

BRICKELL BAY CLUB
CONDOMINIUM ASSOCIATION, INC.

APPLICATION FOR PURCHASE

The Association has **30 days** to process this application. After all documents have been submitted for process, we will contact you to schedule an interview. Reservation of the elevator is upon approval. Moves may be scheduled Monday thru Friday 9 a.m. to 4:00 p.m. Moving on Saturday or Sunday is prohibited. Association driveways are limited to a load of 32,000 pounds. We will prohibit all large moving trucks from entering the premises. Be sure to inform your moving company that they must come in a truck that meets our weight limit.

Incomplete applications will not be accepted.

Attached are the documents which must be completely filled out and returned to the Management Office.

The non-refundable application transfer fee is \$100.00. The non-refundable elevator fee is \$100.00.

The following paperwork is necessary and must be submitted with your application package:

1. **Copy of executed sales contract.**
2. **Letter of employment stating length of employment and proof of income. If self-employed, letter from accountant stating length of employment and proof of income.**
3. **Letter from bank verifying current account.**
4. **Two (2) letters of references (references from relatives are not acceptable)**
5. **If the unit is purchased in the name of a corporation, partnership, trust or other entity, a Corporate Affidavit is required as well as proof of incorporation and a list of current officers & directors.**

Unit: _____ Date Application Received: _____

Name of Realtor Handling Sale: _____ Phone: _____

Name of prospective Purchaser (as Title will appear):

Other Persons who will occupy the unit with you:

| NAME | RELATIONSHIP |
|-------|--------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Email Address: _____

Please state your mailing address for all official Condominium business:

I agree to be governed by the determination of the Board of Directors.

Applicant

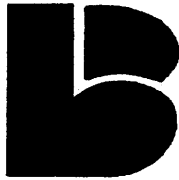
Applicant

Printed Name

Printed Name

Date

Date



BRICKELL BAY CLUB
CONDOMINIUM ASSOCIATION, INC.

APPLICATION TO SELL

Board of Directors:

In accordance with the provisions of the Declaration of Condominium and the policy guidelines adopted pursuant thereto, I/we hereby serve notice that I/we desire to accept a bona fide offer made to me/us by:

_____ to purchase Unit # _____

I/we agree to provide to the purchaser a copy of the Declaration of Condominium for Brickell Bay Club Condominium Association, Inc., By-Laws, Articles of Incorporation and Rules and Regulations prior to the first occupancy of the unit by the purchaser.

I/we will be bound by the Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation and the Rules and Regulations of the Condominium Association.

In order for you to facilitate consideration of my/our Application To Sell of the above designated unit, I/we have caused the proposed purchaser to complete an Application package. I/we am/are aware that any falsification or misrepresentation of the facts in the Application package will result in the automatic rejection of this Application To Sell.

Seller

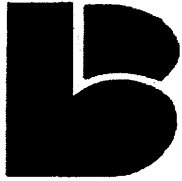
Seller

Printed Name

Printed Name

Date

Date



BRICKELL BAY CLUB
CONDOMINIUM ASSOCIATION, INC.

PROSPECTIVE OWNER'S AFFIDAVIT

Board of Directors:

BEFORE ME, the undersigned authority this day personally appeared

_____, who being first duly sworn depose(s) and say(s):

- 1. That I/we am/are desirous of purchasing Unit #_____ located at Brickell Bay Club Condominium Association, Inc.; and
- 2. That I/we understand that pursuant to the Condominium Documents, the Association must approve any such transaction in order for it to be valid; and
- 3. That if approved, I/we will take title to said unit subject to the provisions in the Condominium Documents and Rules and Regulations of Brickell Bay Club Condominium Association, Inc.; and
- 4. That I/we is/are aware of all of the restrictions and requirements of the Declaration of Condominium Rules and Regulations of Brickell Bay Club Condominium Association, Inc.
- 5. The Association and/or its authorized agent(s) shall have the irrevocable right to have access to the Unit as may be necessary to ascertain compliance herewith and/or for inspection, maintenance, repair or replacement of a common element accessible therefrom or for making emergency repairs necessary to prevent damage to common elements or other units. In the event repairs are to portions of the property which are not the Association's responsibility, Owner shall be responsible for all charges arising therefrom.
- 6. The Association's authorized pest control service provider shall have the right to access the Unit to provide pest control services and the agreement to indemnify and hold Association harmless from and against any claims for damages to person or property apply to such service and, further, the Association shall not be liable for claims resulting from loss or theft of personal property.

