



PURCHASE APPLICATION

WE HAVE VEHICLES REGISTRATION RESTRICTIONS!

DO NOT ACCEPT PETS!

- Application for purchase must be completed in detail by the proposed buyer.
- Please include a copy of the **SALES CONTRACT** (Failure to include the sales contract will delay the process).
- The following documents must be included:
 - o Potential Buyers: Photo ID for **ALL PROPOSED BUYER(s)** 18 or older.
 - o Company: Photo ID from Officer authorized to make purchases for the company and Copy of the Articles of Incorporation.
- All forms must be signed.
- Entire application packaged (all pages) must be initialed by the proposed buyer(s).
- Application fee: Non-refundable money order or cashier's check for **\$240.00** per applicant (husband/wife or parent/dependent child are considered one applicant).
- The completed application and fees must be submitted to the Association at least ten business days (10) prior to the closing date.
- Occupancy prior to final approval is prohibited. Any owner who moves into a Unit without the Association approval will be subject to an immediate legal action, which can result in eviction.
- Please include a copy of legal identification card.
- An incomplete application will not be processed.

Application forms and application fee should be mailed to the following address:
Venetian Place Condominium Association
5749 Gatlin Avenue, Orlando, FL 32822

Thank you in advance for your cooperation

Initials: _____



PLEASE KEEP A COPY OF THIS PAGE FOR YOUR RECORDS

I hereby acknowledge receipt of a summary of the most common Rules and Regulations at VENETIAN PLACE CONDOMINIUM ASSOCIATION, INC.

I understand that the full detailed set of Rules and Regulations/Governing Documents is to be provided to me by the Title Company. In case the Title Company fails to provide the full set of Rules and Regulation, I have been informed that the documents are available in the Venetian Place Condominium Office for a Fee.

If I need the condominium governing documents, I can email customerservice@venetian-hoa.com to obtain a copy for a FEE or I can obtain a copy through Orange County Clerk of Courts. I understand the different payment methods that are part of this application, in the meantime I will mail my Monthly HOA payment payable to Venetian Place Condominium Association to the address below:

Venetian Place COA
P.O. Box 621706
Orlando, FL 32862-1706

Additional Charges:

Gate Card - \$60.00 each
Parking Decal - \$30.00 each
Amenity Key - \$24.00 each
Change Mailbox Lock - \$90.00 if needed
Mailbox Duplicate - \$36.00
Rules & Regulations - \$10.00 if needed
Governing Docs - \$75.00 if needed

Applicant Signature

Date

Initials: _____



PURCHASE APPLICATION

Building # _____

Unit# _____

PROPOSED BUYER:

Name: _____
Last First Middle Initial () No Legal Middle Name

Date of Birth: _____ SS# _____ Driver License _____

Mailing Address (If different) _____

City, State Zip _____ Cell # _____

Phone # _____ Email: _____

Single () Married () Separated () Divorced () Sex: Male () Female ()

PROPOSED CO-BUYER:

Name: _____
Last First Middle Initial () No Legal Middle Name

Date of Birth: _____ SS# _____ Driver License _____

Mailing Address (If different) _____

City, State Zip _____ Cell # _____

Phone # _____ Email: _____

Single () Married () Separated () Divorced () Sex: Male () Female ()

Owner Occupied: YES () NO () if yes, please provide an emergency contact phone number: _____

Total # of adults who will occupy the unit (18 years or older) _____

Total # of children _____

'After Sale, Purchaser Mailing Address Will Be:
Unit Address () or Mailing Address Above ()

Applicant Signature

Date

Initials: _____



Building # _____

Unit# _____

VENETIAN PLACE CONDOMINIUM ASSOCIATION, INC
Criminal History

I hereby agree for myself and on behalf of all persons who may use the unit to which I seek to purchase that I have read and will abide by the rules and regulations of the Association. I will also abide by restrictions

Have you ever been convicted of and/or pled "Guilty" or "No Contest" to a felony or misdemeanor, regardless of whether jail time was served, or adjudication was withheld:

Yes _____ No _____ If, YES,

please explain:

Have you or anyone applying ever been evicted or broken rental lease agreement:

Yes _____ No _____ If, YES,

please explain:

Are you currently registered as a sex predator or sexual offender, or charged with (an) offense (s), which may result in your registration as a sexual predator or sexual offender, regardless of a "No Contest" or "Not Guilty" plea:

Yes _____ No _____ If, YES,

please explain:

which are or may in the future be imposed by the Association. I am aware that if I choose to rent my property that I must request, complete, and return a renter package to the Condominium Association and provide the Association with any changes the length of the lease agreement. I further acknowledge that the Association does NOT accept pets and in additions any vehicle parked on the property, in violation of the Association parking rules, is subject to be towed at the vehicle owner's expense and all vehicles must have a parking permit issued by the Association.

