATIVE)**

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the Membership of the Association and for all other purposes provided by the Declaration, the Articles of Incorporation, and the By-laws of the Association.

The following examples illustrate the proper use of this certificate.

- (1) Unit owned by John Doe and his brother, Jim Doe. A Voting Certificate is required designating either John or Jim as the Voting Representative (NOT A THIRD PERSON).
- (2) Unit owned by Overseas Corporation. Voting Certificate must be filed that designates the person entitled to vote, signed by president or vice-president of the corporation and attested to by the secretary or assistant secretary of the corporation.
- (3) Unit owned by John Jones. No voting certificate required.
- (4) Unit owned by Bill and Mary Rose, husband and wife. Voting Certificate required that designates either Bill or Mary as the voting representative. (NOT A THIRD PERSON).

This certificate is made pursuant to the Declaration and the By-laws of the Condominium and shall revoke all prior certificates and be valid until revoked by a subsequent certificate.

DATED: the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Buyer Signature

\_\_\_\_\_  
Buyer Signature

PARKING AGREEMENT

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

Owner 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.**

**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.**

Resident Signature \_\_\_\_\_

Resident Signature \_\_\_\_\_

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Board of Directors Signature \_\_\_\_\_

Board of Directors Signature \_\_\_\_\_

PARKING SPACE ASSIGNMENT

TRANSFER PARKING SPOT FROM SELLER TO BUYER

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

For value received, Sellers name \_\_\_\_\_ does hereby assign, transfer and set over unto, Buyer name \_\_\_\_\_ all rights, title and interest in and to 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 of Condominium of ISLAND CLUB FOUR, INC.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at Pompano Beach, FL

\_\_\_\_\_  
Signature of Seller

\_\_\_\_\_  
Signature of Seller

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DO NOT WRITE BELOW THIS LINE  
CERTIFICATE OF PARKING SPACE OWNERSHIP

This is to certify that Buyers name \_\_\_\_\_ is/are the owner/s of Parking Space No. \_\_\_\_\_ of ISLAND CLUB FOUR, INC.

The ownership of the parking space herein assigned is subject to the following:

The terms and conditions of the Declaration of Condominium of ISLAND CLUB FOUR, INC., a condominium, together with any and all exhibits attached thereto.

The transfer or assignment of ownership of said parking space shall be as an appurtenance to the apartment owned by the owner, and same shall not be transferred separate and apart from said apartment without express approval of the Board of Directors of ISLAND CLUB FOUR, INC.

Signed and Sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at Pompano Beach, FL.

(seal)

By \_\_\_\_\_  
Directors Signature

By \_\_\_\_\_  
Directors Signature

RULES AND REGULATIONS AGREEMENT

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

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 seller should provide a copy of the rules and regulations. If not, a copy may be purchased from the association for \$25.00.

\_\_\_\_\_  
Signature of Owner

Attest: \_\_\_\_\_  
Board Member

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Board Member

APARTMENT UNIT OCCUPANCY AGREEMENT

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

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

As owners, I (We) the undersigned will not rent rooms, nor in my (our) absence permit occupancy of the apartment unit by persons other than my (our) guests, whose names will be given to the Phase IV Office prior to their visit.

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: \_\_\_\_\_

(RESIDENT) SIGNATURE \_\_\_\_\_

(RESIDENT) SIGNATURE \_\_\_\_\_

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FOR PHASE IV BOARD OF DIRECTORS USE ONLY

WITNESS SIGNATURE: \_\_\_\_\_

WITNESS SIGNATURE: \_\_\_\_\_

(SEAL)

NEW OWNER INFORMATION  
RETURN TO OFFICE TO OBTAIN CAR STICKER

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

Date \_\_\_\_\_

Apt \_\_\_\_\_ Building \_\_\_\_\_ Date of Closing: \_\_\_\_\_

Names/s \_\_\_\_\_ / \_\_\_\_\_

Telephone/s \_\_\_\_\_ Cell Phone/s \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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 the parking decal presented with application. There are no exceptions.

DOCK SPACE ASSIGNMENT  
TRANSFER DOCK SPACE FROM SELLER TO BUYER

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

For value received, Sellers name: \_\_\_\_\_ does hereby assign, transfer and set unto, Buyers name \_\_\_\_\_ all rights, title and interest in and to 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.

