

RAVENSWOOD MANAGEMENT ASSOCIATION, INC.
A NOT FOR PROFIT CORPORATION
2121 SW 53 Ct. Ft. Lauderdale, Fl. 33312
(954) 989 -2657

Application for Approval for Occupancy

A warm welcome to you from Ravenswood Management Association! Enclosed, you will find copies of our By-laws, Declaration of Covenants, and Articles of Incorporation. Please use them for your reference and keep them in a safe place.

The Board of Directors, Special Committees, Canadian and Social Clubs all contribute important information to the Residents.

The Common Ground areas include the Swimming Pools, Clubhouse, Barbecue Pit, Shuffle Board, Paranaque, Tennis Courts, Playground, and a half Basketball Court. They are accessible only to residents, and their guests, seven (7) days a week, from 9:00 am to 8:30 pm. ID cards are necessary when using any of the facilities, and can be obtained from the office. The Clubhouse and Barbecue areas can be reserved for special events through the office as well.

We have blue recycling bins available at the office if yours are missing upon moving in. Recycling is on Friday. Please follow the instructions on the bins carefully. Garbage must never be put in these bins. Curbside garbage service is provided for each resident every Wednesday and Saturday. Bulk pickups are available every 1st Wednesday of the month.

Currently the monthly maintenance is \$60.00 per month and is due on the first day of each month. Late fees of \$25.00 will be assessed if not paid by the 15th of each month. As a reminder, when buying a new unit, it may not be rented for the 1st year of ownership.

We hope that you will be very happy with your new home and the many amenities provided here. Questions and comments are always welcome and should be directed to the office. Our hours of operation are from 9 am to 1 pm, Monday through Friday, except Wednesdays, when it closes at noon.

Sincerely,

Board of Directors

PLEASE INCLUDE THE FOLLOWING WITH COMPLETED APPLICATION:

- \$100.00 PER ADULT, M.O., CASHIERS CHECK
- COPY OF SIGNED CONTRACT/LEASE
- PHOTO ID/PASSPORT/DRIVERS LICENSE
- PET(S) VETERINARY/BREED/VACCINATION RECORD(S)
- PET(S) PICTURE (*may be emailed to office*)

RAVENSWOOD MANAGEMENT ASSOCIATION, INC.
 A NOT FOR PROFIT CORPORATION
 2121 SW 53 Ct. Ft. Lauderdale, Fl. 33312
 (954) 989 -2657

Address: _____

PEOPLE TO BE IN HOME _____ **LIST BELOW** (Max of 2 per bedroom) *For 18+ year olds

NAME	SSN* (SIN if Canadian)	DATE OF BIRTH	PHONE NUMBER*

Purchased /Rented (select one) from: _____

If renting: Landlord Phone # _____ If buying: Will this be a seasonal home? (Select one) Yes/No

Present Address: _____

Email(s): _____

Do you have pets? Y/N - How many? _____ Type: _____ Weight (s) _____

Number of cars _____ (Must park **all** vehicles in driveway, **all** the time. Ask office for guest parking options.)

Make _____ Model _____ Driver License #s _____

License Plate #s: _____ Year _____ State _____

Make _____ Model _____ Driver License #s _____

License Plate #s: _____ Year _____ State _____

Employed by: _____ Co-Applicant's Employer: _____

How long: _____ Phone #(s) _____

Character References

Name: _____ Name: _____

Address: _____ Address: _____

Phone: _____ Phone: _____

To the best of my ability the above information is true.
 I have received, read, and accept the terms of the following documents pertaining to Ravenswood Management:

Articles of Incorporation _____ Declaration of Covenants _____ Rules and Regulations _____

Signature: _____ Co-Applicant: _____

Co-Applicant: _____ Date: _____

RAVENSWOOD MANAGEMENT ASSOCIATION, INC.
A NOT FOR PROFIT CORPORATION
2127 SW 53 Ct. Ft. Lauderdale, Fl. 33312
(954) 989 -2657

CRIMINAL HISTORY INFORMATION
December 31, 1999

Effective immediately, in the interest of Public Safety for our community, all screening applicants will be subject to a Criminal History Record Search. This process takes 2-5 business days and no approval will be given until the records have been received and reviewed.

This requirement does not imply that Ravenswood Estates is a crime free community, nor does it guarantee that all current residents are free from criminal charges. In fact, it was the presence of sex offenders in our community that inspired the inception of this requirement. More information regarding current offenders and our policies are available upon your request.

The cost of the Criminal History Record Search is included in the **\$100.00** non-refundable screening fee which is due upon receipt of an application. Applications must be made in person, by appointment, and applicant must provide picture identification.