Applicant Signature

Co-Applicant Signature

Date

Initials: _____

Date



Building # _____

Unit# _____

VENETIAN PLACE CONDOMINIUM ASSOCIATION, INC
EMERGENCY INFORMATION

1. Name _____ Phone (Home) _____

Know how long: _____ Phone (Cell) _____ Phone (Work) _____

2. Name _____ Phone (Home) _____

Know how long: _____ Phone (Cell) _____ Phone (Work) _____

3. Name _____ Phone (Home) _____

Know how long: _____ Phone (Cell) _____ Phone (Work) _____

Applicant has submitted the sum of \$200.00 per applicant which is “non-refundable” for processing charge of the application. Such sum is not part of the Estoppel Fee and will be retained by the Association to cover the application/background processing cost. Applicant hereby represents that all the above statements are true and correct. The Association and/or agents are hereby authorized and given the right to verify by reasonable means the application, including, without limitation, ordering credit and criminal reports. If the applicant has made any false or misleading statements or misrepresentations in this application, it is understood and agreed between the parties that in the event this application will be rejected and returned to applicant without refunds by the Association and/or its agents. It is further understood and agreed between the parties that in the event that said application is approved and accepted by the Association or its applicant refuse to enter into a purchase agreement the received sum will be retained by the Association or its agents.

Applicant Signature

Date

Co-Applicant Signature

Date



Building # _____

Unit# _____

VENETIAN PLACE CONDOMINIUM ASSOCIATION, INC
VEHICLE REGISTRATION

OWNER # 1	DRIVER LICENSE	VEHICLE REGISTRATION
OWNER # 2	DRIVER LICENSE	VEHICLE REGISTRATION
OWNER # 3	DRIVER LICENSE	VEHICLE REGISTRATION

VEHICLE INFORMATION:

Decal #1: _____ Plate#: _____ Make: _____

Model: _____ Year: _____ COLOR: _____

Decal #2: _____ Plate#: _____ Make: _____

Model: _____ Year: _____ COLOR: _____

Decal #3: _____ Plate#: _____ Make: _____

Model: _____ Year: _____ COLOR: _____

VISITORS PARKING

Please stop by the Office to receive a temporary parking permit.

Office Hours: M - F from 8AM - 5PM

Any vehicle that does not have a parking permit will be towed
At the vehicle owner's expense.

Applicant Signature

Date

Applicant Signature

Date

Initials: _____



Unsupervised Children Notice **THIS IS A SERIOUS MATTER!**

Allowing children to play in the parking lots, streets, and common areas at Venetian Place, without direct parental supervision, are dangerous and show lack of concern for the safety of the community as a whole as well as that of the children.

Parents are required, by law, to provide effective supervision of their under legal aged children, at all times, when the children are in public places. *The streets and common areas of Venetian Place are public places.*

To be more specific, here are the behaviors that are not permitted by any adult or child on Venetian Place property due to the high insurance and legal risk and potential for financial burden upon the association membership:

- No bike riding, skate boarding, roller skating, and scooter riding or running through the building breezeways.
- No playing ball or cricket, of any kind on common ground (asphalt, concrete or grass).
- No congregating in the parking lots or roadways.
- Persons under the age of 18 are not permitted in the gym unless accompanied by a resident adult. Children under the age of 12 are not permitted.
- Acts of vandalism (Damaging private property, littering, or loitering in the lakes, ponds or common areas, etc.).
- Street fights.

