

# ANTILLES AT ISLAND AT DORAL NEIGHBORHOOD ASSOCIATION, INC

C/O GABLES PROFESSIONAL MANAGEMENT CO.

3934 SW 8<sup>th</sup> Street • Suite 303 • Coral Gables, FL 33134

Ph. (305)441-0904 • Fax (305)441-7982

## **PURCHASE APPLICATION**

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

**◀INTERVIEW IS REQUIRED▶**

\_\_\_\_\_  
Name of Applicant(s)-individual(s) who will sign contract

\_\_\_\_\_  
Address of the Property in the Community

### **PLEASE READ CAREFULLY**

the Management Company for the "Association" where you are applying for residency. All information with regards to sales, transfers and leases of a unit is processed once the completed application and all necessary documentation is received. **The outcome of the screening is reported to the Board of Directors of the Association who will conduct interviews and is solely responsible for the final approval or denial. THIS IS TO INFORM YOU OF THE PROCEDURE FOR PROCESSING APPLICATIONS FOR PURCHASE SO THAT YOU CAN PLAN ACCORDINGLY.**

We strive to provide accurate and timely screening information to your association, and your cooperation in submitting complete information is imperative to the timeliness of this process. **This application will be not process unless the following items are attached.** Applications cannot be "RUSHED" due to the necessary steps required to process each application

**◀ OCCUPANCY IS LIMITED TO THOSE NAMES THAT APPEAR ON THE APPLICATION ▶  
◀ OCCUPANCY PRIOR TO FINAL APPROVAL IS PROHIBITED ▶**

**◀ INCOMPLETE APPLICATIONS ARE NOT ACCEPTABLE ▶**

THE FOLLOWING ITEMS MUST BE ATTACHED FOR THE APPLICATION TO BE PROCESSED:

- a. Money Order only payable to: **GABLES PROFESSIONAL MANAGEMENT CO.** in the amount of: **\$150.00** (\$100 Application Fee & \$50.00 Screening fee), **Additional \$30.00** per person screening fee for occupants over 18 years old not a member of the Immediate Family (Spouse, Children, Parents). **(NON-REFUNDABLE)**
- b. Completed Purchase Application (**5 pgs.**), and Association's R&R and/ or Addendums.
- c. Copy of Driver's License or other valid photo ID's / **Foreigners** (Passport with visa) – **for anyone 18+ years.** (Please provide each photo ID's on a different sheet of paper) **Clear pictures are required.**
- d. Copy of Vehicle Registration for each vehicle, up to the limit allowed in the Community's Rules & Regulations.
- e. Employment Letter and copies of the latest Stub's Payment **OR** in the event that the person is Self Employed or owns a Business; please provide proper Documentation of Business and Proof of Income. / **Foreigners** must bring of a Legal Documents of your country.
- f. Current Reference Letter from previous Landlord or reference letter from Community.
- g. Three (3) Letters of Recommendation from **Non-Family members** living in United States listed on **pg. 4** of this application. Letters may NOT be identical, must state full name, address, contact phone number, and signature of each reference.
- h. Copy of Purchase Contract.
- i. Sign all Rules and Regulation & Addendum attached to this application.
- j. If any of these requirements is NOT APPLICABLE, please write N/A on the space and make an explanation letter to the BOD.

**APPLICATION PROCESS WILL NOT BE COMPLETED UNTIL ALL ASSESSMENTS ARE CURRENT**

I agree with the above \_\_\_\_\_  
Applicant Co-Aplicant

▶ PLEASE ALLOW **30 DAYS** TO PROCESS YOUR APPLICATION. \_\_\_\_\_ (Initials)

### **OFFICE USE ONLY**

RECEIVED BY \_\_\_\_\_ ON \_\_\_\_\_ DEADLINE: \_\_\_\_\_

**PURCHASE APPLICATION** (Please Print Legibly. Answer all questions in this application as indicated on contract. If not complete or blank spaces, this application may be returned or not approved)

Date: \_\_\_\_\_ Projected Sales Closing Date: \_\_\_\_\_

Current Owner's Name: \_\_\_\_\_ Unit Number: \_\_\_\_\_

Owner's Home Address (If other than property being sold: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Owner's Phone #: \_\_\_\_\_ Owner's Work Phone #: \_\_\_\_\_

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**BUYER(S) INFORMATION**

NAME(s) of Proposed Buyer(s), as will appear on the Title:

1. \_\_\_\_\_ 2. \_\_\_\_\_

Total No. of Persons to occupy unit: \_\_\_\_\_

**NAME, AGE & RELATIONSHIP of ALL proposed occupants of the unit:**

**NAME**

**DATE OF BIRTH**

**RELATIONSHIP**

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

1. In making the foregoing application, I represent to the Board of Directors that the purpose of the purchase of this unit is for:

**PERMANENT**

**SEASONAL**

**OTHER**

**RESIDENCE**

**RESIDENCE**

**RENTAL**

**(EXPLAIN)**

2. I hereby agree for myself and on behalf of all persons who may use the unit that I seek to purchase that we will abide by all the restrictions contained in the By-laws, Rules and Regulations, Association Documents and restrictions which are or may in the future be imposed by the Board of Directors of the Association.

3. I understand that I will be present when guests, relatives or children who are not residents occupy the unit.

4. I Have \_\_\_\_ Have Not \_\_\_\_ received a copy of all the Association's Documents and Rules and Regulations from the current owner.

5. I understand that the acceptance for purchase of a unit is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. **OCCUPANCY PRIOR TO FINAL APPROVAL IS PROHIBITED.**

6. I understand that the Board of Directors of the Association may cause an investigation of my background to be conducted as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors or The Management, Co., as Agent, to make such investigation and agree that the information contained in this application may be used in such investigation. The Board of Directors and Officers of the Association or The Management, Co, as Agent, 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.

In making the foregoing application, I am aware that the decision of the Board of Directors will be final and that no reason will be given for any action taken by the Board, I agree to be governed by the determination of the Board.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-Applicant

## APPLICANT(S) INFORMATION

### Applicant Name:

As will appear on Contract \_\_\_\_\_ (Last) \_\_\_\_\_ (First) \_\_\_\_\_ (Middle)

Social Security No. \_\_\_\_\_ (Applicant) Date of Birth \_\_\_\_\_ (Applicant)

Email Address: \_\_\_\_\_

### Co-Applicant Name:

As will appear on Contract \_\_\_\_\_ (Last) \_\_\_\_\_ (First) \_\_\_\_\_ (Middle)

Social Security No. \_\_\_\_\_ (Co-Applicant) Date of Birth \_\_\_\_\_ (Co-Applicant)

Email Address: \_\_\_\_\_

If Co-Applicant is NOT Spouse, specify relationship: \_\_\_\_\_

Present Address (NOT the unit to be purchase): \_\_\_\_\_

(Street)

\_\_\_\_\_  
(City) (State) (Zip Code) (Home Phone)

Present (or Previous) Landlord/Mortgage Company (NOT for the unit to be purchase):

Name: \_\_\_\_\_ Phone No: \_\_\_\_\_

In Case of Emergency, notify: \_\_\_\_\_ Phone No: \_\_\_\_\_

Vehicle 1, make, yr. and color: \_\_\_\_\_ Tag No: \_\_\_\_\_

Vehicle 2, make, yr. and color: \_\_\_\_\_ Tag No: \_\_\_\_\_

Vehicle 3, make, yr. and color: \_\_\_\_\_ Tag No: \_\_\_\_\_

**ONLY 3 PARKING SPACES PER UNIT AS PER THE RULES AND REGULATIONS. (Initial)** \_\_\_\_\_

### EMPLOYMENT INFORMATION:

\_\_\_\_\_  
(Applicant's Employer) (Employer's Address)

\_\_\_\_\_  
(Position) Date Employed (Employer's Phone No) (Verifiable Salary per Year)

\_\_\_\_\_  
(Supervisor name)

\_\_\_\_\_  
(Co-Applicant's Employer) (Employer's Address)

\_\_\_\_\_  
(Position) (Date Employed) (Employer's Phone No) (Verifiable Salary per Year)

\_\_\_\_\_  
(Supervisor name)

NAME, ADDRESS & PHONE NO. OF RELATIVE NOT LIVING WITH YOU: \_\_\_\_\_

HAVE YOU OR ANY PROPOSED OCCUPANT IN THIS APPLICATION EVER BEEN CONVICTED? \_\_\_\_\_ YES \_\_\_\_\_ NO

IF YES, PLEASE EXPLAIN: \_\_\_\_\_

BANK REFERENCE: \_\_\_\_\_  
(Bank Name) (Location)

