

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## TABLE OF CONTENTS

<b>PAGE 2:</b>	<b>GUIDELINES</b>
<b>PAGE 3:</b>	<b>SUBMISSION METHODS</b>
<b>PAGE 4:</b>	<b>OCCUPANCY &amp; LEASE RESTRICTIONS</b>
<b>PAGE 5:</b>	<b>CHECKLIST</b>
<b>PAGE 6:</b>	<b>CONTACT INFORMATION</b>
<b>PAGE 7:</b>	<b>APPLICATION FORM</b>
<b>PAGE 8:</b>	<b>RESIDENTIAL SCREENING AUTHORIZATION FORM</b>
<b>PAGE 9:</b>	<b>DISCLOSURE &amp; AUTHORIZATION AGREEMENT RE: CONSUMER REPORTS</b>
<b>PAGE 10:</b>	<b>PET INFO (PHOTOS, VACCINATION RECORDS, PROOF OF SPAY/NEUTER)</b>
<b>PAGE 11:</b>	<b>VEHICLE IDENTIFICATION &amp; DECAL REQUEST FORM</b>
<b>PAGE 12:</b>	<b>RENTAL SECURITY DEPOSIT ACKNOWLEDGMENT</b> ALL RENTAL SECURITY DEPOSITS MUST BE PAID TO THE ASSOCIATION BY THE OWNER. RENTAL SECURITY DEPOSITS PAID BY PROSPECTIVE TENANTS WILL NOT BE ACCEPTED AND WILL BE RETURNED.
<b>PAGE 13:</b>	<b>ACKNOWLEDGMENT OF RULES &amp; REGULATIONS</b>
<b>PAGE 14:</b>	<b>15 MPH SPEED LIMIT ACKNOWLEDGMENT</b>

IMPORTANT: IT IS RECOMMENDED TO CONTACT BROCK PROPERTY MANAGEMENT TO VERIFY THE APPLICATION PACKAGE IN YOUR POSSESSION IS THE CURRENT, CORRECT APPLICATION PACKAGE TO COMPLETE. INCORRECT APPLICATION PACKAGES CANNOT BE PROCESSED AND WILL RESULT IN DELAYS BEYOND OUR CONTROL.

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## GUIDELINES

PLEASE CAREFULLY READ ALL REQUIREMENTS AND THE INSTRUCTIONS ON THE FOLLOWING PAGES TO ENSURE THAT ALL REQUIRED DOCUMENTS/FORMS ARE PROVIDED/COMPLETED CORRECTLY AND IN FULL. APPLICATIONS MAY BE MAILED TO THE ADDRESS LISTED ON THIS LETTERHEAD; HOWEVER, EMAIL IS PREFERRED AND WILL RESULT IN QUICKER PROCESSING.

### PLEASE NOTE THE FOLLOWING REQUIREMENTS WHEN COMPLETING YOUR APPLICATION:

- IMPORTANT: WE CANNOT BEGIN PROCESSING APPLICATIONS UNTIL THEY ARE RECEIVED IN COMPLETE FORM. ALL REQUIRED DOCUMENTATION MUST BE INCLUDED, AND ALL FORMS MUST BE FILLED OUT CORRECTLY. PLEASE CAREFULLY REVIEW ALL OF THE FOLLOWING REQUIRED INFORMATION TO ENSURE THAT ALL DOCUMENTS ARE FULLY AND ACCURATELY COMPLETED BEFORE RETURNING THEM. PLEASE ENSURE ALL DOCUMENTATION IS CLEAR, VISIBLE, AND LEGIBLE. WE ARE UNABLE TO PROCESS DOCUMENTS THAT ARE NOT READABLE. MISSING, INCOMPLETE, OR ERRONEOUS DOCUMENTS MAY RESULT IN DELAYS BEYOND OUR CONTROL.
- WE CANNOT PROCESS YOUR APPLICATION UNTIL PAYMENT IS RECEIVED AND ALL DOCUMENTS LISTED ON THE PAGE LABELED "CHECKLIST" ARE RECEIVED CORRECTLY AND IN FULL.
- PLEASE PROVIDE ONLY ONE-SIDED DOCUMENTS ON 8.5" X 11" PAPER. NO TWO-SIDED (FRONT AND BACK) OR LEGAL-SIZED DOCUMENTS WILL BE ACCEPTED.
- PLEASE DO NOT STAPLE APPLICATIONS TOGETHER OR USE STAPLES ANYWHERE WITH YOUR APPLICATION DOCUMENTS.
- LEGIBLE COPIES OF ALL PAPERWORK ARE REQUIRED. ILLEGIBLE AND/OR WARPED PHOTOS OF DOCUMENTS IN LIEU OF SCANNED DOCUMENTS CANNOT BE ACCEPTED.
- FOLLOWING SUBMISSION OF YOUR APPLICATION, PLEASE DO NOT INQUIRE ABOUT THE STATUS OF YOUR APPLICATION UNTIL AT LEAST (TEN) 10 DAYS AFTER SUBMISSION. STATUS REQUESTS ARE ONLY ACCEPTED VIA EMAIL – PHONE CALLS ARE NOT ACCEPTED.

