

Royal Coast Condominium Association, Inc.

2000 South Ocean Boulevard, Lauderdale-By-The-Sea, Florida 33062 / Phone (954) 781-9791 • Fax (954) 781-0095



SALES CHECK LIST

Included in this package:

1. Application for Sale.
2. Authorization to release credit and background information.
3. Confirmation of receipt of rules and regulations.
4. Check List for fobs/parking.
5. Designated voter form.
6. Blue information sheet
7. Frequently asked question form.
8. Sprinkler Opt Out

Items to be returned to Royal Coast. All items must be returned together. Please allow up to 30 days to process this application. (We will try and complete sooner).

1. Items #1- #6 above. Separate application for each person if not a married couple.
2. \$100.00 application fee per person or married couple, made out to Royal Coast.
3. Copy of sales contract.
4. Designated voter form (if owned by other then one single person).
5. Copy of Drivers License (s).

Seller is to supply to buyer the Association Documents and Rules and Regulations. If the seller does not, they may be purchased thru the office at a fee of \$100.00 for documents and \$10.00 for rules. Ten days notice is needed if you would like to purchase the Documents.

Use Restrictions: Use of unit is for residential purposes only. NO PETS are allowed at any time. No commercial vehicles, truck, boats, trailers, mobile homes, motor homes, campers, recreational vehicles, or loud motorcycles are permitted to park on the premises overnight. Moving is permitted on Monday – Friday between the hours of 8:00 and 6:00 pm. No more than 4 occupants may occupy a one bedroom apartment, and no more than 6 occupants may occupy a two bedroom apartments. All leases are to be for a period of no less than 90 consecutive days. An owner may lease the unit once in any twelve month period. Lessee must be approved prior to occupancy. Subletting is not permitted. Units may only be leased after one year of ownership.

Applicants must make themselves available for a personal interview prior to the final Board of Director's approval. Occupancy prior to Board approval is prohibited. The screening committee will arrange the date for the interview. Interviews are held during business hours.

Agreed to by Purchaser _____ Date _____

Agreed to by Purchaser _____ Date _____

Purchaser Phone Number _____ Email address _____

Unit # _____ Seller _____

AUTHORIZATION FORM
AND APPLICATION FOR OCCUPANCY

You are hereby authorized to release to any and all information requested with regards to verification of my bank account (s), credit history, residential history, criminal history, employment verification and character references to ROYAL COAST CONDOMINIUM ASSOCIATION and/ their background/ credit vendor. The information is to be used for my/our credit/ background report for my/ our Application for Occupancy and/or Ownership.

I/WE hereby waive any privileges I/WE may have with respect to the said information in reference to its release to the aforesaid parties. Information obtained for this report is for the exclusive use of the association for residential screening purposes only.

PLEASE INCLUDE A COPY OF YOUR DRIVER'S LICENSE TO CONFIRM IDENTITY.
Please notify your landlord, employer's and character references that we will be contacting them to obtain a reference pursuant to your application.

I/WE further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/own proper signature.

I/WE certify under penalty of perjury that the foregoing is true and correct. False information on this application may lead to your occupancy approval being revoked.

I have read the Rules and Regulations and agree to abide by them as to be responsible for my guests to do the same. I understand this is a no pet building.

My approximate closing date is: _____
This is / is not my primary home. (please circle one option)

Should I, after one year of ownership, lease out my unit, I understand that if I am behind in my maintenance fees, special assessment, late, or other fees due to the association, my tenant is to pay these fees to the association and the balance, if any to me, the owner.

Applicant's Signature

Applicant's Printed Name

Birth Date _____

Social Security Number _____

Driver's License # _____

Date Signed _____

Applicant's Signature

Applicant's Printed Name

Birth Date _____

Social Security Number _____

Driver's License # _____

Date Signed _____

THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY!

Client: Royal Coast Condominium

NOTE: All information supplied is subject to verification. All telephone numbers must be able to be reached between 8-4 P.M.