\_\_\_\_\_  
(Type of Acct, checking, savings, other) (Account No.) (Phone No.) (Date Opened)

**PET** (Please Provide a Proof of Vaccinations and Picture of your dogs with this application)

Name: \_\_\_\_\_ Description: \_\_\_\_\_  
(Breed, Color, Weight)

**CHARACTER REFERENCES (Other Than Relatives) – 3 Reference Letters Required**

1. \_\_\_\_\_  
(Name) (Home Phone No) (Work Phone No)

2. \_\_\_\_\_  
(Name) (Home Phone No) (Work Phone No)

3. \_\_\_\_\_  
(Name) (Home Phone No) (Work Phone No)

Authorization is hereby granted to **Antilles At Island at Doral Neighborhood Association, Inc.**, the Association, and Management Co., as Agent, to investigate all information supplied on this application. A full disclosure of pertinent facts and findings may be made to the Association or The Management, Co, as Agent, who are also authorized to obtain a credit rating through a credit reporting agency.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# AUTHORIZATION FOR RELEASE OF BANKING, RESIDENCE, EMPLOYMENT, CREDIT AND POLICE INFORMATION

I/We \_\_\_\_\_ hereby authorize the release of information to the Credit Reporting Agency and their Attorneys or Representatives, and to Management, Co., as Agent **concerning my Banking, Credit, Residence, Employment and Police Records** in reference to the application for housing with **Antilles At Island at Doral Neighborhood Association, Inc**

I/We \_\_\_\_\_ understand that this information is to be used as part of an investigative consumer report/and or credit report. Furthermore, I/We hereby waive any privileges I/We may have with respect to the disclosure of said information to the aforementioned parties.

I/We are also authorizing the Management Company to furnish the Landlord with a Copy of the Credit and Police Reports.

(In compliance with the FAIR CREDIT REPORTING ACT, this notice is to inform you that the processing of this application includes but is not limited to making inquiries deemed necessary to verify the accuracy of the information herein, including procuring consumer reports from consumer reporting agencies, obtaining credit information from other credit institutions and criminal background checks from appropriate law enforcement agencies. You have the right to make a written request within a reasonable period of time to receive additional information about the nature of this investigation. The undersigned agrees that this application will remain the property of the apartment complex, landlord, Association or realtor regardless of whether application is approved or not.)

_____ Signature of Applicant	_____ Printed Name	_____ Date
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_____ Signature of Co-Applicant	_____ Printed Name	_____ Date
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Other Proposed Adult (18+ years) Residents:

_____ Signature	_____ Printed Name	_____ Date
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_____ Signature	_____ Printed Name	_____ Date
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_____ Signature	_____ Printed Name	_____ Date
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_____ Signature	_____ Printed Name	_____ Date
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# ANTILLES AT ISLAND AT DORAL NEIGHBORHOOD ASSOCIATION, INC

C/O GABLES PROFESSIONAL MANAGEMENT CO.

3934 SW 8<sup>th</sup> Street • Suite 303 • Coral Gables, FL 33134

Ph. (305)441-0904 • Fax (305)441-7982

## ACKNOWLEDGEMENT OF THE RULES & REGULATIONS

I/We \_\_\_\_\_ here confirm that I have received **and will read** the copy of the Rules & Regulations governing the use, responsibilities, safety, security, trash, architectural control, parking registrations rules, pets, sales or lease, and burglar alarms of Condominium Association. **This unit cannot be subleased or sublet partial or total.**

I understand that failure to comply with these Rules & Regulations and governing documents will result in fines, as prescribe by the law.

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

Address: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

### MOVE IN/ DELIVERY SCHEDULE

**MONDAY – FRIDAY: 8:00 A.M. – 5:00 P.M.**

**SATURDAY: 10:00 A.M. – 5:00 P.M.**

# Gables Professional Management, Co.

3934 S.W. 8<sup>th</sup> Street Suite 303

Coral Gables, FL 33134

PH#: 305.441.0904 Fax#: 305.441.7982

## **MANDATORY HOMEOWNER OCCUPANCY FORM**

I \_\_\_\_\_ purchasing at (Community Name) \_\_\_\_\_,  
(Address) \_\_\_\_\_ confirm that the purpose of the purchase of  
this unit is for:

- ☐ Permanent Residence
- ☐ Seasonal Residence
- ☐ Rental

**If the unit is being rented, please answer the following;**

Will the current tenants continue residing in the property? \_\_\_\_\_. If so, once closing takes place  
new homeowners must provide an updated lease agreement to the management company and confirm  
current tenants have been approved by the association.