As of December 31st 1999, Ravenswood Management Association has reserved and exercised the right to refuse approval of occupancy to applicants that have a Criminal Charge in their history. There cannot and will not be any exceptions.

Please print clearly.

First & Middle Name Last Name DOB: _____ S S : ____ - ____ - _____
mo. day year

Maiden or Other Name Used (circle one) Male / Female

DISCLOSURE REGARDING BACKGROUND INVESTIGATION

Ravenswood Management Association, Inc. (“the Company”) may obtain information about you from a consumer reporting agency for **tenant screening** purposes. Thus, you may be the subject of a “consumer report” and/or an “investigative consumer report” which may include information about your character, general reputation, personal characteristics, and/or mode of living and which can involve personal interviews with sources such as your neighbors, friends or associates. These reports may contain information regarding your criminal history, credit history, motor vehicle records (“driving records”), and verification of your education or employment history or other background checks. You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any investigative consumer report. Please be advised that the nature and scope of the most common form of investigative consumer report obtained with regard to applicants for residency is an investigation into your education and/or employment history conducted by **Scott-Roberts and Associates, LLC, 2290 10 Ave. N., Lake Worth, Florida 33461, (888) 605-4265, www.scottrobertsassociates.com** (“Agency”), or another outside organization. **One person per application.** You should carefully consider whether to exercise your right to request disclosure of the nature and scope of any investigative consumer report. By signing this document you agree you have read and understand this disclosure.

Consumer’s Signature

Print Consumer’s Name

Please review the governing documents for specific language regarding this form. 11/29/05

RAVENSWOOD MANAGEMENT ASSOCIATION, INC.
A NOT FOR PROFIT CORPORATION
2127 SW 53 Ct. Ft. Lauderdale, Fl. 33312
(954) 989 -2657

CRIMINAL HISTORY INFORMATION
December 31, 1999

Effective immediately, in the interest of Public Safety for our community, all screening applicants will be subject to a Criminal History Record Search. This process takes 2-5 business days and no approval will be given until the records have been received and reviewed.

This requirement does not imply that Ravenswood Estates is a crime free community, nor does it guarantee that all current residents are free from criminal charges. In fact, it was the presence of sex offenders in our community that inspired the inception of this requirement. More information regarding current offenders and our policies are available upon your request.

The cost of the Criminal History Record Search is included in the **\$100.00** non-refundable screening fee which is due upon receipt of an application. Applications must be made in person, by appointment, and applicant must provide picture identification.

As of December 31st 1999, Ravenswood Management Association has reserved and exercised the right to refuse approval of occupancy to applicants that have a Criminal Charge in their history. There cannot and will not be any exceptions.

Please print clearly.

First & Middle Name Last Name DOB: _____ S S : ____ - ____ - _____
mo. day year

Maiden or Other Name Used (circle one)

Male / Female

DISCLOSURE REGARDING BACKGROUND INVESTIGATION

Ravenswood Management Association, Inc. ("the Company") may obtain information about you from a consumer reporting agency for **tenant screening** purposes. Thus, you may be the subject of a "consumer report" and/or an "investigative consumer report" which may include information about your character, general reputation, personal characteristics, and/or mode of living and which can involve personal interviews with sources such as your neighbors, friends or associates. These reports may contain information regarding your criminal history, credit history, motor vehicle records ("driving records"), and verification of your education or employment history or other background checks. You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any investigative consumer report. Please be advised that the nature and scope of the most common form of investigative consumer report obtained with regard to applicants for residency is an investigation into your education and/or employment history conducted by **Scott-Roberts and Associates, LLC, 2290 10 Ave. N., Lake Worth, Florida 33461, (888) 605-4265, www.scottrobertsassociates.com** ("Agency"), or another outside organization. **One person per application.** You should carefully consider whether to exercise your right to request disclosure of the nature and scope of any investigative consumer report. By signing this document you agree you have read and understand this disclosure.

Consumer's Signature

Print Consumer's Name

Please review the governing documents for specific language regarding this form. 11/29/05

Ravenswood Management Association; Inc

Question and Answer Sheet

Q: How many vehicles, of what type are permitted in Ravenswood Estates?

A: Residents are permitted to have as many vehicles as they can park legally on their driveway. Vehicles can consist of boats up to 24', on trailers, motorcycles, vans, cars and up to 1 ton pick-up trucks. All vehicles must be operable. Commercial and recreational vehicles are not permitted.

Q: How many pets, of what breed or size are permitted in Ravenswood Estates?

A: Residents are permitted to have 2 pets per household (1 cat +1 dog =2 pets). There currently is not a weight limit on pets, however, Rottweiler's, Pit-bull or mixes of such breeds are not permitted in Ravenswood Estates. Owners are required to pick up after their pets and must not allow their pets to become a nuisance or a danger to other residents of the community.

