

NORTH HAMPTON COURT ASSOCIATION, INC.

An Adult Community

c/o Real One Property Management
www.RealOnePropertyManagement.com/contact

Real One Property Management
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APPLICATION FOR NEW RESIDENT

OFFICE USE ONLY

Unit Number: _____

Rent: _____ Purchase: _____ Application date: _____

Pending Document? _____ to be submitted: _____ days after "Application date" above.

Background report date: _____ BOD reception of Application: _____

Check List:

Receipt of Governing Documents

**ONLY FOR BUYERS
One Copy per Applicant**

MARK HERE

Governing Documents: Buyer acknowledges receiving a current copy of the

- 1- Declaration of condominium or Declaration of Covenants.
- 2- Articles of incorporation
- 3- Bylaws
- 4- Rules of the association
- 5- Copy of the Approved Budget for current year
- 6- Frequently asked questions and answers document
- 7- If applicable: Parking Restrictions and Management information.

Applicant Name

Applicant Signature

Date

COMMUNICATION STATEMENT

**ALL APPLICANTS - BUYERS AND TENANTS.
One Copy per Applicant**

I, _____ certify that the following email is correct and I have full access to such email and full authority to receive any communication from the Association or Management Company in regards to this application. I am aware any contact, such as but not limited to approval, denial, or request of the additional documents, will be sent to the email below.

Email: _____

Contact Phone: _____

Applicant Name

Applicant Signature

Date

CONSENT TO RECEIVE ELECTRONIC NOTICES

**PURCHASER ONLY
One Copy
Per Applicant**

NORTH HAMPTON COURT ASSOCIATION, INC.

We would like to take this opportunity to request your completion of the information below. The purpose of this is to confirm that we have the most accurate information on file.

We would also like to have your written consent to send you Notices and other information. Per Florida Statutes, we must obtain your approval. The Board and Management staffs thank you in advance for your cooperation.

Name: _____

Property Address: _____ S.E. _____ Unit # _____ Pompano Beach FL 33360

Mailing Address (If different from address above): _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Alternative Phone: _____

Cell Phone: _____

Emergency Contact Name: _____ **Phone:** _____

E-MAIL ADDRESS(S):

Primary Email: _____

Alternative Email: _____

I agree to accept electronic transmission of all Association information. (Please check one)

YES _____ **NO** _____

Signature: _____ **Date:** _____

NORTH HAMPTON COURT ASSOCIATION, INC.

CERTIFICATE OF APPROVAL

This is to certify that _____
has/have been approved by the Board of Directors as purchaser(s) of the following described property in
Broward County, Florida:

Parcel No: _____

With address as _____ S.E. _____ Unit# _____ **POMPANO BEACH FL 33060**,
all set forth in the Governing Document of the Association and Exhibit annexed thereto and forming a
part thereof, recorded in official records **Book 3683 Page 377** of the Public Records of Broward County,
Florida, and as amended. The above described, including the undivided interest in the common elements
of said Association.

Such approval has been given pursuant to the provision of the Governing Document of such Association.

Dated this: _____

NORTH HAMPTON COURT ASSOCIATION, INC

By _____, Title _____

By _____, Title _____

**North Hampton Court
Condominium
1965 SE 5th Court
Pompano Beach, FL 33060**

I, _____ (*Name of applicants*) ,
applying to reside at the following address in the North Hampton Court
Condominium, _____ (*unit number*) do understand and agree to
abide by the following. Once signed, failure to comply will result in
North Hampton Court contacting the Association's attorney which
could ultimately result in attorney's fees being passed on to you, the
Unit Owner.

SALE OR LEASE OF UNITS

1. No unit may be LEASED FOR THE FIRST 12 MONTHS OF OWNERSHIP.
2. After approval by the Association, elsewhere required, entire Units may be rented, provided the occupancy is only by the lessee and his/her family, it's servants and guests. No rooms or parking spaces may be rented except as part of a Unit or to another Owner.
3. Leases of less than an entire Unit is prohibited. Only lessees for one-year terms are permitted. Any renewal of an existing lease shall be considered a new lease and subject to approval of the Board of Directors.
4. Application for original lease or sale must be made to the Current Management Company on the application form provided, accompanied by the then required application fee, and copy of executed lease or sales contract. The Board of Directors has the right to accept or reject such applications. There will NOT be approval for lease or sale to Corporations, Partnerships or Businesses.