**If unit is not being rented,** please provide current tenants move out date: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

**If new tenants;** Applicants must go through the application process and be approved prior to moving in.

Any questions and/or concerns, please contact Gables Professional Management at PH#: 305-441-0904.

Management

# POOL RULES

The following rules and regulations are for the benefit of all the residents\* and their guests using the pool. Compliance with these rules and regulations is mandatory to assure the safe and happy enjoyment of the pool facilities.

- Pool hours, to include all premises, are from DAWN to DUSK, no exceptions.
- The use of the pool is exclusively for Antilles residents only, no other communities are permitted.
- Pool will **not** be reserved for private parties.
- Pool access will be revoked to residents that have an unpaid balance for more than 30 days, and will continue revoked until the unpaid balance becomes current by payment in full. Pool access will be reinstated once resident pay in full the amount due (i.e. fees, penalties, interest, etc) to the Association.
- Residents and their guest(s) swim at their own risk. This is a private pool and there is no lifeguard. A life preserver has been provided for safety reasons. Under no circumstances should life preserver be played with or removed from the pool area.
- Anyone observed entering the pool area (including bathroom and playground) may be questioned as to their right to be there. Any resident who notices that these rules are being violated is asked to advice, in confidence, the Senior Property Manager or a Board Member.
- All users shall shower before entering the pool.
- Children under 18 years of age **MUST** be accompanied by an adult at all times.
- Anyone caught jumping the fence in/or after pool hours will have pool privileges revoked. Any resident disturbed by this action can call the police and violators can be charged with trespassing. No excuse, no exceptions.
- You shall carry on with you **at all times** the key in order to use the facility. It is only for security purposes at the time to distinguish who is a resident and who is not. Please comply at all times.
- Always close the door behind you. If you allow anyone without pool keys into the premises, you will be liable and responsible for all damages to the pool or injury caused to such person or a child.
- Guests: All guests must be accompanied by a resident at all times. No more than four (4) swimming guests per unit permitted at any time. Pool keys are not to be given to a guest at any moment. Your guests swim at their own risk. If the guest is a minor, a parent or adult shall be at the premises at all times. No older brother / sister are acceptable as substitutes unless they are over the age of 18.



# POOL RULES

- No one with skin abrasions, colds, coughs, inflamed eyes, infections or wearing bandages will be allowed to be in the pool.
- In accordance with Miami Dade County Health Department Rules and Regulations – no food or drinks are allowed in the swimming pool area and/or deck area. (Chewing gum is included)
- Proper swimming attire must be worn at all times. No cut-off jeans, no g-strings, no topless swimming/tanning shall be allowed at any time. This is a familiar pool facility environment, not a public beach.
- Appropriate footwear is required at all times.
- In accordance with Miami Dade County Health Department Rules babies/toddlers using dippers must wear waterproof swim dippers while in the pool at all times. If you do not comply, your pool privileges can be revoked – with no exceptions.
- Homeowners renting their property give up their pool privileges to their tenants.
- During thunder and lightning – pool will be cleared for 30 minutes in accordance with the National Lightning Safety Institute of Miami Dade County.
- No food, beverages, glass containers, animals (dog, cats, etc.) are allowed inside or around the pool premises. Please obey at all times.
- All trash must be put in the containers in the pool area. Please help to keep clean this area.
- No throwing, running, diving or pushing of anyone into the pool. There will be no horseplay or shoving in the pool area.
- No abusive or profane language will be tolerated. No screaming or making loud noises is allowed. Please respect neighbors and people using the facility.
- Since this is a familiar environment, please refrain from inappropriate behavior in the presence of children (in or out the water). Please respect families who have their children at the pool to enjoy the facility.
- No spitting or blowing your nose inside the pool area (including deck area). Be courteous with others.
- No hard balls, small balls, water guns, pistols, balloons are allowed to be used in the pool premises. Rings and floating devices are allowed.