Applicant

Applicant

Printed Name

Printed Name

Date

Date

INSTRUCTIONS:

- 1. All applicants are processed as separate investigations
- 2. Print legibly or type all information. Account and telephone numbers and complete addresses are required
- 3. If any question is not answered or left blank, this application may be returned, not processed or not approved
- 4. Missing information will cause delays in processing your application
- 5. Any misrepresentation, falsification or omission of information may result in your disqualification

APPLICATION FOR OCCUPANCY/APPROVAL

PRINT OR TYPE (USE BLANK INK)

Purchase_____

Unit_____ Address of Unit: 2333 Brickell Avenue, Miami, Florida 33129

Date_____ Desired date of occupancy _____

Name_____ Date of Birth_____ Soc. Sec No. _____

Spouse_____ Date of Birth_____ Soc. Sec No. _____

____ Sngl. ____ Married ____ Window(er) ____ Sep. ____ Div ____ Maiden Name _____

Number of people who will occupy. Adults (over age 18) _____ Children (over 18) _____ Children (under 18) _____

Names & ages of children who will occupy _____

Description of Pets (Breed, Size, Color, Weight) _____

In case of an emergency notify _____

PRINT OR TYPE (USE BLANK INK)

RESIDENCE HISTORY

A. Present Address _____ Phone _____

Name of Apt/Condo _____ Phone _____

Dates of Residency _____

Name of Landlord or Mortgage Co. _____ Phone _____

Address _____ Mtg. No. _____

B. Previous Address _____ Apt No. _____

Name of Apt/Condo _____ Phone _____

Dates of Residency _____

Name of Landlord or Mortgage Co. _____ Phone _____

Address _____ Mtg. No. _____

C. Prior Address _____ Apt. No. _____

Name of Apt/Condo _____ Phone _____

Dates of Residency _____

Name of Landlord or Mortgage Co. _____ Phone _____

Address _____ Mtg. No. _____

PRINT OR TYPE (USE BLANK INK)

EMPLOYMENT & BANK REFERENCES

D. Employed By (Business Name _____ Phone _____

How Long _____ Dept. or Position _____ Mthly Income _____

Address _____

E. Spouse Employed By (Business Name _____ Phone _____

How Long _____ Dept. or Position _____ Mthly Income _____

Address _____

Applicant's Signature _____

Applicant's Name Printed _____

Applicant' Signature _____

Applicant's Name Printed _____

Date _____

Date _____

APPLICANTS(S): Most banks, financial institutions, mortgage companies and employees require your signature and name printed.

AUTHORIZATION TO RELEASE BANKING, CREDIT, RESIDENCE, CRIMINAL BACKGROUND AND EMPLOYMENT AUTHORIZATION.

I have named you as a reference on my application for residency.

You are hereby authorized to release and give to the below mentioned party(s) or their Attorney or Representative, any and all information they request concerning my banking, credit, residence and employment in reference with my/our application made for residency.

DESIGNATED PARTY: AMERI CHECK USA

I hereby waive any privileges I may have with respect to the said information in reference to its release to the aforesaid party(s).

Photocopies of this Authorization may be made to facilitate multiple inquiries. In the event you do receive a photocopy of this Authorization, it should be treated as an original and the requested information should be released to facilitate my/our application for residency.

Applicant's Signature

Applicant's Name Printed

Applicant' Signature

Applicant's Name Printed

Date

Date

January 2016

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Q: WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?

A: The owner(s) of each Condominium unit are entitled to one vote. If a condominium unit Owner owns more than one unit, that owner shall be entitled to vote for each unit owned. (BY-LAWS: Article 11, Section 2).

Q: WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON MY RIGHT TO USE MY UNIT?

A: A unit owner may not remodel or make material alterations to the condominium unit without the prior written approval of the Board of Directors of the Association. A unit may only be used as a single-family residence and no pets are allowed without prior written approval of the Association. All persons in residency over 30 days must be authorized by the Association. Please refer to the condominium documents and the rules and regulations for further restrictions.