GUEST OCCUPANCY (DURING OWNER'S ABSENCE)

1. Unit owners may have guests occupying their Unit NO MORE than two (2) times in a calendar year for a maximum of thirty (30) days each, and there will not be more than six (6) guests, including children and adults, at any one time.

2. Unit owners must register in writing, with the Board of Directors prior to occupancy, the names and relationship of the guests, ages of children, exact dates of occupancy and the license plate number of the car that will be parked in their assigned space.
3. It is the Unit owner's responsibility to be sure the "Rules and Regulations" are available to and followed by their guests.
4. If a guest remains in occupancy for more than thirty (30) days, they AUTOMATICALLY become TENANTS and the rule governing leases will immediately take effect.

UNITS

Each of the Units shall be occupied by an owner, his servants and guests, as a resident and for no other purpose. Ownership of more than one (1) Unit in the Condominium is prohibited. No Unit may be divided or subdivided into a smaller unit, nor any portion thereof sold or otherwise transferred without first amending this Declaration to show the changes in the apartment to be affected thereby. **The use of a Unit is hereby limited to permanent residents sixteen (16) years of age or older, and no person shall be permitted to reside in a Unit who is under the age of sixteen (16) years.** Inasmuch as the North Hampton Court Community is designed and intended as an adult community, to provide housing primarily for residents who are fifty-five (55) years of age or older, notwithstanding anything to the contrary herein, subject to all local ordinances, as they may be amended from time to time, **at least one (1) person over the age of fifty-five (55) years of age MUST be a permanent occupant of each Unit, while any person occupies said residence. Persons under the age of fifty-five (55) and more than sixteen (16) years of age may occupy and reside in a Unit as long as at least one of the occupants is over the age of fifty-five (55) years of age.**

_____ (Applicant signature and date)

_____ (Board member signature and date)

_____ (Board member signature and date)

NHC

An Adult Condominium

"Rules and Regulations"

As Revised MARCH 2000

([] denotes CHANGES made from the 1992 "Rules & Regulations")*

North Hampton Court Association, Inc.

North Hampton Court Association, Inc.

"RULES AND REGULATIONS"

Adopted By The Board Of Directors - MARCH 2000

PREFACE

The North Hampton Court Declaration of Condominium to which you subscribed when you took title to your apartment, contains the following enforceable provisions pertinent to the use of the condominium property as set forth in Section 10 thereof, as follows:

USE RESTRICTIONS

The use of the condominium property shall be in accordance with the following provisions, so long as the condominium exists, and apartment buildings in useful condition exist upon the land:

1) **Apartments:** Each of the apartments shall be occupied by a family, its servants, and guests, as a residence and for no other purpose.

2) **Limited Common Elements:** The limited common elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the apartments to which they are appurtenant. (Limited Common Elements are defined in the Declaration as those elements which are reserved for the use of certain units, to the exclusion of other units, and includes the parcel of ground upon which each building is located, and the parking area for said building, and all parts of each building not included in the apartments.)

3) **NUISANCES:** No Nuisances shall be allowed upon the condominium property, nor any use or practice which is the source of annoyance to residents, or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, or any fire hazard allowed to exist. No apartment owner shall permit any use of his or her apartment, or make any use of the limited common elements appurtenant thereto which will increase the rate of insurance upon the condominium property.

4) **LAWFUL USE:** No immoral, improper, offensive or unlawful use shall be made of the condominium property, nor any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies have jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies which require maintenance, modification or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned..

GENERAL RULES

[1.] Apartment Owners shall familiarize themselves with the "***Preface***" and the "***Rules and Regulations***" as set forth. Your Board of Directors is of the opinion that this is of utmost importance in their endeavor to administer the affairs of our "Association".

[2.] Apartment Owners shall not make, or permit, any disturbing noises in the building, whether made by him or herself, their family, guests or servants, nor do or permit anything to be done by such persons that will interfere with the rights, comfort or conveniences of other Apartment Owners. No Apartment Owner may play, or suffer to be played, any musical instrument, hi-fi, stereo, radio or television set in his or her apartment between the hours of **11pm** and the following **8am** if same shall disturb or annoy other Apartment Owners.