Unit # _____ Property Address: 2000 S. Ocean Blvd. Lauderdale By The Sea, Fl. 33062

Applicant _____ Single (___) Married (___)

Have you ever been convicted of a crime? _____ Date(s) _____ County/State Convicted _____

Charge(s) _____

Spouse _____ Have you ever been convicted of a crime? _____

Date(s) _____ County/State Convicted _____

Charge(s) _____

No. of people who will occupy the unit _____ Names and ages of other who will occupy the unit _____

Applicant(s) Cell Number _____ Applicant(s) email address _____

Spouse Cell Number _____ Spouse email address _____

PART I – RESIDENCE HISTORY

PLEASE PRINT FULL ADDRESS INCLUDING UNIT/APT NUMBER, CITY, STATE & ZIP CODE

A. Present Address _____

Apt or Condo Name or Single Home _____ Phone _____

Dates of Residency: From _____ to _____ Own Home ___ Parent Family Member _____

Rented Apt/ Home _____ Other _____ Rent/Mtg Amount \$ _____

Name of Landlord _____ Phone _____

Address _____ Mortgage Holder _____

B. Previous Address _____

Apt or Condo Name _____ Phone _____ Dates of

Residency: From _____ to _____

Own Home ___ Parent Family Member _____ Rented Home _____ Rented Apt _____ Other _____

Rent/Mtg Amount \$ _____ Name of Landlord _____

Address _____ Phone _____

Mortgage Holder _____ Loan # _____ Phone # _____

PART II – EMPLOYMENT REFERENCES

A. Employed by _____
Phone _____ Dates of Employment From: _____ To _____
Position _____ Fax _____
Address _____ Monthly Gross Income _____

B. Employed by _____
Phone _____ Dates of Employment From: _____ To _____
Position _____ Fax _____
Address _____ Monthly Gross Income _____

PART III – CHARACTER REFERENCES (No family members)

Please notify your references we will be contacting them

1. Name _____ Phone # _____
Address _____

2. Name _____ Phone # _____
Address _____

Within 5 days of closing please send us

1. A copy of the warranty deed (even if not recorded)
2. A copy of your insurance with Royal Coast as additional insured.
3. The name of your mortgage company (if any).

Please be sure you receive the following from your seller:

1. Documents and Rules and Regulations.
2. Building fobs (2)
3. Apartment key & Mailbox Key
4. Locker key if any
5. Gate clicker if any

Royal Coast Condominium will not supply fobs, mail box keys, or the garage opener to lessees or new owners. These fobs are to be obtained from the previous occupant.

Your garage parking space number is _____ Not in garage space is _____ Garage door clicker # _____

Make and Model of automobile _____ Color _____ State & Tag # _____

Signature of Applicant _____

Signature of Applicant _____

ROYAL COAST

PROPERTY ACCESS CHECKLIST

LAST/First NAME		UNIT #	
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LEASE LIST ALL FOBS & GARAGE OPENERS PROVIDED BY OWNER AND INITIAL

FOB 1	
FOB 2	
FOB 3	
FOB 4	
GARAGE OPENER	
GARAGE OPENER	

I HAVE READ AND UNDERSTAND THE RULES & REGULATIONS OF ROYAL COAST :

BUYER / LESSEE	
SIGNATURE	
BUYER / LESSEE	
SIGNATURE	

:

Royal Coast Condominium Association, Inc.

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CERTIFICATE OF OWNERSHIP AND VOTER DESIGNATION

I/we certify to be legally recorded owner(s) of Apartment No. _____ of the Royal Coast Condominium and therefore entitled to voting rights as described in the By-Laws.

Designation of a Voting Representative: If an apartment, is owned by one person his/her right to vote shall be established by the recorded title to his/her apartment in the Condominium. If the unit is owned by more than one person, the person entitled to cast the vote shall be designated by a certificate signed by all the owners of record, filed with the Office Secretary. If the apartment is owned by a corporation, the person entitled to cast a vote for the apartment shall be designated by a certificate signed by the President or Vice-president and attested by the Secretary of the Corporation and filed with the Office Secretary.