Q: WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON THE LEASING OF MY UNIT?

A: Association must receive 30 days Notice of Intent to lease unit. Leases must be for at least six months. Payment of assessments must be current. Lessees may not have pets. (Article 26 of the Declaration of Condominium). No subleases or assignment of existing leases shall be permitted.

Q: HOW MUCH ARE MY MONTHLY MAINTENANCE ASSESSMENTS?

A: See attached maintenance fee calculation. The assessment set forth may change as a result of budget modification and all units are subject to Special Assessments as may be adopted by the Board of Directors from time to time. You must inquire in writing the amount on any assessment due or pending when such information is needed.

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 THIS ASSOCIATION? ALSO, HOW MUCH ARE MY ASSESSMENTS?

A: No

Q: IS THE CONDOMINIUM ASSOCIATION OR OTHER MANDATORY MEMBERSHIP ASSOCIATION INVOLVED IN ANY COURT CASES IN WHICH IT MAY FACE LIABILITY 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.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND I UNDERSTAND THE ABOVE INFORMATION WITH REGARD TO THE TRANSFER OF UNIT _____ BRICKELL BAY CLUB IN THE NAME OF PROSPECTIVE OWNER.

Purchaser

Purchaser

Date

**CERTIFICATE OF APPOINTMENT
OF VOTING REPRESENTATIVE**

To the Secretary of
**BRICKELL BAY CLUB CONDOMINIUM
ASSOCIATION, INC.**
(the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Unit (Apartment) No. _____ in **BRICKELL BAY CLUB CONDOMINIUM**, have designated:

(Name of 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 and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate is required designating either John or Jim as the Voting Representative (NOT A THIRD PERSON).
- (ii) Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating an officer or employee entitled to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
- (iii) Unit owned by John Jones. Voting Certificate is not required.
- (iv) Unit owned by Bill and Mary Rose, husband and wife. Voting Certificate is not required.

This Certificate is made pursuant to the Declaration and the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED the ____ day of _____,

OWNER

OWNER

OWNER

NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the Voting Representative, not a third person.

Brickell Bay Club Condominium Inc.
Approved 2016 Budget - Maintenance Fee Calculation