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067

P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## SUBMISSION METHODS

### **PAYMENTS:**

PAYMENTS ARE ONLY ACCEPTED IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER, PAYABLE TO BROCK PROPERTY MANAGEMENT. PLEASE THOROUGHLY REVIEW YOUR APPLICATION PACKAGE TO ENSURE IT INCLUDES ALL REQUIRED DOCUMENTS, COMPLETED FORMS, AND THE CORRECT PAYMENTS FOR ALL PURCHASERS AND/OR PERMANENT OCCUPANTS AGED EIGHTEEN (18) OR OLDER. ONCE YOU HAVE VERIFIED TO THE BEST OF YOUR ABILITY THAT YOUR APPLICATION PACKAGE IS COMPLETE, PLEASE SUBMIT IT TO BROCK PROPERTY MANAGEMENT FOR PROCESSING. REFER TO THE OPTIONS BELOW FOR ACCEPTABLE METHODS OF SUBMISSION:

### **VIA EMAIL:**

EMAIL TO:

BROCK@BROCKPM.COM

PLEASE BE SURE THAT BOTH THE ASSOCIATION NAME AND THE ADDRESS ARE INCLUDED IN THE SUBJECT LINE.

EXAMPLE: MEADOWRIDGE ASSOCIATION, INC. / 2211 SW 15<sup>TH</sup> ST., #301

### **VIA MAIL:**

MAIL TO:

ATTN: APPLICATIONS DEPARTMENT  
MEADOWRIDGE ASSOCIATION, INC.  
% BROCK PROPERTY MANAGEMENT, INC.  
7401 WILES ROAD  
CORAL SPRINGS, FL 33067

### **DROP OFF:**

APPLICATIONS MAY BE DROPPED OFF\* AT OUR OFFICE IN THE EXECUTIVE SUITES AT WHISPERING WOODS PLAZA, LOCATED AT 7401 WILES ROAD, CORAL SPRINGS, FL 33067, MONDAY THROUGH FRIDAY, BETWEEN THE HOURS OF 9:00 AM AND 4:00 PM. IF DROPPING YOUR APPLICATION(S) OFF IN PERSON, PLEASE INCLUDE ALL DOCUMENTATION IN A SEALED ENVELOPE. ON THE OUTSIDE OF THE SEALED ENVELOPE, PLEASE PROVIDE THE APPLICANT'S FULL NAME, CONTACT INFORMATION, THE ADDRESS OF THE RESIDENCE WHERE THE APPLICATION IS BEING SUBMITTED, AND THE NAME OF THE ASSOCIATION TO WHICH THE APPLICATION IS BEING SUBMITTED. NOTE: WHEN DROPPING OFF YOUR APPLICATION IN-PERSON, YOU MUST LEAVE IT WITH THE FRONT DESK RECEPTIONIST LOCATED JUST INSIDE THE SOUTH MAIN ENTRANCE OF THE BUILDING. ANY APPLICATIONS SUBMITTED VIA HAND-DELIVERY OR DROP-OFF WILL BE COLLECTED BY A REPRESENTATIVE OF OUR TEAM PRIOR TO THE CLOSE OF BUSINESS EACH DAY. IF YOU WISH TO VERIFY RECEIPT OF YOUR APPLICATION BY OUR TEAM, WE KINDLY ASK THAT YOU WAIT UNTIL THE NEXT BUSINESS DAY FOLLOWING THE DATE OF YOUR HAND-DELIVERY OR DROP-OFF.