I/we hereby designate _____ to cast the one vote for
(Signature-One Name Only)

Apartment No. _____ of the Royal Coast Condominium whenever a vote of the Membership is required to conduct Association business.

Owner of Record: _____
Signature Print Name Date

Owner of Record: _____
Signature Print Name Date

Owner of Record: _____
Signature Print Name Date

This certificate shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the apartment. A certificate designating the person entitled to cast the vote of an apartment may be revoked by any owner thereof. If such a certificate and a copy of the recorded deed is not on file, the vote of such owner shall not be considered in determining the requirement for a quorum, nor for any other purpose.

THIS IS NOT A PROXY

ROYAL COAST

RESIDENT FILE

THIS INFORMATION WILL BE HELD STRICTLY CONFIDENTIAL

LAST/First NAME		UNIT #	
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UNIT PHONE #	
WORK/CELL PHONE #	
FAX # (IF ANY)	
E-MAIL ADDRESS	
LICENCE PLATE #	
ADDRESS	
CITY/ STATE/ZIP	

ALSO PLEASE PROVIDE ANY OTHER RESIDENCE YOU MAY HAVE (IN OR OUTSIDE THE USA)

ADDRESS	
CITY/SATE/ZIP	
LICENCE PLATE #	
HOME PHONE #	
BUS. PHONE #	
BUS. FAX #	

IN CASE OF EMERGENCY PROVIDE CONTACT:

NAME	
PHONE #	
ADDRESS	
CITY/STATE/ZIP	

NAME OF INDIVIDUALS WHO ARE PERMITTED TO ENTER YOUR UNIT IN YOUR ABSENCE:

SHOULD ANY OF THE ABOVE INFORMATION CHANGE PLEASE NOTIFY US IMMEDIATELY IN WRITING.

ROYAL COAST CONDOMINIUM ASSOCIATION

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

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

A: Members of the Association are entitled to cast 1 (one) vote for each apartment owned by them.

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

A: The apartment shall be used only for residential purposes only and no owner or owners shall permit use of their apartments for transients, hotel or commercial purposes. Further, owner shall not use or permit the use of his/her apartment in any manner which would be disturbing or be a nuisance to other owners, or in such a way as to be injurious to the reputation to the property. No pets are allowed.

Q: What restrictions exist in the Condominium Documents on leasing of my unit?

A: All leases are to be for a period of no less than ninety (90) consecutive days. An owner may lease his/her apartment only once in any **Twelve Month Period** after **one (1) year from the date of purchase**.

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

A: \$ _____ due: The first of each month.

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 the association? Also, how much are my assessments.

A: No

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: No

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? If so, identify each such case.

A: No.

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

ROYAL COAST CONDOMINIUM ASSOCIATION, INC.
2000 South Ocean Boulevard
Lauderdale-By-The-Sea, Florida 33062

JUNE 7th, 2016

Dear Members:

At a special meeting of the Members held June 6, 2016, a majority of the Members of Royal Coast Condominium Association, Inc. ("Association") voted to forego the retrofitting of the Association's common elements, Association property and units in the Condominium with a fire sprinkler system, in accordance with Section 718.112(2)(l)1., Florida Statutes. As a consequence, pursuant to the referenced Statute, the Board is to notify the Membership of such determination. In addition, the Board places the Membership on notice concerning your obligation as owners to alert your successor in title and/or any tenant of such event.

The vote total reflects 143 votes in support of the waiver of such retrofitting and 14 votes against the waiver of such retrofitting, assuring the passage of the retrofit waiver. With the passage, the Association is required to notice the Membership of this result. We provide you the official "Notice" herein. Again, pursuant to the Statute, Notice must be provided by the current owner to a new owner before a closing on the sale of a unit may occur and by an owner to a renter before the execution of a lease.

Sincerely,

Board of Directors
Robert Bellantoni, President