# POOL RULES

- No rollerblading, skateboarding, bike riding on pool area (including deck area). Please obey at all times.
- Please do not smoke inside the pool (water). To do so, you can go to the deck area and discard when finished.
- Residents will be fully responsible for all actions of their guests. The cost of property damage will be charged to the responsible party.
- No radio, cassette, CD players, boom boxes and/or TV are permitted in the pool area. You can tan at the deck with headphones.
- Pool chairs and/or tables shall not be removed from the placed they are. These articles are not for playing and/or for throwing inside the water.
- No soaps, shampoos, hair conditioners, oils or any other lotions are permitted in the pool shower area.
- All belongings shall be removed when the user is leaving the pool area.
- The Association and its Board Members are not responsible for any belongings lost or stolen.
- Please remember that the pools are for the enjoyment of all residents of Antilles at Islands at Doral and courtesy and consideration of each others rights will lead to everyone's enjoyment.
- Antilles at Islands at Doral Neighborhood Association, Inc. assumes no responsibility for loss or damage to personal property of for injury to persons, residents or guests, suffered as a result of utilization of swimming pool facilities.

**Miami-Dade County Police, City of Doral Police and the Security Company on duty are authorized to remove violators.**

\*Note: The word resident applies to homeowners or tenants leasing a property in Antilles at Islands at Doral.

The Antilles at Islands at Doral Neighborhood Association, Inc urges you to become familiar and adhere to the Association's bylaws, rules and regulations. Below you will find a summary of selected regulations that you need to be aware of to avoid disagreements and possible expenses. Not all regulations are included in this document; please refer to the Declaration Document for a complete list.

Regulation (Not all inclusive)	Remarks
<p><b><u>Lawful Use:</u></b> No immoral, improper, offensive, unlawful or obnoxious use shall be made in any portion of Antilles at Islands at Doral.</p>	All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.
<p><b><u>Use of Homes / Commercial Activity:</u></b></p> <ul style="list-style-type: none"> <li>a. Each home is restricted to residential use as a residence.</li> <li>b. No commercial or business activity shall be conducted in any Home within Antilles at Islands at Doral.</li> <li>c. A homeowner may maintain a home business office for the homeowner's personal use; however, business invitees customers, and clients shall not be permitted.</li> <li>d. No day care center or facility may be operated out of a Home.</li> <li>e. No garage sales are permitted, except as permitted by the Association.</li> </ul>	All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.
<p><b><u>Home Sales:</u></b></p> <ul style="list-style-type: none"> <li>a. No Owner may dispose of a Home or conveys its interest without approval of the Association's Board of Directors.</li> <li>b. Prospective buyers and tenants shall pass through the screening process.</li> <li>c. All sums, including penalties and interest, due to the Association shall be paid in full prior the sale.</li> </ul>	All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.
<p><b><u>Rental and Leases:</u></b></p> <ul style="list-style-type: none"> <li>a. Homes may be leased, licensed or occupied only in their entirety <u>and no fraction or portion may be rented.</u></li> <li>b. Individual rooms of a Home may not be leased on any basis.</li> <li>c. No homeowner may rent/lease any property in Antilles without the approval of the Association's Board of Directors.</li> <li>d. All prospective tenants shall pass through the screening process.</li> <li>e. All sums, including penalties and interest, due to the Association shall be paid in full before the lease starts.</li> <li>f. No subleasing or assignment of lease rights by the person renting/leasing a house is permitted.</li> </ul>	The homeowner violating these procedures will be fined \$100 a day up to \$1,000; until the matter is resolved.
<p><b><u>Alterations and Additions:</u></b></p> <ul style="list-style-type: none"> <li>a. No material alteration, addition, or modification to a parcel or a home or material change in the appearance shall be made without the prior written approval of the Association's Architectural Control Committee (ACC).</li> <li>b. The Architectural Control Committee reviews applications for landscaping plans, hurricane shutters, backyard pavers, etc.</li> </ul>	<p>All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.</p> <p>Violators will pay \$100 fine per instance.</p>
<p><b><u>Minor's Use of Facilities:</u></b> Adults shall be responsible for all actions of their minor children at all times in and about Antilles at Islands at Doral.</p>	If property is damaged, homeowner will be responsible for repair and/or replacement costs.
<p><b><u>Garages:</u></b></p> <ul style="list-style-type: none"> <li>a. No garage shall be converted into a general living area unless specifically approved by the Architectural Control Committee.</li> <li>b. Garage doors shall remain closed at all times except when vehicular or pedestrian access is required.</li> </ul>	