| | | | Approved Budget 2016 | | Proposed Budget 2017 | | Maintenance Fee Increase/(Decrease) per Unit | | | | |
|---------------------------|-------------------|-------------------------|---|--|---|--|---|--------------------|----------|---|--|
| | | | Total Amount: \$4,279,040.00 | | Total Amount: \$4,342,921.00 | | | | | | |
| % of Ownership (1) | # of Units | Unit Description | Monthly Maintenance Fee per Unit | Annual Maintenance Fee per Unit | Monthly Maintenance Fee per Unit | Annual Maintenance Fee per Unit | Monthly (\$) | Annual (\$) | % | Monthly Maintenance Fee per Type | Annual Maintenance Fee per Type |
| 0.2630 | 107 | Type A | \$937.82 | \$11,253.88 | \$951.82 | \$11,421.88 | \$14.00 | \$168.01 | 1.49% | \$101,845.12 | \$1,222,141.40 |
| 0.2487 | 107 | Type B | \$886.83 | \$10,641.97 | \$900.07 | \$10,800.84 | \$13.24 | \$158.87 | 1.49% | \$96,307.53 | \$1,155,690.36 |
| 0.1754 | 84 | Type C | \$625.45 | \$7,505.44 | \$634.79 | \$7,617.48 | \$9.34 | \$112.05 | 1.49% | \$53,322.38 | \$639,868.61 |
| 0.1930 | 28 | Type D | \$688.21 | \$8,258.55 | \$698.49 | \$8,381.84 | \$10.27 | \$123.29 | 1.49% | \$19,557.62 | \$234,691.45 |
| 0.1466 | 107 | Type E | \$522.76 | \$6,273.07 | \$530.56 | \$6,366.72 | \$7.80 | \$93.65 | 1.49% | \$56,769.94 | \$681,239.27 |
| 0.3482 | 4 | Type F | \$1,241.63 | \$14,899.62 | \$1,260.17 | \$15,122.05 | \$18.54 | \$222.43 | 1.49% | \$5,040.68 | \$60,488.20 |
| 0.3253 | 4 | Type G | \$1,159.98 | \$13,919.72 | \$1,177.29 | \$14,127.52 | \$17.32 | \$207.80 | 1.49% | \$4,709.17 | \$56,510.09 |
| 0.3413 | 1 | Type A+E (2801) | \$1,217.03 | \$14,604.36 | \$1,235.20 | \$14,822.39 | \$18.17 | \$218.03 | 1.49% | \$1,235.20 | \$14,822.39 |
| 0.3169 | 1 | Type B+E (2805) | \$1,130.02 | \$13,560.28 | \$1,146.89 | \$13,762.72 | \$16.87 | \$202.44 | 1.49% | \$1,146.89 | \$13,762.72 |
| | 443 | | | | | | | | | \$339,934.54 | \$4,079,214.49 |
| 0.3368 | 1 | Terrace A | \$1,200.98 | \$14,411.81 | \$1,218.91 | \$14,626.96 | \$17.93 | \$215.15 | 1.49% | \$1,218.91 | \$14,626.96 |
| 0.6516 | 1 | Terrace B | \$2,323.52 | \$27,882.22 | \$2,358.21 | \$28,298.47 | \$34.69 | \$416.25 | 1.49% | \$2,358.21 | \$28,298.47 |
| 0.5279 | 1 | Terrace C | \$1,882.42 | \$22,589.05 | \$1,910.52 | \$22,926.28 | \$28.10 | \$337.23 | 1.49% | \$1,910.52 | \$22,926.28 |
| 0.4382 | 1 | Terrace D | \$1,562.56 | \$18,750.75 | \$1,585.89 | \$19,030.68 | \$23.33 | \$279.93 | 1.49% | \$1,585.89 | \$19,030.68 |
| 0.4925 | 1 | Terrace E | \$1,756.19 | \$21,074.27 | \$1,782.41 | \$21,388.89 | \$26.22 | \$314.61 | 1.49% | \$1,782.41 | \$21,388.89 |
| 0.6516 | 1 | Terrace F | \$2,323.52 | \$27,882.22 | \$2,358.21 | \$28,298.47 | \$34.69 | \$416.25 | 1.49% | \$2,358.21 | \$28,298.47 |
| 0.1481 | 1 | Terrace G | \$528.10 | \$6,337.26 | \$535.99 | \$6,431.87 | \$7.88 | \$94.61 | 1.49% | \$535.99 | \$6,431.87 |
| | 7 | | | | | | | | | \$11,750.13 | \$141,001.62 |
| 1.7279 | 1 | Misc. A (Legal Center) | \$6,161.46 | \$73,937.53 | \$6,253.44 | \$75,041.33 | \$91.98 | \$1,103.80 | 1.49% | \$6,253.44 | \$75,041.33 |
| 0.8640 | 1 | Misc. D (Rosen 50%) | \$3,080.91 | \$36,970.91 | \$3,126.90 | \$37,522.84 | \$45.99 | \$551.93 | 1.49% | \$3,126.90 | \$37,522.84 |
| 0.0010 | 1 | Misc. E (BBC Realty) | \$3.57 | \$42.79 | \$3.62 | \$43.43 | \$0.05 | \$0.64 | 1.49% | \$3.62 | \$43.43 |
| 0.1778 | 1 | Misc. F (Sundry Shop) | \$634.01 | \$7,608.13 | \$643.48 | \$7,721.71 | \$9.47 | \$113.58 | 1.49% | \$643.48 | \$7,721.71 |
| 0.0547 | 1 | Misc. H (Firma Press) | \$195.05 | \$2,340.63 | \$197.96 | \$2,375.58 | \$2.91 | \$34.94 | 1.49% | \$197.96 | \$2,375.58 |
| | 5 | | | | | | | | | \$10,225.41 | \$122,704.89 |
| Total (2): | 455 | | | | | | | | | \$361,910.08 | \$4,342,921.00 |
| Combined Units: | | | | | | | | | | | |
| 0.3220 | 1 | Type C+E | \$1,148.21 | \$13,778.51 | \$1,165.35 | \$13,984.21 | \$17.14 | \$205.70 | 1.49% | | |
| 0.4096 | 1 | Type A+E | \$1,460.58 | \$17,526.95 | \$1,482.38 | \$17,788.60 | \$21.80 | \$261.66 | 1.49% | | |
| 0.4384 | 1 | Type A+C | \$1,563.28 | \$18,759.31 | \$1,586.61 | \$19,039.37 | \$23.34 | \$280.05 | 1.49% | | |
| 0.3953 | 1 | Type B+E | \$1,409.59 | \$16,915.05 | \$1,430.63 | \$17,167.57 | \$21.04 | \$252.52 | 1.49% | | |
| 0.6735 | 1 | Type F+G | \$2,401.61 | \$28,819.33 | \$2,437.46 | \$29,249.57 | \$35.85 | \$430.24 | 1.49% | | |

