



BENCHMARK PROPERTY MANAGEMENT, INC.

7932 Wiles Road · Coral Springs, Florida 33067 · Tel. (954) 344-5353 · Fax (954) 344-5399 · www.benchmarkpm.com

URGENT

If your application is incomplete, it will be returned to you by mail along with any fee you may have submitted, and a list of the missing items.

You may then complete the application and re-submit it together with the required fee.

Please provide the name and address which you would like us to use if the application is incomplete and must be returned to you.

Name: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Telephone # _____

E-Mail Address _____

If you do not fill in the information above, we will use the best address available on the application which you submitted.

Coral Reef Club Homeowners Association, Inc.

Revised: July 1, 2021

Coral Reef Club Homeowners Association, Inc.

c/o Benchmark Property Management, Inc.

7932 Wiles Road

Coral Springs, Florida 33067

954-344-5353 / 561-278-0506

Fax 954-344-5399

Leasing guidelines and Lease/Purchase requirements:

- **ONCE YOU HAVE SUBMITTED YOUR APPLICATION PLEASE CALL 561-860-7405 AND LEAVE A DETAILED MESSAGE OF THE DATE AND TIME THE APPLICATION WAS SUBMITTED.**
- The application fee is \$150.00 PER MARRIED COUPLE OR \$150.00 PER PERSON 18 YRS. AND OVER PAYABLE TO: Benchmark Property Management. A background check will be conducted on **ALL ADULT** occupants **CASHIERS CHECKS AND MONEY ORDERS ONLY** made payable to Benchmark Property Management \$150.00 per person if not married and anyone 18 yrs. or older.
- All leases are to be for a **minimum** of one year and are to be reviewed three months prior to lease termination for possible renewal.
- All units shall only be used as a single-family home.
- Leasing of units shall be subject to the **prior** written approval of the association. At least **thirty (30)** days prior to an owner leasing out the unit, the lessee must fill out an approved application and **submit a copy of A FULLY EXECUTED LEASE**
- Leases and sales need thirty **(30) days for approval.**
- All units currently rented must provide Benchmark Property Management with a copy of the lease and expiration date. All current leases must be recorded with Benchmark Property Management.
- An fully **EXECUTED COPY OF PURCHASE CONTRACT FOR A SALE**
- **A MARRIED COUPLE NOT SHARING THE SAME LAST NAME MUST PROVIDE PROOF OF MARRIAGE**
- **A LEGIBLE COPY OF ALL ADULTS DRIVERS LICENSE**
- **A LEGIBLE COPY OF VEHICLES REGISTRATION(S) AND A PICTURE OF EVERY VEHICLE.**

PLEASE READ THE APPLICATIONS ESSENTIALS PAGE AS WELL AS THE RULES AND REGULATIONS SHEET.

NO SATELLITE DISH'S ALLOWED ON CORAL REEF BUILDINGS!

TO PROTECT ANY FURTHER DAMAGE TO OUR BUILDINGS, SATELLITE DISHES ARE NOT PERMITTED TO BE ATTACHED TO THE BUILDING ANYWHERE.

PLEASE USE, ATT U-VERSE, RABBIT EARS OR ADVANCE CABLE ONLY.

IF YOU MUST HAVE A DISH, IT HAS TO BE APPROVED FIRST BY THE ASSOCIATION AND ABLE TO BE MOUNTED ON THE GROUND AND ONE WIRE ALLOWED TO BE DRILLED IN CLOSE TO THE DISH AND YOUR INSTALLER IS THEN FREE TO RUN WIRES INSIDE YOUR UNIT ANY WAY HE CAN. IF WIRE RUNS INSIDE, IT WOULD BE UP TO OWNER IF THEY WANT TO LOOK AT WIRES ALONG THEIR INSIDE WALLS. SO TO BE REASONABLE, IF YOU CAN MOUNT IT ON THE GROUND, THEN WE WILL APPROVE IT WITH ONE WIRE GOING INTO YOUR UNIT. PLEASE CONTACT OUR MANAGEMENT COMPANY TO REQUEST AN ARCHITECTURAL REQUEST FORM (ARC). DISHES INSTALLED WITHOUT ASSOCIATION APPROVAL ARE SUBJECT TO REMOVAL.