**\*PLEASE NOTE, A TEAM MEMBER WILL NOT BE AVAILABLE TO MEET WITH YOU IN PERSON TO REVIEW OR CONFIRM THE COMPLETION OF YOUR DOCUMENTATION. ALL APPLICATIONS WILL BE PROCESSED IN THE ORDER IN WHICH THEY ARE RECEIVED.**

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## OCCUPANCY & LEASE RESTRICTIONS

### **OCCUPANCY**

IN THE EVENT AN APPLICATION IS SUBMITTED FOR THE PERMANENT OCCUPANCY OF A UNIT BY AN INDIVIDUAL OTHER THAN THE RECORD OWNER, IT IS MANDATORY THAT THE APPLICANT'S IMMEDIATE FAMILIAL RELATIONSHIP TO THE UNIT OWNER BE CLEARLY AND ACCURATELY DISCLOSED. FOR PURPOSES OF THIS PROVISION, ONLY INDIVIDUALS QUALIFYING AS IMMEDIATE FAMILY MEMBERS—INCLUDING BUT NOT LIMITED TO A SPOUSE, PARENT, CHILD, OR SIBLING—SHALL BE ELIGIBLE FOR CONSIDERATION. EXTENDED FAMILY MEMBERS, INCLUDING BUT NOT LIMITED TO COUSINS, AUNTS, UNCLES, AND IN-LAWS, DO NOT QUALIFY APPROVAL FOR PERMANENT OCCUPANCY UNDER ANY CIRCUMSTANCES.

### **LEASE TERMS**

ONLY IMMEDIATE FAMILY MEMBERS ARE ELIGIBLE FOR APPROVAL IF NOT SPECIFICALLY LISTED ON THE PURCHASE CONTRACT AS A BUYER. LEASE AGREEMENTS SHALL BE FOR A MINIMUM DURATION OF FOUR (4) CONSECUTIVE MONTHS AND SHALL NOT EXCEED TWELVE (12) MONTHS IN LENGTH. FURTHERMORE, NO UNIT MAY BE LEASED MORE THAN ONCE WITHIN ANY TWELVE (12) MONTH PERIOD, REGARDLESS OF LEASE DURATION OR EARLY TERMINATION.

### **VIOLATIONS**

CURRENT OWNER(S) MUST NOT HAVE ANY OPEN VIOLATIONS, OTHERWISE THE PROPERTY IS NOT ELIGIBLE FOR LEASE/RENT UNTIL VIOLATIONS ARE CORRECTED.

### **MAINTENANCE**

CURRENT OWNER(S) MUST BE CURRENT ON THEIR ASSOCIATION MAINTENANCE/DUES, OTHERWISE PROPERTY IS NOT ELIGIBLE FOR LEASE/RENT/OR APPROVAL OF ADDITIONAL OCCUPANTS.

### **CRITERION FOR APPROVAL OF A PURCHASER/RENTER/PERMANENT OCCUPANT**

CHARACTER REFERENCES, PRIOR HOUSING REFERENCES/LANDLORD VERIFICATION AND/OR EVICTION RECORDS, IMMIGRATION STATUS AND CRIMINAL BACKGROUND CHECK.

### **SECURITY DEPOSIT REQUIREMENT**

OWNER MUST PAY A SECURITY DEPOSIT EQUAL TO ONE MONTH'S RENT BEFORE A RENTER'S APPLICATION WILL BE SENT TO THE BOARD OF DIRECTORS FOR REVIEW. ALL RENTAL SECURITY DEPOSITS MUST BE PAID TO THE ASSOCIATION BY THE OWNER. RENTAL SECURITY DEPOSITS PAID BY PROSPECTIVE TENANTS WILL NOT BE ACCEPTED AND WILL BE RETURNED. A RENTAL APPLICATION WILL BE REJECTED AND WILL NOT BE CONSIDERED UNTIL THE SECURITY DEPOSIT IS PAID BY THE OWNER. THE SECURITY DEPOSIT WILL BE PLACED IN A NON-INTEREST-BEARING ESCROW ACCOUNT MAINTAINED BY THE ASSOCIATION. THE DEPOSIT SHALL PROTECT AGAINST DAMAGES TO THE COMMON AREAS OR ASSOCIATION PROPERTY, AND SHALL SERVE AS SECURITY FOR THE FULL AND FAITHFUL PERFORMANCE BY THE OWNER AND RENTER OF THE TERMS, PROVISIONS, OBLIGATIONS SET FORTH BY FLORIDA LAW, THE ASSOCIATION'S DOCUMENTS AND THESE RULES & REGULATIONS, INCLUDING THE TIMELY PAYMENT OF ASSESSMENTS AND PAYMENT OF ATTORNEY'S FEES INCURRED BY THE ASSOCIATION IN CONNECTION WITH ENFORCEMENT OF ANY PROVISION OF THE RULES AND REGULATIONS OR FOUNDING DOCUMENTS.