[*] [3.] Second, Third and Fourth Floor Apartments should be carpeted, except in the Kitchens and Baths, where tile may be laid. Tile may be laid elsewhere in the Apartment as an exception if "1/4 inch cork underlay" is used to deaden the sound. Cork must be inspected by a Board Member before the tile is laid. Tile work must be performed by a competent Tile Setter.

[4.] The use of Charcoal Barbecue Grills on the patios of individual apartments, balconies, walkways and all landscaped areas (lawn) is prohibited. Grills are provided outside the Clubhouse for use by Apartment Owners, Lessees and Guests.

The Grills and grill areas **MUST** be cleaned after each use.

[*] [5.] Water must be turned OFF at "Main Shut-off Valve" when leaving Apartment unit for vacations, or summer months. This rule does not apply to "First Floor" units in the EAST or WEST buildings.

[*] [6.] Only the following PETS may be brought onto the Condo premises, or into a private apartment:

Small birds in cages, including Parrots and the like, and
Fish housed in aquariums of fifty (50) gallons, or less.

Excluded are cats, dogs, monkeys, reptiles and like animals. Any animal, bird or fish to be kept or maintained pursuant hereto, shall not be so kept, maintained or bred for any commercial purpose (direct or indirect) and any such pet causing or creating a nuisance or unreasonable disturbance shall be subject to removal at the Board's discretion after no less than five (5) days notice to the Pet Owner.

Apartment occupants shall not place food in any condominium area for stray animals.

EXTERIOR APPEARANCE

- [*] 1.** Apartment Owners wishing to repaint their patios must restrict their colors to White or Pastel tones.
- 2.** Apartment Owners shall not sweep dirt or any substance onto walkways, stairways and hallways.
- 3.** Nothing shall be hung from the balconies or windows. No shaking of mops and rugs shall be allowed from windows or walkways or on landscaped areas.
- 4.** Panels, shades, screens or special windows shall not be attached to apartment patios if same extend beyond the outside masonry line of the building. Such attachments must first be approved by the BOARD OF DIRECTORS.
- [*] 5.** Apartment Owners shall not keep personal property in any common area of the buildings such as walkways, passageways, garbage or meter rooms, or stairwells.
- 6.** Signs advertising an apartment "FOR SALE" or "FOR RENT" or any other sign shall not be displayed at any time by Apartment Owners in any place, inside or outside their apartments. Nor shall any other lettering be exhibited, inscribed, painted or affixed by any Apartment Owner in any place inside or outside of the respective apartments, except for a name plate and apartment number. All of the above rules also apply to automobiles.
- 7.** Alterations and repairs of the apartment buildings are the responsibility of the Assn., except for interior of the apartments. No work of any kind shall be done on the exterior building walls, or upon the interior boundary walls, without first obtaining the approval of the BOARD OF DIRECTORS - AS REQUIRED BY THE DECLARATION OF CONDOMINIUMS.

RECREATIONAL AREAS

[*] *The hours vary from 7am to 11pm*

Apartment Owners shall not invite so many guests to use the Recreational Facilities as to prevent other Apartment Owners from simultaneously enjoying these facilities.

RECREATIONAL AREAS - cont'd.

CLUBHOUSE

Hours are from 9am to 11pm

(Unless permission is given by the **Board Of Directors** for a "Special Event")

- (a) Apartment Owners are responsible for leaving the Clubhouse in a neat and clean condition.
- (b) The Clubhouse may be reserved by Apartment Owners for "Private Parties" by contacting the ***RECREATION CHAIRPERSON***.
- (c) All children under sixteen (16) years of age must be supervised in the *Clubhouse, Pool Area and Shuffle Board Area* by their parents, grandparents, or guardians.

SHUFFLEBOARD AREA

Hours are from 9am to 10 pm

- (a) Children under the age of six (6) are not permitted the use of the Courts.
- [*] (b) Players are responsible for turning off the lights and returning the equipment to its place of storage.

SWIMMING POOL / POOL AREA

[*] Hours are from 7am to 11pm

- 1) Children under sixteen (16) years of age must be accompanied and supervised by an adult.
- 2) Children in diapers are not allowed in the pool for sanitary reasons.
- 3) Showers must be taken prior to entering pool.
- 4) Diving or jumping is not allowed.
- 5) No one with any sign of Dermatitis or Lesions are allowed in pool.
- 6) All suntan oils, creams and/or lotions must be removed before entering pool.
- 7) Floats, balls, fins, or other toys are not allowed in the pool.