WITH U-VERSE AND CABLE BEING VERY GOOD THESE DAYS PLEASE CHOOSE ONE OF THESE SERVICES AS WE WILL NOT BE ABLE TO MOVE TREES, ETC. THAT MIGHT BLOCK RECEPTION!! PLUS, DURING STORMS OR HARD RAINS, THESE DISHES DO GO OUT A LOT ANYWAY.

WHY?

THE DAMAGE THESE INSTALLERS DO AND DID TO THE ROOFS BY WALKING ON THEM, AND TO FASCIA BOARD AND WALLS BY DRILLING HOLES THROUGH THEM AND THEN RUNNING UNSIGHTLY WIRES ALL AROUND WHILE DRILLING EVEN MORE HOLES, HAS AND WILL CAUSE LONG-TERM DAMAGE AND WAS NEVER ALLOWED TO BEGIN WITH.

IF YOU SEE ANY OTHER DISHES, THEY ARE ALREADY REGISTERED. DAMAGE WAS ALREADY DONE AT THE TIME OF THEIR INSTALLATION, AND THEY ARE NOW CONSIDERED "GRANDFATHERED IN". (ALTHOUGH EVERYONE IS AND WILL BE MADE TO CALL OUT THEIR INSTALLER AND RUN ONE WIRE INTO THEIR UNIT AND NOT ALL AROUND THE OUTSIDE.) WE HAVE THE LIST OF THOSE ALREADY GRANDFATHERED IN, SO PLEASE DO NOT ATTEMPT TO PUT UP A DISH TOUCHING THE BUILDING AS IT WILL BE TAKEN DOWN WITHOUT NOTICE ONCE DISCOVERED.

I UNDERSTAND NO DISHES OR ANTENNAS OF ANY KIND CAN TOUCH THE OUTSIDE OF ANY BUILDING AND IF I MUST HAVE A DISH, I WILL SUBMIT AN ARCHITECTURAL REVIEW TO BE APPROVED BY THE ASSOC FOR ONE TO BE MOUNTED ON THE GROUND WITH ONE WIRE IN AS CLOSE TO THE DISH AS POSSIBLE

X

X

ADVANCE CABLE
(954) 753-0100

ATT U-VERSE
1 866 -688 -6 535

APPLICATION ESSENTIALS

Benchmark Property Management, Inc. coordinates the application process for the transfer of units by sale or lease on behalf of our client associations. In performing this service we have too often noted that unit owners, prospective buyers or tenants, and real estate agents, title companies, mortgage brokers, etc. lack an understanding of the association's obligations and rights and the role that Benchmark plays in the process. This notice is intended to provide you with an overview of the application and approval/denial process. If you adhere to the following guidelines the process will be completed in the most timely and efficient manner possible.

1. Please remember that the association's rights and obligations are set forth in their governing documents. Both the Board of Directors and Benchmark are required to abide by those requirements.
2. Benchmark is an agent of the association and acts only under the instructions of the Board of Directors. Benchmark has no decision making power.
3. The amount of time in which the association is required to act upon an application is set forth in their governing documents. Please expect the association to use the full amount of time allowed to render its decision on any application.
4. The clock does not begin to run when we receive the application, but rather, the time allowed for the process begins to run only when we have received a completed application and all of the other supplemental information that may be required including all applicable fees.
5. When we have received all of the required materials we will forward the entire application package to the Board of Directors for their review and decision.
6. The closing date of a sale or the effective date of a lease has no bearing whatsoever on the time allotted for the board to render its decision. In planning your transaction schedule you should expect the association to use the full amount of time allowed.
7. **PLEASE DO NOT CONTACT OUR OFFICE FOR AN UPDATE OR A REPORT ON THE STATUS OF YOUR APPLICATION.** Doing so will only slow the process. If we need to contact you we will do so without delay. Rest assured that when the Board of Directors has made its decision it will be provided to you within the required time.

We do not provide priority processing, however your full cooperation with the foregoing will expedite the process.

Benchmark Property Management, Inc.

Coral Reef Information Sheet
c/o Benchmark Property Management

* Please make sure all of the below information is complete and legible.