Notes:

(1): % of Ownership (Includes Common Elements Distribution, detailed below):

| | |
|---------------------------|---------------|
| Misc. B (Play Room) | 0.4000 |
| Misc. C (Storage) | 0.0500 |
| Misc. D (50% Encounters) | 0.8500 |
| Misc. G (Gym) | 0.1500 |
| Misc. J (Office) | 0.1750 |
| Misc. K (Valet) | 0.0001 |
| | 1.6251 |

(2): Total original # of Units is 456, but calculations above account for the reduction of one unit Type E that was divided between Apts. 2801 and 2805.

BRICKELL BAY CLUB CONDOMINIUM ASSOCIATION

NAME: _____ OWNER _____ OR RENTER _____

UNIT # _____ PARKING SPACE# _____ PARKING SPACE # _____ PARKING SPACE # _____

CAR INFORMATION

MAKE: _____ MODEL: _____ YEAR: _____

COLOR: _____ TAG: _____

MAKE: _____ MODEL: _____ YEAR: _____

COLOR: _____ TAG: _____

MAKE: _____ MODEL: _____ YEAR: _____

COLOR: _____ TAG: _____

TRANSPONDER # _____ DATE RECEIVED: _____

TRANSPONDER # _____ DATE RECEIVED: _____

TRANSPONDER # _____ DATE RECEIVED: _____

E-MAIL ADDRESS _____

TELEPHONE

HOME PHONE: _____

CELL NO. _____

WORK NO. _____

OTHER _____

SIGNATURE OF OWNER/RENTER _____

| |
|-----------------------------------|
| <u>For office use only</u> |
| _____ |
| Approved |

CORPORATE AFFIDAVIT
(Only necessary if unit will close under a corporation, partnership, trust, etc.)

The undersigned, being first duly sworn according to law does herein affirm and state that:

This affidavit is made in connection with the proposed acquisition or conveyance of Unit # _____ of Brickell Bay Club Condominium Association, Inc., in accordance with the Declaration, By-Laws of the Association and its Rules and Regulations, as amended from time to time ("Condominium Documents"), receipt of which prospective owner acknowledges.

Name of Prospective Purchaser as Title will appear:

_____ Corporation _____ Partnership _____ Trust _____ Other (describe)

The sole occupant(s) of the aforementioned unit will be the following:

No change in the authorized occupant(s) is permitted without the prior written approval of Brickell Bay Club Condominium Association, Inc.

Affiant hereby personally guarantees to the Association the prompt payment of all assessments and related expenses assessed against the unit on the date they become due including but not limited to related collection costs and reasonable attorney fees assessed against the unit.

Below is the name of the individual resident of the State of Florida who is authorized to accept service of process on behalf of the entity which will be the owner of the above mentioned unit.

Affiant represents that he/she has the power to execute this Affidavit on behalf of the above mentioned entity.

Officer, Partner, Trustee

Officer, Partner, Trustee

Printed Name & Title

Printed Name & Title

Officer, Partner, Trustee

Officer, Partner, Trustee

Printed Name & Title

Printed Name & Title

Sworn to and subscribed before me this _____ day of _____ by:

NOTARY PUBLIC
STATE OF FLORIDA

My Commission Expires:

Provide a copy of Proof of Incorporation and a current list of Officers & Directors