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## CHECKLIST

### REQUIRED DOCUMENTS:

- **PAYMENT**  
\$150.00 PER APPLICANT (OR PER MARRIED COUPLE) PAYABLE TO BROCK PROPERTY MANAGEMENT. PAYMENTS ARE ACCEPTED IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER ONLY.
- **APPLICATION FORM**
- **FULLY EXECUTED PURCHASE CONTRACT OR LEASE AGREEMENT**  
ONLY IMMEDIATE FAMILY MEMBERS ARE ELIGIBLE FOR APPROVAL IF NOT SPECIFICALLY LISTED ON THE PURCHASE CONTRACT AS A BUYER. LEASE AGREEMENTS SHALL BE FOR A MINIMUM DURATION OF FOUR (4) CONSECUTIVE MONTHS AND SHALL NOT EXCEED TWELVE (12) MONTHS IN LENGTH. FURTHERMORE, NO UNIT MAY BE LEASED MORE THAN ONCE WITHIN ANY TWELVE (12) MONTH PERIOD, REGARDLESS OF LEASE DURATION OR EARLY TERMINATION.
- **RESIDENTIAL SCREENING REQUEST**  
MUST BE COMPLETED SEPARATELY BY ANYONE AGED 18 YEARS OR OLDER
- **DISCLOSURE AUTHORIZATION AGREEMENT**  
MUST BE COMPLETED SEPARATELY BY ANYONE AGED 18 YEARS OR OLDER
- **PROOF OF FINANCIAL RESPONSIBILITY**  
LAST TWO RECENT YEARS' IRS FORM W-2 & THREE (3) MOST RECENT PAYSTUBS
- **PET INFO (FORM, PHOTOS, VACCINATION RECORDS, PROOF OF SPAY/NEUTER, ETC.)**  
ONLY OWNERS ARE PERMITTED TO HOUSE PETS. REFER TO PAGE 10 FOR DETAILS.
- **VEHICLE REGISTRATION**
- **COLOR COPY OF STATE ISSUED PHOTO ID**  
REQUIRED FOR EACH APPLICANT
- **COLOR COPY OF SOCIAL SECURITY CARD OR PASSPORT**  
REQUIRED FOR EACH APPLICANT
- **ACKNOWLEDGMENT OF RULES & REGULATIONS FORM**  
MUST BE SIGNED BY EACH APPLICANT

### PREREQUISITES REQUIRED FOR RENTAL APPLICATION PROCESSING TO COMMENCE:

- **SECURITY DEPOSIT (SEE PAGE 12 FOR DETAILS)**  
OWNER MUST PAY A SECURITY DEPOSIT EQUAL TO ONE MONTH'S RENT BEFORE A RENTER'S APPLICATION WILL BE SENT TO THE BOARD OF DIRECTORS FOR REVIEW. SEE PAGE 4 FOR ADDITIONAL IMPORTANT DETAILS ON THIS REQUIREMENT.
- **CURRENT OWNER(S) MUST NOT HAVE ANY OPEN VIOLATIONS**
- **CURRENT OWNER(S) MUST BE CURRENT ON THEIR ASSOCIATION DUES**

PROCESS MAY TAKE THIRTY (30) DAYS AFTER ALL REQUIRED DOCUMENTS ARE RECEIVED COMPLETE. APPLICANTS MAY REMIT AN ADDITIONAL FEE OF FIFTY DOLLARS (\$50.00) PER APPLICANT AS AN EXPEDITE ("RUSH") FEE, WHICH SHALL BE PAID IN CONJUNCTION WITH THE STANDARD APPLICATION FEE(S). PAYMENT OF THE RUSH FEE ENSURES THE APPLICATION IS ASSIGNED PRIORITY STATUS, THEREBY ADVANCING IT TO THE FRONT OF THE PROCESSING QUEUE. THIS GUARANTEES THE APPLICATION WILL BE HANDLED WITH THE HIGHEST PRIORITY AND IS RECOMMENDED FOR APPLICANTS WHO REQUIRE A WRITTEN DECISION FROM THE ASSOCIATION WITHIN FIFTEEN (15) CALENDAR DAYS. ALL OTHER TERMS AND CONDITIONS OF THE APPLICATION PROCESS REMAIN APPLICABLE. WE CANNOT GUARANTEE A TIMEFRAME FOR INTERNATIONAL APPLICANTS AS THOSE BACKGROUND CHECK TIMEFRAMES VARY.

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## CONTACT INFORMATION

---

DESIRED CLOSING, LEASE START, OR OCCUPANCY DATE

### CURRENT OWNER, SELLER, OR LANDLORD INFORMATION

---

NAME(S)

PHONE NUMBER(S)

---

EMAIL ADDRESS(ES)

---

AGENT'S NAME

PHONE NUMBER(S)

---

AGENT'S EMAIL ADDRESS

### BUYER OR TENANT(S) INFORMATION

---

NAME(S)

PHONE NUMBER(S)

---

EMAIL ADDRESS(ES)

---

AGENT'S NAME

PHONE NUMBER(S)

---

AGENT'S EMAIL ADDRESS

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## APPLICATION FORM

APPLICATION FOR (SELECT ONE):       PURCHASE       LEASE       PERMANENT OCCUPANCY\*

\*ALL PERMANENT OCCUPANCY APPLICANTS MUST STATE THE APPLICANT'S IMMEDIATE FAMILIAL RELATIONSHIP TO THE OWNER. EXTENDED FAMILY MEMBERS ARE NOT ELIGIBLE.