Current owner: _____

Address: _____

Phone: _____ Email: _____

Buyer/Lessee name(s):

Cell Phone: _____

Email address: _____

Cell Phone: _____

Email address: _____

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APPLICATION. FOR LEASE/SALE, GIFT OR INHERITANCE APPROVAL

This application and the attached Application for Occupancy must be completed in detail by the proposed; lessee/buyer.

If any question is not answered or left blank, the application will be returned, not processed and not approved.

Please attach a copy of the lease agreement or sales contract to this application.

Please attach a non-refundable processing fee of \$150.00 payable to Benchmark Property Management – MONEY ORDERS AND BANK CHECKS ONLY

There is an occupancy restriction of not more than two persons per bedroom (i.e.: two bedroom house, four persons; three bedroom house, six persons).

PLEASE PRINT OR TYPE

DATE: _____ LEASE TERM: FROM _____ TO _____

PRESENT OWNERS NAME _____

PRESENT OWNER'S ADDRESS/ PHONE: _____

NAME OF PROPOSED LESSEE OR BUYER: _____

PHONE: _____

OTHER PERSONS WHO WILL OCCUPY THE UNIT: _____

NAME

AGE

RELATIONSHIP

_____	_____	_____
_____	_____	_____
_____	_____	_____

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APPLICATION FOR OCCUPANCY

Applicants Name: _____ Phone: _____

Unit Address: _____

Date of Birth: _____ Social Security Number: _____

Co-Applicants Name: _____ Phone: _____

Unit Address: _____

Date of Birth: _____ Social Security Number: _____

Maiden Name; _____ Marital Status: _____

Lessee Name (If Applicable): _____

Number of Adult Occupants: _____ Number of Children: _____

Name and Ages of Children: _____

In Emergency, Notify: _____

Present Address: _____

City: _____ State: _____ Phone # _____

Landlord/Mortgage Co: _____ Mortgage# _____

Present Employer: _____ Phone #: _____

Address: _____

Length of Employment: _____ Position: _____ Salary: _____

Co-Applicants Employer: _____ Phone # _____

Address: _____

Length of Employment: _____ Position: _____ Salary: _____

Coral Reef Club Homeowners Association, Inc.

PET REGISTRATION FORM

Name: _____ Address: _____

I DO NOT OWN A PET _____

If in the future I decide to acquire a pet, I understand that I will need to get association approval prior.

(Initial here)

BREED OF PET: _____

(NO PIT BULLS OR ROTTWEILERS OR LIKE BREEDS ALLOWED)

APPROXIMATE WEIGHT OF PET AT FULL GROWTH: _____

PET'S NAME: _____

PET'S COLORING: _____

By my signature below, I verify that I will abide by the Rules and Regulations of Coral Reef Homeowners Association, Inc.

PLEASE INCLUDE PHOTO OF PET FOR IDENTIFICATION PURPOSES

Printed Name

Signature

Printed Name

Signature

FORMS MUST BE SIGNED WHETHER YOU HAVE A PET OR NOT

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RULES AND REGULATIONS

The following General Rules and Regulations are designed to make living for all owner(s) pleasant and comfortable. The restrictions imposed are for the mutual benefit of all

1. The General Rules and Regulations hereinafter enumerated as to the common , property shall apply and be binding upon all others.
2. The owner(s) shall at all times obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, contractors and other persons for whom they are responsible and persons over whom they exercise control and supervision.
3. Violations of these Rules and Regulations may subject the violator to any and all remedies available to the Association and other owner(s) pursuant to the terms of The Declaration of Covenants, Restrictions and Easements for the Association.
4. Violations may be remedied by the Association by fine, injunction or other legal means and the Association shall be entitled to recover in said attorney's fees against any person violating the Rules and Regulations or the Declaration of Covenants, Restrictions and Easements, and any of the Exhibits attached thereto. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a Waiver, consent or approval of identical or Similar situations unless notified in writing by the Board of Directors.