Q: Can I add on or make improvements to my home?

A: Yes, typically, most home improvements are permitted. You must submit a request to the Board of Directors for your Home Improvement with a simple drawing and a list of the materials you will use. The Board of Directors will answer your request no later than their next Board Meeting (2nd Wednesday of each month). Please be sure to check with the Association office before making any improvements, you may be surprised what you might need a permit for.

Q: Who takes care of my property (grass or landscape)?

A: Each homeowner is responsible for the maintenance of their own property. Home inspections are performed by the property manager or the Board of Directors at least quarterly. If a deficiency is found on your property during the home inspection, you will receive a letter and will be given 14 days to correct the violation.

Q: Can I rent my property?

A: After you have owned the property for a period of one year, you may rent the property to tenants that properly screened and approved by the Association.

Q: How can I use the facilities, are there any fees?

A: After your closing, your title company should forward a copy of the deed to our office. At that time, you may come to the office to obtain your I.D. card. The clubhouse and barbecue area are available for rent for residents. There is a \$300.00 security deposit and \$75.00 rental fee for the use of the Clubhouse. The Barbecue has \$25.00 security deposit and a \$10.00 fee to rent it. The laundry room area is coin operated and you must bring your own change. The rest of the common areas are available for resident's use free of charge. A Resident may bring 2 guests with them to the common areas. The Association charges unaccompanied guest visiting a resident of Ravenswood Management Association to use pool, tennis court, etc., for a fee of \$5.00 per person per week. Please refer to the rules and regulations for more information regarding I.D. cards and common grounds access.

Q: What if I do not use the common areas, do I still have to pay a monthly fee?

A: Yes. The monthly fee is mandatory, regardless of whether or not you utilize the facilities. Non-payment of the monthly fees could result in a lien against your property and foreclosure.

Q: Do I get a bill every month for the fee?

A: No. the Association does not send out bills or offer coupon books. The monthly payment is due on the first of each month and past due on the 15th of each month. Currently the monthly assessment is \$60.00 and the late fee is \$25.00

Signed by: _____ Date: _____

Signed by: _____ Date: _____

DISCLOSURE SUMMARY

Ravenswood Management Association, Inc

A.k.a. Ravenswood Estates

1. As purchaser of property in this community, you will be obligated to be a member of a Homeowners' Association.
2. There have been recorded Restrictive Covenants governing the use and occupancy of properties in this community.
3. You will be obligated to pay assessments to the Association. Assessments may be subject to periodic change. The current amount is \$60.00 per month. You will also be obligated to pay any special assessments imposed by the Association. Such special assessments may be subject to change.
4. You may be obligated to pay special assessments to the respective Municipality, County, or Special District. All assessments are subject to periodic change.
5. Your failure to pay special assessments or assessments levied by a mandatory Homeowners' Association could result in a lien on your property.
6. There may be an obligation to pay rent or land fees for recreational or other commonly used facilities as an obligation of membership in the Homeowners' Association.
7. The Association may have the right to amend the Restrictive Covenants without the approval of the Association Membership or the approval of the Parcel Owners.
8. The statements contained in this Disclosure form are only Summary in nature, and, as a prospective purchaser, you should refer to the Covenants and the Association governing documents before purchasing property.
9. These documents are either matters of public record and can be obtained from the record office in the County where the property is located, or are not recorded and can be obtained from the developer.

Date: _____ Applicant: _____

Date: _____ Applicant: _____

Pet Registration Form

Date: _____

Name of Pet 1: _____ **Age:** _____ **Sex:** M / F

Breed: _____ **Weight:** _____ lbs. **Color/Coat:** _____

Broward County Registration #: _____ **Vaccination Date:** _____
(Copies of Rabies Vaccination and Broward County Registration are required.)

Veterinarian Name: _____ **Phone #:** _____

Name of Pet 2: _____ **Age:** _____ **Sex:** M / F

Breed: _____ **Weight:** _____ lbs. **Color/Coat:** _____

Broward County Registration #: _____ **Vaccination Date:** _____
(Copies of Rabies Vaccination and Broward County Registration are required.)

Veterinarian Name: _____ **Phone #:** _____

The undersigned hereby attests to the information provided on this form. The undersigned gives Ravenswood Management Association irrevocable permission of access to veterinarian records for this animal as long as the undersigned resides in this community.

Owner Name: _____ **Address:** _____

Phone #: _____ **Signature:** _____

.....
Please do not write below this line, for official use only.

Manager Notes:

Signature: _____

Name: _____

Date: _____

Attach picture