Regulation (Not all inclusive)	Remarks
<p><b><u>Garbage Cans:</u></b></p> <ul style="list-style-type: none"> <li>a. Maintain your garbage can and recycle containers in a sanitary condition.</li> <li>b. Garbage can, recycle containers and trash shall be away from public view or from the front of the property. You store them inside your garage or backyard.</li> <li>c. Place out your garbage can not earlier than 6:00 PM on Sundays and Wednesdays. Garbage pick-up days are Mondays and Thursdays.</li> <li>d. Recycling items are collected on Thursdays only. Place out your recycle containers not earlier than 6:00 PM on Wednesdays.</li> <li>e. Store your garbage can/recycle containers promptly after trash collection, no later than 11:00PM after trash collection.</li> <li>f. If you have bulky waste, contact the Miami-Dade Solid Waste Management to schedule a pick-up (305-594-1500). You shall inform the Association of the bulky waste pick up date and the confirmation number provided by the County. Place your bulky waste not earlier than 24 hours prior the scheduled pick up date and time.</li> <li>g. For more information on bulky waste, visit <a href="http://www.miamidade.gov/dswm/bulky_waste.asp">http://www.miamidade.gov/dswm/bulky_waste.asp</a></li> </ul>	<p>Garbage Cans: Penalty of \$100 per instance.</p> <p>Bulky Waste: If not properly coordinated, the Association will coordinate pick-up and charge the Homeowner the actual costs.</p> <p>All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.</p>
<p><b><u>Pets:</u></b></p> <ul style="list-style-type: none"> <li>a. No animals of any kind shall be raised, bred, or kept within our community for commercial purposes.</li> <li>b. Owners may keep domestic pets as permitted by Miami-Dade County ordinances up to a limit of two (2) pets weighing 30 pounds or less each per Home.</li> <li>c. All pets shall be walked on a leashed.</li> <li>d. <u>The person walking the pet or the Owner shall clean up all matter created by the pet.</u></li> <li>e. Each Owner shall be responsible for the activities of its pet. The pet shall not constitute a nuisance.</li> <li>f. No pet shall be “tied out” on the exterior of the Home or in the Common Area.</li> <li>g. Not pet shall be left unattended in a yard or in a balcony, porch or patio.</li> </ul>	<p>Any homeowner or renter that violates this directive will be fined \$100 per incident without exception.</p> <p>All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.</p>

Regulation (Not all inclusive)	Remarks
<p><b><u>Community Pool:</u></b></p> <ul style="list-style-type: none"> <li>a. The pool is for the use of Antilles residents only, no other communities are permitted.</li> <li>b. Each house has a maximum of four (4) guests. The resident shall accompany their guest(s) at ALL TIMES when at the pool premises.</li> <li>c. Pool hours, to include all premises, are from DAWN to DUSK.</li> <li>d. A key is required to access the pool. Each resident will be assigned a key and is responsible for the key. <ul style="list-style-type: none"> <li>i. Do not lend your key.</li> <li>ii. If you have not received your pool keys, please contact Gables Management (305-441-0904).</li> <li>iii. Any person without an access key will be requested to leave the premises.</li> </ul> </li> <li>e. Always close the door behind you. If you allow anyone without pool keys into the premises, you will be liable and responsible for all damages to the pool or injury caused to such person or a child.</li> <li>f. <u>It is your responsibility to read and follow the posted pool rules.</u></li> <li>g. There is no lifeguard on duty at anytime; use the pool at your own risk.</li> <li>h. NO FOOD, NO BEVERAGES, NO ALCOHOLICS BEVERAGES are allowed at the pool.</li> <li>i. No children under age of 18 are permitted unless accompanied by the parent or legal guardian at all times.</li> <li>j. Appropriate action will be taken against anyone trying to enter the pool without a key or trying to enter the pool before or after pool hours.</li> </ul>	<p>All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed. Violators or trespassers will be prosecuted.</p> <p>This is our community, PROTECT it. Take ownership and pride; report any suspicious activity to Monarch Security or the Police.</p> <p>Vandalism may affect your finances.</p>