---

REQUESTED CLOSING OR LEASE START DATE      TOTAL # OF OCCUPANTS AGE 18+

---

PROPERTY ADDRESS

---

APPLICANT #1 NAME      PHONE #      EMAIL ADDRESS

---

CURRENT ADDRESS      RELATIONSHIP TO UNIT OWNER

---

CHARACTER REFERENCE NAME      PHONE #      EMAIL ADDRESS

---

APPLICANT #2 NAME      PHONE #      EMAIL ADDRESS

---

CURRENT ADDRESS      RELATIONSHIP TO UNIT OWNER

---

CHARACTER REFERENCE NAME      PHONE #      EMAIL ADDRESS

---

EMERGENCY CONTACT NAME      PHONE #      EMAIL ADDRESS

I (WE) HEREBY AFFIRM THAT THIS INFORMATION IS TRUE AND CORRECT.

---

SIGNATURE OF APPLICANT # 1      DATE

---

SIGNATURE OF APPLICANT # 1      DATE

IF THERE ARE MORE THAN TWO (2) APPLICANTS WHOSE INFORMATION IS TO BE PROVIDED, PLEASE MAKE A COPY OF THIS FORM, AND INCLUDE THEIR INFORMATION IN THE "APPLICANT #" FIELDS, SPECIFYING THEY ARE THE "3<sup>RD</sup>, 4<sup>TH</sup>, 5<sup>TH</sup>, AND SO ON..." IN NUMBER APPLICANT FOR THIS APPLICATION PACKAGE. APPLICATIONS FOR ALL PERMANENT OCCUPANCY APPLICANTS MUST STATE THE APPLICANT'S IMMEDIATE FAMILIAL RELATIONSHIP TO THE OWNER. EXTENDED FAMILY MEMBERS ARE NOT ELIGIBLE.

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## RESIDENTIAL SCREENING AUTHORIZATION FORM

---

FIRST NAME

---

MIDDLE NAME

---

LAST NAME

---

ADDRESS

---

CITY, STATE, AND ZIP

---

SSN

---

DATE OF BIRTH (MM/DD/YYYY)

---

HOME PHONE #

---

MOBILE PHONE #

---

BUYING OR RENTING?

---

HAVE YOU EVER BEEN ARRESTED?

I GIVE MY FULL AUTHORIZATION/CONSENT TO OBTAIN MY CREDIT REPORT, CRIMINAL HISTORY RECORD, EVICTION RECORD(S), AND TO VERIFY THE ABOVE INFORMATION AS TRUE, AND, I HAVE READ AND SIGNED THE DISCLOSURE AND AUTHORIZATION AGREEMENT.

---

PRINT NAME

---

SIGNATURE

---

DATE

---

OFFICIAL USE ONLY – DO NOT WRITE BELOW THIS LINE

**ORDERED BY:** BROCK PROPERTY MANAGEMENT, INC.    **DEPARTMENT:** APPLICATIONS PROCESSING  
**REFERENCE:** MEADOWRIDGE ASSOCIATION, INC.

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## DISCLOSURE & AUTH. AGREEMENT RE: 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 A TIMELY WRITTEN REQUEST OF MANAGEMENT, AND WITHIN (FIVE) 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 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 BY:

---

**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.

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## PET INFO

NOTWITHSTANDING ANY PROVISION TO THE CONTRARY IN THE GOVERNING DOCUMENTS OR ELSEWHERE, ONLY THE RECORD OWNER(S) OF A UNIT (EACH, AN "OWNER") SHALL BE ENTITLED TO KEEP ONE (1) DOMESTIC HOUSEHOLD PET PER UNIT. SUCH PRIVILEGE IS PERSONAL TO THE OWNER AND MAY NOT BE DELEGATED, ASSIGNED, OR OTHERWISE CONVEYED TO ANY LESSEE, TENANT, OR OTHER OCCUPANT. NO PET WHOSE ANTICIPATED FULL-GROWN WEIGHT EXCEEDS TWENTY-FIVE (25) POUNDS SHALL BE PERMITTED, AND ANY ANIMAL REACHING OR EXCEEDING SUCH WEIGHT AT MATURITY IS EXPRESSLY PROHIBITED. UNDER NO CIRCUMSTANCES SHALL RENTERS OR OTHER NON-RECORD OCCUPANTS BE AUTHORIZED TO MAINTAIN ANY PET ON ASSOCIATION PROPERTY.