RECREATIONAL AREAS - cont'd.

SWIMMING POOL / POOL AREA - cont'd.

- 8) Safety belts may be worn by non-swimmers.
- [*] 9) Food is not allowed in Pool Area. Liquid refreshments may be served in plastic or paper containers - **NO GLASS** - , but not within four (4) feet of **Pool**. Containers must be properly disposed of after use.
- 10) Smokers must use the cigarette disposal receptacles provided.
- 11) Running is not allowed in Pool Area.
- 12) Pool must be vacated during **electrical** storms.
- 13) Lounges and chairs must be covered with towels if using suntan oils, creams and/or lotions.
- 14) If crowded, the use of the pool and/or pool area is reserved for Owners, Lessees, Resident Guests and *Day* Guests - in that order.
- 15) Pets are not allowed in the pool area under any circumstances.
- 16) The volume of portable radios used in the pool area shall not be annoying to others.
- 17) The Association accepts no responsibility for injuries sustained in pool or recreational areas by residents, lessees, or guests.

ALL MEMBERS MUST RESPECT THE RIGHTS OF OTHER APARTMENT OWNERS WHEN USING THE SWIMMING POOL AND/OR POOL AREA.

PARKING

- [*] 1. Your car must be parked in your assigned space, and must not be backed in. Oil leaks which damage the asphalt are the Apartment Owners responsibility. Repairs or replacement costs incurred by the Association will be charged to the Apartment Owners.
2. There is one parking space per apartment. In case of a second car, Apartment Owners must make application to the Board of Directors for an additional space, who may permit "piggyback" parking on the South sides of the East and West buildings. Two-car Owners may make arrangements to use other assigned spaces with Owners who have no cars, or are absent, or are on vacation, and must so advise the Board of Directors, in writing.

PARKING - cont'd.

- [*] 3. Trucks, trailers, campers, buses, motorcycles or boats will not be allowed in the regular parking area. An exception would be those trucks of workmen, or delivery services, and they must be parked in a "guest" space.
- 4. Hose washing of automobiles, screens or any objects will not be allowed in the parking area, or any walkway. There is a washing facility provided which is located on the Southwest corner of the West building. The space is marked "No Parking" and a hose is provided in a locked cabinet.
- [*] 5. Vehicles should enter and exit parking area as indicated by signs and painted arrows.

GUEST OCCUPANCY - "DURING OWNERS ABSENCE"

- 1. Apartment Owners may have guests occupying their apartment no more than two times in a calendar year for a maximum of thirty (30) days each, and there will not be more than six (6) guests, including children and adults, at any one time.
- 2. Apartment Owners must register in writing with the Board Of Directors prior to occupancy, the names and relationship of the guests, ages of children, exact dates of occupancy, and the license plate number of the car that will be parked in their assigned space.
- 3. It is the Apartment Owners responsibility to be sure the "RULES & REGULATIONS" are available to their guests.
- 4. If a guest remains in occupancy for more than thirty (30) days, they automatically become tenants, and the rule governing leases will immediately take effect.

CHILDREN

The facilities of North Hampton Court Association Inc., have been designed for use by adults "55" years of age, and over. A basic policy of the association is to approve occupancy for only those families whose children in "permanent" residence are sixteen (16) years of age or older.

SANITARY DRAINS

- 1. Our drains require special care at all times.
- 2. Nothing but toilet tissue shall be put into the toilet bowls.

SANITARY DRAINS - cont'd.

3. Grease **MUST NOT** be poured down sink or toilets. It is recommended that you refrigerate or freeze grease, then securely wrap it, or put it into plastic containers and place into Dumpster.

TRASH and GARBAGE REMOVAL

- [*]* 1. *Garbage Collectors* require that **"ALL" Garbage and Trash MUST BE secured in strong paper or plastic bags and placed carefully in the "Disposal Chutes" so as not to tear the bag.**
- [*]* 2. Cartons of any kind shall not be disposed of through chutes. Place flattened cartons into Dumpsters on First Floors.
3. NEWSPAPERS and MAGAZINES must be securely bagged, or rolled and tied before depositing in the "Disposal Chutes".
- [*]* 4. No overloading of "Dumpsters" is permitted. Loading of removed carpeting, cabinets, sinks, etc. is prohibited, unless approved in advance by a Board Member.