The Board of Directors and a majority of Residents understand that children who live at Venetian Place are limited in their choice of play areas. As parents, you were aware of this when you chose to live at Venetian Place. As parents of children under the age of 18, you are legally responsible to provide a safe play environment for your children. **LETTING THEM GO OUTSIDE, UNSUPERVISED, TO PLAY IN OUR PUBLIC AREAS IS NOT KEEPING THEM SAFE.**

SUGGESTIONS:

1. If you witness any act of vandalism or property damage, it should be reported to the onsite office or the security guards. 2. If any Resident witnesses a crime being committed or has been the victim of a crime, it should be reported to the City of Orlando Police. If there is a need for quick response or of imminent danger to life or property, please call 911! To reach the City of Orlando Police for non-emergency complaints, please call 321-235-5300.

PLEASE CONSIDER YOUR CHILDREN!
PLEASE CONSIDER YOUR COMMUNITY!

Initials: _____



IMPORTANT INFORMATION ON THE INSTALLATION OF CABLE, SATELLITE, ANTENNA OR ARCHITECTURAL CHANGES

The Declaration of Covenants, Conditions and Restrictions (the “Deed Restrictions”) for the Venetian Place Homeowners Association specifies that all improvements as defined in the Deed Restrictions *must be approved in writing by the Architectural Control Committee before the improvement begins.*

WE DO NOT ALLOW THE INSTALLATION OF CABLE, SATELLITE OR ANTENNAS ON OUR PREMISES

Section 18.8 prohibits owners from erecting any exterior antennas or aerials except as provided for in the Rules and Regulations, Rule 5.

Rule 5 of the Rules and Regulations prohibits antennas, satellite dishes, aerials, or wiring from being placed on common or limited common areas without the consent of the Board.

The rule further prohibits any company from drilling or installing any cable outside of a unit. By rule, all installations must be performed by the “main connection to the unit and additional connections have to be inside of the unit.

Finally, Rule 5 clearly sets forth that, “In case you installed a cable, and the company has not followed the procedures above, we will shut off the cable and you will pay for the contract cancellation and repairs as necessary.”

To assist in your compliance with these restrictions, please stop by the VP Administrative Office to obtain more information and the applicable request form needed **PRIOR TO** your proposed improvement or addition (Excludes installation of cable, satellite, or antennae).

- All approval requests must comply with the City and County requirements.
- Installation of cable or satellite dish will be subject to a disconnection and penalties are applicable.
- Construction must commence within 60 days of approval or approval will deem void.

Initials: _____



TOWING

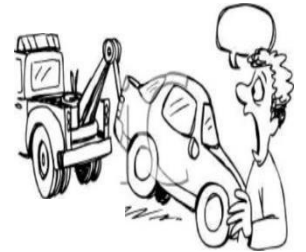
ARE YOU FAMILIAR WITH OUR PARKING RULES?

Authorized Vehicles Because of safety concerns', parking is authorized only to resident's vehicles displaying the Venetian Place parking decal or Venetian Place Visitor Permit. Parking decals should be displayed in the lower passenger side corner of the front windshield visible for inspection. Any vehicle parked without a Venetian Place resident parking permit, visitors parking permit, or temporarily parking permit is unauthorized and shall be subject to towing at the unit owner, resident and/or guests' expense. All Vehicles registered with the Association must be under the "Resident's" name, not a third party. (Excluding Military that will be living in this community & College Students). Vehicles that will be registered will be based on unit size and registered adults. Guest that are going to stay more than 24 hours, must have a "Temporary Permit" requested at the office, this goes also for those reoccurring visitors.

VISITOR'S PARKING IS SOLELY FOR A 24 HOUR LIMIT ONE TIME USE ONLY!

YOUR VEHICLE WILL BE SUBJECT TO IMMEDIATE TOWING IF:

- If it's parked in back-in position
- It is in any visitor space for more than one (1) night
- It is parked in a visitor space displaying the venetian place parking decal or extended visitor pass
- has a flat tire or is otherwise inoperable; or
- is on jacks, blocks, or has wheel(s) missing; or
- takes up more than one parking space; or
- belongs to a resident or occupant who has surrendered or abandoned the condominium; or
- is in a handicap space without the legally required handicap insignia; or
- + blocks another vehicle from exiting; or
- is in a fire lane or designated "no parking" area; or
- is on the grass, sidewalk; or
- blocks garbage trucks from access to a dumpster; or
- has no current tag, registration, or inspection sticker
- has not been moved during a 30-day period and will be considered abandoned and unauthorized (If there is a reason that needs to be addressed, please let the office know).