---

OWNER NAME: \_\_\_\_\_ PHONE NUMBER(S) \_\_\_\_\_ EMAIL ADDRESS(ES) \_\_\_\_\_

---

STREET ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

---

TYPE OF PET \_\_\_\_\_ BREED OF PET \_\_\_\_\_ APPROX. WEIGHT OF PET (AT FULL MATURITY) \_\_\_\_\_

---

PET'S NAME \_\_\_\_\_ CURRENT AGE \_\_\_\_\_ SEX (M/F) \_\_\_\_\_ COAT \_\_\_\_\_ DISTINGUISHING MARKS \_\_\_\_\_

PLEASE CHECK ALL APPLICABLE BOXES TO INDICATE THAT YOU HAVE READ, UNDERSTAND, AND WILL ADHERE TO THE RULES LISTED BELOW, AS WELL AS ANY ADDITIONAL RULES STIPULATED BY THE ASSOCIATION'S GOVERNING DOCUMENTS.

- I HAVE INCLUDED A DIGITAL PHOTO OF MY PET(S) WITH MY APPLICATION.
- I HAVE INCLUDED ALL CURRENT VACCINATION RECORDS.
- I HAVE INCLUDED PROOF OF SPAY OR NEUTER FOR MY PET.
- MY PET WILL ALWAYS BE LEASHED WHILE OUTSIDE MY UNIT.
- I WILL REMOVE ALL PET WASTE IMMEDIATELY.
- I WILL ALWAYS PRACTICE COURTESY TO OTHER PET OWNERS AND THEIR PETS.

BY SIGNING BELOW, I HEREBY VERIFY THAT I HAVE READ, UNDERSTOOD, AND WILL ABIDE BY ALL RULES AND REGULATIONS SET FORTH IN THIS REGARD. FURTHERMORE, SHOULD I AT ANY TIME ACQUIRE A NEW PET, I SHALL PROMPTLY NOTIFY THE ASSOCIATION BY REQUESTING AND COMPLETING AN ADDITIONAL PET REGISTRATION FORM FOR THE ASSOCIATION'S RECORDS.

---

**PRINT NAME**

---

**SIGNATURE**

---

**DATE**

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## VEHICLE IDENTIFICATION AND DECAL REQUEST FORM

**Important: Motorcycles, commercial vehicles, and similar vehicles are strictly prohibited within the Association. Any such vehicles found on the property are in direct violation of the governing documents and are not permitted under any circumstances.**

### VEHICLE OWNER INFORMATION

---

NAME

---

PHONE #

E-MAIL ADDRESS

---

ADDRESS (PLEASE LIST FULL MEADOWRIDGE ASSOCIATION, INC. ADDRESS)

### VEHICLE REGISTRATION

---

MAKE	MODEL	YEAR	COLOR	STATE OF REG.	REG. EXP DATE
------	-------	------	-------	---------------	---------------

---

LICENSE PLATE #	VIN #	RELATIONSHIP OF VEHICLE TO UNIT OWNER
-----------------	-------	---------------------------------------

### INSURANCE INFORMATION

**Important: Each vehicle maintained or parked on the property must be registered in the name of the deeded unit owner or an approved tenant of record. Any vehicle not properly registered in compliance with this requirement constitutes a violation of the Association's governing documents and is not permitted on Association property. Non-compliant vehicles are subject to immediate towing at the vehicle owner's sole expense and without further notice.**

---

CARRIER NAME	POLICY #	POLICY EXPIRATION DATE
--------------	----------	------------------------

- I/WE HEREBY ACKNOWLEDGE AND AFFIRM THAT THE ABOVE-REFERENCED VEHICLE SHALL BE PARKED IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS ESTABLISHED BY THE ASSOCIATION. I/WE FURTHER UNDERSTAND AND AGREE THAT ANY VIOLATION OF SUCH RULES AND REGULATIONS MAY SUBJECT THE VEHICLE TO IMMEDIATE TOWING AT MY/OUR SOLE EXPENSE, THE IMPOSITION OF MONETARY FINES, LIABILITY FOR LEGAL FEES, AND/OR OTHER ENFORCEMENT ACTIONS AS PERMITTED UNDER THE GOVERNING DOCUMENTS AND APPLICABLE LAW. I/WE FURTHER ACKNOWLEDGE THAT NONCOMPLIANCE MAY RESULT IN THE LOSS OF ELIGIBILITY TO RENT OR LEASE THE UNIT.
- I/WE HAVE PROVIDED LEGIBLE COPIES OF THE REGISTRATION FOR EVERY VEHICLE THAT I/WE OWN/LEASE.
- I/WE HAVE PROVIDED COLOR PHOTOS OF EVERY VEHICLE (INCLUDING A PHOTO FROM THE REAR CONTAINING A CLEAR, LEGIBLE IMAGE OF MY LICENSE PLATE NUMBER).
- I/WE HEREBY AFFIRM THAT THIS INFORMATION IS TRUE AND CORRECT.