ELEVATORS

1. Do not enter Elevators (or Clubhouse) with wet feet.
2. Apartment Owners are not authorized to call servicemen for repairs. If Elevator is not working, please contact a member of the ELEVATOR COMMITTEE, or person in charge of your building.
3. Children are not permitted to use the Elevators unless accompanied by an adult.

LAUNDRY FACILITIES

Hours for use are from 7am to 9pm

1. Laundry Room on each floor of each building shall be used by Apartment Owners and guests on *that floor only*, except in case of a breakdown on your floor.
2. Each Apartment Owner shall keep the Washer and Dryer clean and free from lint and leave the Laundry Room clean and neat after use.
3. Apartment Owners shall turn off all lights and close the door after use.

LAUNDRY FACILITIES - cont'd.

[*] 4. Laundry Rooms on the First Floor **MUST** be kept *locked* at all times, when not in use. Top Floor Laundry Room doors **MUST remain unlocked** at all times for Fire Department access to roofs.

[*] 5. Dying of fabrics or clothing in washing machines is prohibited.

ACCESS TO APARTMENTS

[*] Accidents such as water leaks, or plumbing troubles, can occur during the absence of the Apartment Owner. Therefore, each Owner **MUST** make available to the Association President (as required by law), all entry keys to their apartment to insure entrance in case of emergency. Unless keys are available, Owners will be held responsible for the damages to the apartments below. It is required that you register your Northern address and telephone number with the Secretary for all emergency purposes.

LANDSCAPING

Any change of landscaping, or planting of flowers, vegetables or fruits on the property of the Association shall not be allowed. The "Grounds Committee" will decide to accept, or reject, the donations of planting.

SALE OR LEASE OF APARTMENTS

1. *Section 10.5 of the Declaration of Condominium (as amended)*

No apartment may be LEASED FOR THE FIRST 12 MONTHS OF OWNERSHIP

After approval by the Association, elsewhere required, entire apartments may be rented, provided the occupancy is only by the lessee and his/her family, its servants and guests. No rooms or parking spaces may be rented except as part of an apartment or to another Owner.

Leasing of less than an entire apartment is prohibited. Only leases for one-year terms are permitted.

Any renewal of an existing lease shall be considered a new lease and subject to approval of the Board of Directors.

[*] 2. Application for original lease or sale must be made to the **"CURRENT MANAGEMENT COMPANY"** on the application form provided, accompanied by the then required application fee, and copy of executed lease or sales contract. The Board of Directors has the right to accept or reject such applications.

There will not be approval for lease or sale to Corporations, Partnerships, or Businesses.

MAINTENANCE PERSONNEL

Maintenance Personnel may not be diverted from their duties for the Association to furnish services for "*individual*" Apartment Owners, except under the direction of the Board of Directors.

COMMON AREA ACCESS KEYS

Duplicate keys are available at *your* cost for the Clubhouse, Back-Gate of North Building, Car Wash Hose Box, and Workshop Door.

WORKSHOP

Tools have been donated and are available for your use and must be maintained and returned when work has been completed. Room must be left clean and orderly, and door locked after each use.

STORAGE LOCKERS

Use only your assigned Storage Locker unless Board approval has been given otherwise. Storage of any combustible material, or items with an offensive odor, is not permitted.

PLUMBING

If you suspect a plumbing problem may be the responsibility of NORTH HAMPTON COURT, do not call a plumber of your choosing. Doing so automatically makes you responsible for all costs involved. Instead, contact your "Floor Representative", or a Board Member, who will determine the appropriate action to be taken.

INSURANCE (*General Condo Information*)

1. NORTH HAMPTON COURT ASSN., carries coverage against Fire, Liability, Windstorm, Property Damage, Flood and Workman Compensation. This applies only to our *buildings* and *common areas*.

[]* 2. The Apartment Owner must accept full responsibility for the contents, as well as floor, wall and ceiling coverings, chandeliers, air conditioning units, water heaters, sinks, tubs, toilets, cabinets, etc. Apartment Owners should add these items to their "Home Owners Policies" under "Unit Owners Building Additions and Alterations", if they so desire coverage.

Liability Insurance within the Unit is also the Apartment Owners responsibility.

***The foregoing Rules and Regulations
are subject to amendment and
to the promulgation of further regulations
in the manner provided by the
DECLARATION OF CONDOMINIUM.***

3/00-pcp