RULES AND REGULATIONS

- A. Violations should be reported to the Management Company.
- B. Violations will be called to the attention of the violating owner(s) by the Management Company in writing and the Management Company will also notify the appropriate committee at the Homeowners Association, if any.
- C. Disagreements concerning violations will be presented to and be ruled on by the Board of Directors who will take appropriate action.
- D. Unit owner(s) are responsible for compliance by their guest or lessees all others as listed in Item #2 above in these Rules and Regulations.

RULES FOR THE SWIMMING POOL AREA

1. All persons under the age of sixteen (16) must be accompanied by a homeowner or supervising adult over the age of twenty-one (21).
2. No DIAPERS ARE PERMITTED in the swimming pool unless swimmyies are worn. NO NUDE SWBIMING AT ANY AGE.
3. No breakable objects are permitted at pool side.
4. NO INTOXICANTS are permitted at pool area. Intoxicated persons will not be allowed in the pool area at any time.
5. There must be a three (3) foot walking area around the pool at all times.
6. No pets allowed in the pool area.
7. When wearing suntan oil or lotion, towels should be placed on chaise lounges.
8. Lounges and chairs should not be removed from the pool area.
9. All belongings should be removed when leaving the pool area. No one is permitted to reserve a chair or lounge if not in the pool area.
10. Everyone must shower before entering the pool. (No soaps, shampoos, etc. may be used at poolside shower).
11. Persons having colds, coughs, inflamed eyes, infections, open sores or wearing bandages shall not use the pool.
12. No play equipment of any kind, is permitted in the pool area (roller skates, bicycles, balls of any kind (beach balls are permitted). WHEELCHAIRS, STROLLERS, CHILD WAIST AND ARM SWIMMING AIDS ARE PERMITTED:
13. No running, pushing, dunking or rough play, profane language, diving or jumping in the pool will be permitted.
14. All refuse must be placed in containers provided for this purpose. We urge you to keep the pool area clean and discourage the infestation of insects.
15. No homeowner shall in any manner operate, modify, alter or make a change to the pool equipment.
16. THERE IS NO LIFEGUARD ON DUTY. All persons using the pool must do so at their own risk. The Homeowners Association assumes no responsibility for any accident Or injury in connection with such use or for any loss or damage to personal property. Persons using the pool agree not to hold the Homeowners Association liable for any actions whatsoever due to natural occurrences within the pool area,

PET GUIDELINES

- A. Pet Categories, Pets shall be categorized as follows:
Ordinary house pets shall include dogs, cats, caged domesticated birds, hamsters, gerbils and guinea pigs, aquarium fish, small snapping turtles and tortoises, domesticated rabbits, rats and mice and creatures normally maintained in a terrarium or aquarium All ordinary house pets are permitted, subject to the guidelines in this resolution.
 - B. Unusual house pets shall include without limitations, those animals not generally maintained as pet, such as large reptiles, anthropoids, felines other than cats, canines other than dogs, rodents, birds and other creatures other than those listed in subsection "A" above or not maintained in a terrarium or aquarium. Unusual house pets are prohibited.
2. The number of ordinary house pets, excluding caged birds or those in a terrarium or aquarium are not to exceed two (2) per unit. (see pet sheet)
 3. All dogs and cats must walked on a leash and in full control by their owners at all times.
 4. Dog and cat excrement must be picked up and may not be deposited on or within the common area.
 5. Pets shall not be left unattended outside the unit.
 6. Pet owners are responsible for any property damage, in or disturbance their pet may
 7. Commercial breeding of pets within the Association is prohibited.
 8. All pets must have and display as appropriate evidence of all required registrations and inoculations.
 8. Every female dog, while in heat, shall be kept confined in the unit by the owner in such a manner that she will not be in contact with another dog or create a nuisance by attracting other animals.
 10. No owner shall inflict or cause cruelty in connection with any pet.

PARKING RULES

1. Vehicles should be parked so as not to obstruct the spaces for other vehicles. Overnight parking shall be permitted only in designated spaces. Moving vans are permitted for not more-than 48 hours, A cover must be used for pickup trucks with work materials. Motorcycles should be parked in a parking space with a kickstand block (not on sidewalk). Absolutely **no covers** allowed over cars or motorcycles.
- .2. Vehicles which cannot operate under their own power and remain on the property for more than seventy-two (72) hours shall be towed at owner's expense. All vehicles must have a current registration. No repair of vehicles shall be Made on the property. Drainage of any automotive fluids in the common elements is prohibited.
3. No commercial vehicle, boats, Mobile homes, campers or trailers shall be allowed on the property overnight.
4. No vehicles shall be parked with "For Sale" signs.