---

PRINT NAME

SIGNATURE

DATE

---

PRINT NAME

SIGNATURE

DATE

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## RENTAL SECURITY DEPOSIT ACKNOWLEDGMENT

PURSUANT TO THE AUTHORITY GRANTED UNDER CHAPTER 718, FLORIDA STATUTES, AND THE GOVERNING DOCUMENTS OF MEADOWRIDGE ASSOCIATION, INC. (THE "ASSOCIATION"), THE UNDERSIGNED OWNER(S) ACKNOWLEDGE AND AGREE THAT A SECURITY DEPOSIT IN THE AMOUNT OF \$ \_\_\_\_\_, REPRESENTING ONE (1) MONTH'S RENT (OR SUCH OTHER AMOUNT AS APPROVED BY THE BOARD OF DIRECTORS), SHALL BE REMITTED TO THE ASSOCIATION IN CONNECTION WITH THE LEASE OF UNIT # \_\_\_\_\_.

SAID DEPOSIT SHALL BE HELD BY THE ASSOCIATION TO SECURE COMPLIANCE BY THE TENANT(S), THEIR GUESTS, AND INVITEES WITH ALL APPLICABLE RULES AND REGULATIONS, AND TO COVER THE COST OF ANY DAMAGE TO THE COMMON ELEMENTS OR OTHER ASSOCIATION PROPERTY ARISING FROM OR RELATED TO THE TENANCY. THE DEPOSIT SHALL BE PAID VIA CHECK OR MONEY ORDER MADE PAYABLE TO MEADOWRIDGE ASSOCIATION, INC., AND MAILED TO VICTORY ACCOUNTING AT THE FOLLOWING ADDRESS:

MEADOWRIDGE ASSOCIATION, INC.  
% VICTORY ACCOUNTING SERVICES, INC.  
P.O. BOX 243399, BOYNTON BEACH, FL 33424

IN THE EVENT OF ALLEGED DAMAGE OR VIOLATION, A COMMITTEE OF THREE (3) NON-BOARD MEMBERS, AS REQUIRED BY SECTION 718.303(3), FLORIDA STATUTES, SHALL DETERMINE WHETHER ALL OR ANY PORTION OF THE DEPOSIT SHALL BE RETAINED. ANY REMAINING BALANCE SHALL BE RETURNED TO THE OWNER UPON WRITTEN REQUEST FOLLOWING LEASE EXPIRATION, PROVIDED NO FINES OR CHARGES ARE OUTSTANDING.

### ACKNOWLEDGED AND AGREED BY:

---

SIGNATURE OF OWNER

DATE

---

SIGNATURE OF OWNER

DATE

---

IF THIS APPLICATION RELATES TO A PURCHASE OR PERMANENT OCCUPANCY, PLEASE INDICATE BY CHECKING THIS BOX TO NOTIFY THE PROCESSING DEPARTMENT THAT THE FOLLOWING SECTION IS INAPPLICABLE TO YOUR SUBMISSION.

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## ACKNOWLEDGMENT OF RULES & REGULATIONS