\_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Seller Signature

---

Do not complete bottom section

CERTIFICATE OF DOCK SPACE OWNERSHIP

This is to certify that Buyers name \_\_\_\_\_ is/are the owner/s of Dock Space # \_\_\_\_\_ of Island Club IV, Inc.

The 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.**

1. The terms and conditions of the Declaration of Condominium of Island Club IV, Inc. a Condominium, together with any and all exhibits attached thereto,
2. The transfer or assignment or ownership of said dock Space shall be as an appurtenance to the apartment owned by the owner, and same shall not be transferred separate and apart from said apartment without express approval of the Board of Directors of Island Club IV, Inc.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at Pompano Beach, FL

(SEAL)

\_\_\_\_\_  
Director Signature

\_\_\_\_\_  
Director Signature



**MAINTENANCE INSTRUCTIONS – PHASE IV**

**Your first maintenance payment is due upon closing. \$840.00**

Please make your check payable to:

Payable to: Island Club Four, Inc

Address: 265 South Federal Highway, Suite 330  
Deerfield Beach, FL 33441

Phone: 954-943-9900

Email: Stevend@orchidmgmt.net and CC: islandclub4@gmail.com

If payment is received after the 10<sup>th</sup> of the month, a \$45.00 late fee will be imposed.

You will be receiving a coupon book with envelopes.

Auto Bank Withdrawal is available. Please contact Orchid Management Solutions for any questions about this issue (Phone number: 954-493-9900).

Please contact us if you did not receive your Book.

Thank you for your assistance and welcome to the Island Club.

Board of Directors, Phase IV

**CONSENT TO ACCEPT ASSOCIATION NOTICES AND GENERAL CORRESPONDENCE VIA E-MAIL**

**Association: Island Club Phase Four**

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**Re: Consent to Accept E Mail Notifications**

I consent to receiving e-mail notification of Association meetings, minutes or other correspondence in lieu of receiving them by regular mail.

I also understand that Annual owner meetings and Special Meetings requiring membership voting or establishing a quorum will NOT be sent via E Mail but via regular or certified mail as prescribed by law.

**PLEASE REMEMBER TO SEND ANY FUTURE CHANGES TO YOUR E MAIL ADDRESS TO THE ASSOCIATION MANAGER AT: [Islandclub4@gmail.com](mailto:Islandclub4@gmail.com)  
Or Mail to 777 South Federal Highway Building N, 4<sup>th</sup> Floor Pompano Beach FI 33062**

**Unit / Property Address:** \_\_\_\_\_

**Print Owner Name:** \_\_\_\_\_

**Owners Signature:** \_\_\_\_\_

**Owner's Mailing Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**E MAIL ADDRESS** \_\_\_\_\_

**PLEASE RETURN THIS FORM TO: Island Club Phase Four Association at the address listed for your association at [Islandclub4@gmail.com](mailto:Islandclub4@gmail.com)**

**Thank you.**

ISLAND CLUB PHASE FOUR  
777 S. FEDERAL HWY  
BUILDING N, 4<sup>TH</sup> FLOOR  
POMPANO BEACH FL 33062  
Phone 954-782-0711  
Fax 954-942-7033  
Islandclub4@gmail.com  
Office Hours M-W-F. 8AM to 2PM call for appointment

### ATTENTION REALTORS/BUYERS

#### Generic information

1. Bring or send a copy of the Purchase Contract to the Office
2. Association application process may take up to 4 weeks
3. Only one person may contact the office for application status.
4. Office Hours are Monday, Wednesday & Friday 8AM to 2PM
5. No renting first year
6. Rental limit 3 months (lease twice per year)
7. ONE assigned parking spot per unit
8. Island Club Four does not have a community boat Dock
9. Pickup trucks must be moved to the north parking lot by 6PM.
10. Island Club Phase Four has 121 units
11. Island Club has 4 Phases
12. Island Club Monthly Maintenance Fee: \$840.00
13. Full funding reserves
14. No boats allowed over the registered length of 28 ft'

# 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: \_\_\_\_\_