Regulation (Not all inclusive)	Remarks
<p><b><u>Parking:</u></b></p> <ul style="list-style-type: none"> <li>a. Residents must have a “Permanent Parking Decal” displayed on the upper right corner of the right side of the windshield. Do not cover with the tinting</li> <li>b. Resident’s automobiles shall be parked in the garage, driveway or parking lot and shall not block the sidewalk.</li> <li>c. All Residents</li> <li>d. Each owner can park up to three vehicles in his/her property (one inside the garage and two in the driveway).</li> <li>e. <u>If you are not using the garage as a parking space, then you are allowed to park two (2) vehicles in your property driveway.</u></li> <li>f. Owners are prohibited from parking in the visitor’s parking area.</li> <li>g. <b><u>The following violations will result in the immediate towing of vehicles at owner’s expense and liability:</u></b> <ul style="list-style-type: none"> <li>i. Parking on common ground grass (a part of a tire of a vehicle touching the grass or suspended over the grass will be considered improperly parked and will be towed).</li> <li>ii. Commercial vehicles, boats and trailers parked overnight. Applicable to common grounds and driveways.</li> <li>iii. Inoperable vehicles and in damaged condition. Applicable to common grounds and driveways.</li> <li>iv. Vehicles that may be preventing the flow of traffic. Applicable to common grounds and driveways.</li> <li>v. Vehicles parked that are blocking the sidewalk and/or swales.</li> <li>vi. Resident vehicle parked in the visitor parking area.</li> <li>vii. Resident vehicle parked in any other common area other than in their garage and/or driveway.</li> <li>viii. Any vehicle parked in the visitor parking area for more than 48 hours, without a written parking permit.</li> <li>ix. Vehicles being emergency repaired on the property outside of the garage (in the driveway).</li> <li>x. Non-Permitted vehicles parked on any common or limited common areas</li> <li>xi. All Terrain Vehicles (ATV’s), Motorized scooter, mini bike and Go-karts left on the driveway or in public view</li> </ul> </li> <li>h. No vehicles with expired registration, expired license plates or flat tires may be kept within public view anywhere with Antilles at Islands at Doral.</li> </ul>	<p>Towing costs are assessed by the Specialized Towing &amp;Transportations, Inc. (305) 442-9696 and are subject to change without prior notice.</p> <p>In addition to towing costs (approximately \$120), there will be a penalty fee of \$100 per instance.</p> <p><b>Residents are responsible for violations incurred by their guest(s).</b></p>
<p><b><u>Satellite Dishes and Antennae:</u></b></p> <ul style="list-style-type: none"> <li>a. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes shall be placed on any home or parcel without the <u>prior written approval from the Architectural Control Committee (ACC).</u></li> <li>b. Exposed TV Cable on the exterior wall is prohibited.</li> <li>c. In the event the National Weather Service posts a hurricane warning, the satellite dish must be removed to avoid damages to the fascia board.</li> </ul>	<p>Federal Communications Commission (FCC) rules and regulations apply.</p>
<p><b><u>Hurricane Shutters:</u></b></p> <ul style="list-style-type: none"> <li>a. Shutters may not be closed at any time other than a storm event.</li> <li>b. Hurricane shutters may be installed up to 48 hours prior to the expected arrival of a hurricane.</li> <li>c. Hurricane shutters must be removed within 72 hours after the end of a hurricane watch or warning.</li> <li>d. The National Weather Service will be the main source of information during severe weather watch or warning.</li> </ul>	<p>Any homeowner or renter that violates this directive will be fined \$100 per incident without exception</p>



## Antilles at Islands at Doral

\*\*\*Please make sure to select the correct application type and code before proceeding with the application process.\*\*\*  
(Before you begin, please note that a valid major credit card is required)

### Step 1



Go to [www.TenantEV.com](http://www.TenantEV.com)



Create your user account!



Enter code to begin!

9298

### Step 2



**Sign:** After step 1, you will have the option to complete your online application now or complete later. If you chose to complete later, you will receive an email with the link to access your online application at any time. If applicable, once you have completed and signed all the forms, your co-applicant will receive a separate email to complete their signatures.



**Upload:** After step 1 we will be sending you, and your co-applicant (if applicable) an email with the link to upload the required documents to complete your application.

## How to reach us



Support Email

Email us at  
[support@tenantevaluation.com](mailto:support@tenantevaluation.com)



Application Portal

Go to [www.tenantev.com](http://www.tenantev.com), and  
look for the interrogation icon.



Support Ticket

Create a ticket by going to  
[www.tenantevaluation.com/support](http://www.tenantevaluation.com/support)



Phone System

Call to our automated phone  
system at **305.692.7900**