- BY EXECUTING THIS DOCUMENT BELOW, THE UNDERSIGNED HEREBY CERTIFIES AND AFFIRMS THAT HE/SHE/THEY HAS/HAVE REVIEWED A COMPLETE AND CURRENT COPY OF THE GOVERNING DOCUMENTS OF MEADOWRIDGE ASSOCIATION, INC., INCLUDING BUT NOT LIMITED TO THE DECLARATION, BYLAWS, ARTICLES OF INCORPORATION, AND RULES AND REGULATIONS. THE UNDERSIGNED FURTHER AGREES TO BE BOUND BY AND TO COMPLY IN ALL RESPECTS WITH THE PROVISIONS THEREIN. THE UNDERSIGNED UNDERSTANDS AND AGREES THAT ANY APPROVAL, PERMISSION, OR OCCUPANCY GRANTED BY THE ASSOCIATION IS EXPRESSLY CONDITIONED UPON FULL COMPLIANCE WITH THIS REQUIREMENT.
- BY EXECUTING THIS APPLICATION BELOW, IN THE EVENT IT IS SUBMITTED IN CONNECTION WITH A LEASE AND SUCH LEASE IS APPROVED BY MEADOWRIDGE ASSOCIATION, INC. (THE "ASSOCIATION"), THE UNDERSIGNED COVENANTS AND AGREES TO FURNISH THE ASSOCIATION WITH A TRUE AND CORRECT COPY OF ANY RENEWED OR EXTENDED LEASE AGREEMENT NO LATER THAN THIRTY (30) DAYS PRIOR TO THE THEN-CURRENT LEASE'S EXPIRATION DATE. FURTHER, BY EXECUTING THIS APPLICATION BELOW, THE UNDERSIGNED FURTHER COVENANTS AND AGREES TO PROMPTLY NOTIFY THE ASSOCIATION IN WRITING OF ANY ADDITIONS TO OR DELETIONS FROM THE LEASE AGREEMENT, ACKNOWLEDGING THAT SUCH MODIFICATIONS MAY AFFECT THE STATUS OF APPROVED LESSEES AND MAY REQUIRE ANY NEWLY ADDED OCCUPANT TO SUBMIT A SEPARATE APPLICATION AND RECEIVE FORMAL APPROVAL FROM THE ASSOCIATION PRIOR TO OCCUPANCY. THE UNDERSIGNED UNDERSTANDS AND AGREES THAT FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY SUBJECT THE UNDERSIGNED AND/OR THE PROPERTY TO ENFORCEMENT ACTIONS, INCLUDING BUT NOT LIMITED TO REMEDIATION OF ANY RESULTING DAMAGES.
- IN THE EVENT THIS APPLICATION RELATES TO A PURCHASE RATHER THAN A LEASE, THE UNDERSIGNED LIKEWISE AGREES TO PROMPTLY NOTIFY THE ASSOCIATION OF ANY CHANGES TO THE RECORDED WARRANTY DEED, AND ACKNOWLEDGES THAT ADDITIONS TO THE DEED MAY NECESSITATE SUPPLEMENTAL APPLICATIONS AND APPROVALS FOR ANY NEWLY ADDED GRANTEEES.

---

**PROPERTY ADDRESS**

---

**PRINT NAME**

**SIGNATURE**

**DATE**

---

**PRINT NAME**

**SIGNATURE**

**DATE**

# MEADOWRIDGE ASSOCIATION, INC.

% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

## 15 MPH SPEED LIMIT ACKNOWLEDGMENT

ALL VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN THE ASSOCIATION'S PROPERTY SHALL AT ALL TIMES CONFORM TO APPLICABLE FEDERAL, STATE, AND MUNICIPAL LAWS AND REGULATIONS. TRAFFIC SIGNS, PAVEMENT MARKINGS, SPEED-CONTROL DEVICES, AND OTHER EQUIPMENT ERECTED BY GOVERNMENTAL AUTHORITIES OR BY THE ASSOCIATION FOR TRAFFIC MANAGEMENT SHALL BE OBSERVED AND STRICTLY OBEYED, WHETHER OR NOT SUCH DEVICES ARE PERMANENTLY AFFIXED OR TEMPORARILY INSTALLED.

**UNLESS OTHERWISE POSTED, THE MAXIMUM PERMITTED SPEED LIMIT FOR ALL VEHICLES IS FIFTEEN MILES PER HOUR (15 MPH).**

FAILURE TO COMPLY WITH THE GOVERNING DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE RULES SET FORTH HEREIN, MAY RESULT IN ENFORCEMENT ACTION, WHICH MAY INCLUDE THE DENIAL OF LEASE RENEWAL, IMPOSITION OF FINES, SUSPENSION OF PRIVILEGES, OR OTHER REMEDIES AS PROVIDED IN THE GOVERNING DOCUMENTS AND APPLICABLE LAW.

THE ASSOCIATION AND YOUR NEIGHBORS APPRECIATE YOUR PROMPT AND DILIGENT COMPLIANCE WITH THESE STANDARDS, WHICH ARE ESTABLISHED TO MAINTAIN A SAFE, ORDERLY, AND HARMONIOUS COMMUNITY ENVIRONMENT.

BY SIGNING BELOW, I HEREBY ACKNOWLEDGE RECEIPT OF THIS NOTICE, AND AGREE THAT I HAVE READ, UNDERSTAND, AND WILL ABIDE BY THE GOVERNING DOCUMENTS OF MEADOWRIDGE ASSOCIATION, INC.

---

**MEADOWRIDGE ASSOCIATION, INC. ADDRESS**

---

**PRINTED NAME**

---

**PRINTED SIGNATURE**

---

**DATE**

---

**PRINTED NAME**

---

**PRINTED SIGNATURE**

---

**DATE**