5. All vehicles must be kept in proper operating condition so as to be-a hazard or a nuisance by noise, exhaust, appearance or otherwise.
6. No signs, initials, numbers, storage containers or any other additions alterations to parking spaces May be painted, displayed or erected by any owner.
7. The Homeowners Association shall make a reasonable attempt to give notice to the owners of offending vehicles. *If* such vehicle is not removed or the -violating condition corrected, the Homeowners Association may have the offending vehicle towed at the expense and risk of the owner of the vehicle.
8. There shall be one designated and labeled parking space per unit. All other spaces shall be available on a first come basis.
9. If there is anything on the back of a pickup truck it **will be towed without notice** and a violation will be issued. If two (2) violations are issued it can lead to eviction. All trucks should be backed in for aesthetics but be careful not to block sidewalks.

USE OR UNITS AND COMMON ELEMENTS

1. The personal property of Owners must be stored in their respective units.
2. Bicycles, toys, etc. Must NOT be stored in front of your home. They must be stored in the rear of the unit and in a place that does not Obstruct the common grounds.
 - a. In addition, yard tools, ladders, garbage cans, storage boxes, Storm shutters, or any item that upsets the general uniformity of the appearance of our properties, CANNOT be stored in the front areas of your unit and CANNOT obstruct common grounds.
 - b.. Garbage cans and recycle bids must be kept behind the shrubbery by the A/C units.
3. A garden hose can be kept in the front of the unit as long as it is neatly coiled near the water faucets and/or stored on a hose stand. Hoses must not be found obstructing the sidewalks, streets, et., or common grounds (in the grass).
 - a. Hose racks attached to the building must be approved by the Architectural Committee.
4. Chairs are allowed in front of homes 'as long as they are in a neat and presentable style. No folding lain chairs are permitted. Patio style chairs are acceptable.
5. No trash, garbage cans, supplies, water bottles or other articles shall be placed or left on the Common Elements.
6. No linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles of *any* land shall be hung from any of the windows, doors, fences, balconies, terraces or Association property.
7. Unit owners shall exercise due consideration at all hours in the operation of radios,. television, musical instruments, or an other items to ensure that the sound will not disturb others.
8. Barbecuing shall not be permitted on patios. All barbecuing must be done at a minimum of ten (10)

feet from the buildings.

- a. Grills kept outside of patios must be kept covered.
9. Any objects obstructing the sprinkler system and preventing it from doing its job must be removed.
10. Damaged screens on patio enclosures, patio doors, Must be repaired. Please keep your patio area in a neat and presentable order.
11. All damaged window screens must be repaired.
12. Hurricane shutters must be removed in a reasonable amount of time after the threat of the storm has passed. The Board reserves the right to insist that hurricane shutters be removed if the shutters still remain thirty (30) days past the threat of a storm. Remember that it is important that we protect our property, but we also want to protect its appearance.
13. No flammable, combustible or explosive fluids, chemicals, or substances shall be kept in any unit, its adjacent yard area or on the Common Elements except for propane tanks and those substances used for normal household use.
15. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, planted or affixed. This includes "For Sale" and "For Rent" signs.
16. All door-to-door commercial solicitation is strictly prohibited. Placing of materials on or under doors is strictly prohibited. Violations should be reported at once to the Management Company.
17. It is prohibited to litter or cause debris to be put on the Common Elements,
18. No motor scooters or mopeds are permitted to be driven in the community.
19. **No** pots or potted plants in front of your home without permission from the Association.
20. No trampolines allowed in your backyards due to strict insurance and government regulations. Backyards are common property and not for storage. Outside your unit falls under common property and liability insurance with the Association and we have to adhere to insurance regulations. Due to insurance/code issues the association can and will remove any violating item without notice.

ARCHITECTURAL REVIEW COMMITTEE (A.R.C.)