VISITORS' PARKING is for *guest vehicles* **ONLY** and for a maximum one day/one night. Visitor Spaces are clearly mark trough out our community.

Residents with the Venetian Place decals or the VP Visitors permit (extended stay) can park in any space **EXCEPT** in a visitor's space. Should you not register your vehicle(s) or display a Visitor Parking Permit for your "extended stay" guest, the vehicle will be towed at the owner's expense.

Temporary Parking Permit

Any permit holder who will be using a different car for a limited amount of time must come to our onsite office to get a temporary permit. Vehicles remaining in the Venetian parking area for a period exceeding the date displayed on the Temporary Permit shall be subject to towing at the unit owner, resident and/or guests' expense.

Onsite Office Hours

Parking Decals, Visitor's Permits and Temporary Permits are available at the onsite office ONLY Monday through Friday 9:00AM to 5:00PM.

Please note: Towing rates are set by the Orlando Police Department.

The Association does not make any money from towing vehicles. Once the vehicle is towed the onsite office staff has NO jurisdiction in waving towing fees or asking for special considerations from the towing company.

Initials: _____



Consent From to Authorize Electronic Transmission

Dear Venetian Place Homeowners,

Should you wish to have Association information transmitted to you electronically, Per Florida Statutes, we must obtain your approval.

Please complete the below if you would like to be included in this electronic mail delivery system.

Name(s): _____

Address: _____

E-mail Address(s): _____

I agree to accept electronic transmission for Association Information.

(Please check one) YES _____ NO _____

Unit Owner(s) Signature _____ Date _____

_____ Date _____

Please mail or e-mail form to:

Venetian Place Condominium Association, Inc.
5749 Gatlin Ave.
Orlando, FL 32822
Phone: 407-384-6448 Fax: 407-384-6449
E-mail: customerservice@venetian-hoa.com

Initials: _____



Crime Free Lease Addendum

In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease, Manager or Owner and Resident agree as follows:

1. Resident any members of the resident's household or a guest or other person affiliated with the resident shall not engage in any criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, possession, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance, as defined in Chapter 893 of the Florida Statutes.
2. Resident any members of the resident's household or a guest or other person affiliated with the resident shall not engage in any act intended to facilitate criminal activity, particularly drug-related criminal activity, on or near the said premises.
3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, particularly drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Resident any members of the resident's household or a guest or other person affiliated with the resident shall not engage in the unlawful manufacture, sale, storage, transportation, use, possession, or distribution of illegal drugs and/or drug paraphernalia as defined in Chapter 893 of the Florida Statutes, at any locations, whether on or near the dwelling unit premises.
5. Resident any members of the resident's household or a guest or other person affiliated with the resident shall not engage in any illegal activity, including, but not limited to:
 - Theft as defined and prohibited in FSS 812 014
 - Burglary as defined and prohibited in FSS 810 011
 - Violation of Injunction for Domestic Violence as described and prohibited in FSS 741 31
 - Stalking as defined and prohibited in FSS 784 048
 - Criminal street gang activity as defined in Florida Statutes 874.03
 - Battery as prohibited in Florida Statutes 784.03
 - Assault as prohibited in Florida Statutes 784.011
 - Unlawful discharge of a firearm in public as prohibited in Florida Statutes 790.15
 - Disorderly Intoxication — Public Disturbance as prohibited in Florida Statutes 856.011
 - Lewd and Lascivious behavior as prohibited in Florida Statutes 800
 - Trespass after Warning as prohibited in Florida Statutes 810.09
 - Sexual Crimes as prohibited in Florida Statutes 794
 - Criminal Mischief as prohibited in Florida Statutes 806.13
 - Any breach of the lease agreement that otherwise jeopardizes the health safety and welfare of any persons

6. A VIOLATION OF ANY OF THE ABOVE PROVISIONS AS DETERMINED AT THE SOLE DISCRETION OF OWNER OR OWNER'S AGENT SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR THE IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions contained herein shall be deemed material and irreparable non-compliance with the terms of this addendum. Unless otherwise provided by law, proof of a violation of this addendum shall not require a criminal conviction but shall be by a preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.

8. Should any provision of the addendum be invalidated or determined to be invalid in a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

9. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Manager or Owner and Resident.

Resident Signature	Date
Resident Signature	Date
Property Manager's Signature	Date
Name of Property	

Initials: _____