



THE WOODS CONDOMINIUM ASSOCIATION
1901 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33311

RULES AND REGULATIONS
AUGUST 2007

BOARD OF DIRECTORS

Derrick Buford
John Hayden
Christopher Kohnke
Giulio Cordasco

President
Vice President
Secretary
Treasurer

I. RESIDENCY & SALE OF UNITS

A Condominium unit owner intending to sell his Condominium unit shall give to the Association notice of the intention to sell his unit, together with the name, and home address, of the intended purchaser. It is understood, all applications must be submitted with the consent of the unit owner. Consent may be verbal or in writing.

All Real Estate Agents must check for proper identification of applicant/s before submitting application.

Under new Rules and Regulations, no owner will be automatically approved for purchase at The Woods by reason of a previous approval. If an owner has exhibited non-compliance with our Documents, and Rules and Regulations, shown disregard for members of the Association, and has committed violations against proper rules and procedures, said owner will be automatically denied approval of an additional unit, or units at The Woods.

1. Each application must be filled out completely and accompanied by:
 - a. A non –refundable check for \$100.00.
 - b. A legible copy of a Government issued Drivers license, or other picture I.D.
 - c. The most recent copy of a pay stub.
 - d. A copy of the contract.
2. If there is more than one applicant to purchase said unit, each one must complete the process, and must pay the \$100.00 non-refundable fee. The only exception is for legally married couples, with documentation, they will pay a \$100.00 fee however, residences before marriage, and wife's maiden name must be noted on the application.
3. An owner who leases their unit must use a standard lease furnished by the Association along with each application. The owner or owner's agent is responsible for the completion of all paper work before presenting an application to the Condominium Association. The lease of a unit shall not discharge the owner thereof from compliance with any of his obligations and duties as an owner.
4. The Board of Directors has up to 15 days after all requested documentation is presented and screening report has been completed, to schedule an interview with applicants. Approval or disapproval will be given within 48 hours after said interview.
5. Any individual who wishes to move into a unit with an existing occupant, must first get the owners approval, and then fill out an application, pay the appropriate non-refundable application fee, and also be approved by the Board of Directors. Then, and only then, can the individual move in.
6. If an individual chooses to move from one unit to another, or decides to purchase a unit, application, fee, screening and re-approval by the Boards of Directors **is mandatory!**

RESIDENCY & SALE OF UNITS (CONTINUED)

7. If a tenant or an owner leaves The Woods altogether, then chooses to move back at a later date, the complete application process must be followed; a non-refundable fee of \$100.00, application, screening and re-approval by the Board of Directors **is mandatory!**
8. **Any potential owner or tenant, with a dog, must bring the pet along to the interview with the Board. See Section on PETS.**
9. Only an owner, or his duly authorized approved tenant or tenants may occupy a unit on a permanent basis.
10. **No unit, or part thereof, shall be permitted to be used as a hotel room, transient apartment, and/or motel or for any other purpose whatsoever, except as the personal residence of the owner or his duly authorized approved tenant/s.**
11. **Total number of persons in any unit will not be more than two (2) individuals.**
12. Guests will be allowed to stay for two weeks. Any additional time must be approved by the Board of Directors, and will be given on a week-by-week basis, with a maximum time of six weeks. If circumstances warrant, such as health, further time may be allowed with permission from the Board of Directors and only on a case-by-case basis with a periodic review after eight weeks.