1. All exterior additions, modifications, decorations, or alterations must be reviewed by and have -written approval given by the A.R. C.
2. The committee will require the submission of plans and specifications showing the materials, color, structure, dimensions and location of the proposed alteration in sufficient detail to assure compliance with the criteria established for approvals, Owners can contact management for information regarding submission requirements.
3. The minimum criteria for approval shall include and require minimum of the following:
 - a. Uniformity of type and design in relation to existing improvements
 - Comparable or better quality of materials as used in existing improvements

- b. Uniformity with respect to color, size and location.
- 4. Type and material of fences must have prior written approval of the A.R. C.
- 5. Aluminum or metal lanai roofs will NOT be permitted on end units but will be allowed on interior units with the prior written consent of the A.R.C.
- 6. The A.R.C. shall approve or disapprove the request within forty-five (45) days from receipt of all requested submission plans and materials by Management. It is imperative that no changes are made until such time as you are in receipt of WRITTEN APPROVAL by the A.R.C.
- 7. Satellite dishes are permitted but must be approved by A.R.C.
- 8. All improvements that are approved by the Board must be properly maintained by the homeowner.
- 9. All improvements/changes to landscaping must be approved through an A.R.C. application submitted to the Board of Directors "Architectural Review Committee",

I hereby agree for myself and on behalf of all persons who may use the home which I seek to lease/buy:

- a. I will abide by all restrictions contained in the By-Laws, Rules and Regulations and Restrictions which are or may in the future be imposed by CORAL REEF CLUB HOMEOWNERS ASSOCIATION
- b. I understand that pets (if any) must be kept on a leash and all solid waste must be removed..
- c. I understand that sub-leasing or occupancy of this unit in my absence *is* prohibited.
- d. I understand that I must be present when any guests, visitors or children who are not permanent residents occupy the unit.
- e. I understand that any violation of the terms, provisions, conditions and covenants of the CORAL REEF CLUB HOMEOWNERS ASSOCIATION documents provides cause for immediate action as therein provided or termination of the leasehold under appropriate circumstances.

I understand the acceptance for Lease of a unit at CORAL REEF CLUB HOMEOWNERS ASSOCIATION is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of information of these forms will result in the automatic rejection of the application. Occupancy prior to approval is prohibited,

I understand that the Board of Directors of CORAL REEF CLUB HOMEOWNERS ASSOCIATION may cause to be instituted such an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors to make such investigation and agree that the information contained in this and the attached application may be used in. such investigation and that the Board of Directors and Officers of CORAL REEF CLUB HOMEOWNERS ASSOCIATION itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.

APPLICANT: _____ APPLICANT _____

Gate Information

*** Please note the below information will be used in the call box for access to the community.**

You may enter up to three home or cell numbers in the call box. In the call box, you will have your last name, first initial and a tree digit code. Once called you will press #9 to open the gate. Upon approval, the management company will give you the four-digit gate code for access.

Owner/Lessee name: _____

Address: _____

Home/cell: _____

Home/cell: _____

Home/cell: _____

Clickers are available for purchase at the management company for \$25. The fee will need to be a check payable to the Association. You can purchase as many clickers as you would like.

Mailbox keys and locks are the owner's responsibility. Management does not have the keys or information for these locks.

DISCLOSURE AND AUTHORIZATION AGREEMENT
REGARDING CONSUMER REPORTS

DISCLOSURE

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for and/or continued residence, **A consumer report and/or an investigative consumer report may be obtained at any time during the application process or during your residence.** Upon timely written request of the management, and within 5 days of the request, the name, address and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you. Before any adverse action is taken, based in whole or in part on the information contained in the consumer report, you will be provided a copy of the report, the name, address and telephone number of the reporting agency, and a summary of your rights under the Fair Credit Reporting Act.

AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED

Print Name

Signature

Date

- ☐ For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.

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REGARDING CONSUMER REPORTS

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A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for and/or continued residence, **A consumer report and/or an investigative consumer report may be obtained at any time during the application process or during your residence.** Upon timely written request of the management, and within 5 days of the request, the name, address and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you. Before any adverse action is taken, based in whole or in part on the information contained in the consumer report, you will be provided a copy of the report, the name, address and telephone number of the reporting agency, and a summary of your rights under the Fair Credit Reporting Act.

AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED

Print Name

Signature

Date

- ☐ For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.

**AUTHORIZATION AGREEMENT FOR ASSOCIATION TO COLLECT RENT UPON
DELINQUENCY IN MAINTENANCE PAYMENTS**

WHEREAS, _____ (herein "Owner"), is the record owner(s) of Unit _____ located at _____, _____ Florida _____ (herein the "Unit") in Coral Reef Club (hereinafter "Community"), as described in the Declaration of Covenants, Restrictions and Easements (hereinafter the "Declaration"), as recorded in the Public Records of Broward County, at Official Records Book 25499 at Page 667; and

WHEREAS, the Coral Reef Club Homeowners Association, Inc., a Florida corporation not for profit (herein "Association") is the entity charged with the operation and management of the Community; and

WHEREAS, Owner desires to lease the Unit to _____ (herein "Lessee(s)") pursuant to a lease submitted herewith; and

WHEREAS, the parties desire the approval of the Association for this lease, pursuant to Article 10 of the Declaration.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and adequacy of which is expressly acknowledged, the parties hereto agree as follows:

1. Upon the execution and delivery of this Agreement, and the submission of any other documentation required by the Association, assuming the satisfactory result of the standard background investigation of Lessee(s), the Association shall provide the necessary approval for the lease.

2. If, at any time during the pendency or term of the lease, Owner(s) becomes delinquent thirty (30) days or more in the payment of assessments to Association, Owner(s) and Lessee(s) agree that Association shall have the power, right and authority to demand lease payments directly from the Lessee(s) and deduct such past-due assessments, costs and attorney fees, if any, as may be delinquent. Further, Owner(s) and Lessee(s) agree that Lessee(s) will pay the full rental payment due, to the Association, upon written demand. Owner(s) expressly absolves Lessee(s) from any liability to Owner(s) for unpaid rent under the Lease Agreement if such payment is made directly to Association upon demand from Association. If any funds remain after deduction of amounts owed, the Association shall apply the remaining funds to the account of the Unit Owner as a credit against future assessments.

3. Should Lessee(s) fail to comply with the written demand of the Association by forwarding the next rent payment due (and all future rent payments due until instructed otherwise, in writing, by the Association) to the Association, the Association is hereby granted the authority to obtain a termination of the tenancy, in the name of Owner(s), through eviction proceedings, or to seek injunctive relief or specific performance under this contract. Owner(s) and Lessee(s) further agree that, if such legal action becomes necessary,

the Association shall be entitled to recover reasonable attorney's fees and costs, including appeals, from Owner(s). Any such costs shall be deemed to be a special assessment against the unit and collectable in the same manner as any special assessment, pursuant to the Declaration.

Agreed to this _____ day of _____, 201_.

CORAL REEF CLUB HOMEOWNERS, ASSOCIATION, INC., A Florida

Corporation not for profit

Owner : _____

Sign

Print _____

Lessee: _____

Sign

Print: _____

CORAL REEF CLUB

**Absolutely no one allowed to move into your new residence with you
without prior association approval:**

To ensure that the neighborhood you are moving into continues to be safe, you agree that the only person or persons that have been screened by Benchmark Property Management and approved by the association will be moving into and occupying your new residence.

If there is someone that you wish to move into your unit at a later time, approval must first be obtained by your landlord, and then an approval application must be submitted into the management company along with the required fee and attachments. This includes but is not limited to friends, siblings, family members, boyfriends, girlfriends, etc.

If anyone asks to move in, feel free to use this rule to say no. Do not jeopardize your own residency for anyone. This is for your safety as well as the safety of your new neighbors. By signing this acknowledgement, you understand this rule and will not allow anyone to move into your townhome without prior approval.

In the event that persons other than those who have been screened & approved by the association are residing in your property, you understand that you will be held responsible for all legal costs associated with your eviction and the eviction of your unscreened residents.

Applicant 1 _____ Applicant 2 _____

Print _____ Print _____

Date _____ Date _____

Unit Address _____