

VERONA @ DEER CREEK HOA, INC.
FAIRWAY FINANCIAL CENTER-WEST BUILDING
10 FAIRWAY DRIVE, SUITE 211
DEERFIELD BEACH, FL 33441
954-779-5920

LEASE APPLICATION INFORMATION

1. Application to lease forms must be filled out completely. Complete all questions and fill in all blanks. Incomplete applications will be returned.
2. Please note: if any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays.
3. The following forms must be completed before submitting the Lease Application: Application to Lease, Addendum to Lease Application, Authorization of Consumer and/or Investigative Consumer Report, Acknowledgement of Rules & Regulations, Parking Acknowledgement, Parking Sticker Form, Pet Registration Form, Pet Acquisition Agreement, and Emergency Contact Information.
4. A copy of the lease signed by all parties on the lease must accompany the application.
5. A copy of a picture ID for each individual aged 18 years or greater who will be living in that unit must be included. If using a Florida driver's license, please make an enlarged and lightened copy of that license.
6. A copy of the registration for each vehicle must be included in the application package.
7. A copy of your car insurance for each vehicle.
8. The Application and all required attachments must be returned to us with the following checks attached:
 - A. A check made payable to Verona HOA, Inc. for \$150.00 --- this is a non-refundable application fee.
 - B. A check made payable to Verona HOA, Inc. for \$500.00 --- this is a refundable community security deposit.
 - C. A check made payable to Verona HOA, Inc. for \$100.00 per person aged 18 years or greater. This fee is to obtain a consumer report, and any other information deemed necessary for the purpose of evaluation of this application. NOTE: The fee for International reports are slightly higher; please contact us for the current fee.
9. Pet Registration form, if applicable. Please attach a photo of your pet and documentation of breed to this form (AKC paperwork, breed identification paperwork from Quiet Waters Animal Hospital, if required, or pet DNA breed analysis.) NOTE: If there is any doubt regarding the dog breed, we reserve the right to require breed determination/verification by Quiet Waters Animal Hospital at your expense. Please contact us if you have any questions. NOTE: The following breeds are specifically prohibited by our Rules & Regulations: Presa Canario, American Bull Terrier, American Pit Bull Terrier, Pit Bull, Staffordshire Terrier, Staffordshire Bull Terrier, American Staffordshire Bull Terrier, Bulldog-Terrier breeds.
10. Two written letters of recommendation from non-family members. These must include their contact information.
11. The Lease applicant(s) must participate in an interview with a Board member as part of the application process. Telephone interviews are not permitted. NOTE: The Verona Board of Directors must approve the application in writing PRIOR to the prospective tenant(s) moving into the community.

12. Processing of the lease application may take up to 30 days.

13. The clock does not begin to run when the application is submitted. The clock starts when the fully complete applications with all supplemental information required as well as applicable fees have been delivered to Verona at Deer Creek HOA.

14. If the application is not complete or other additional information is needed, we will contact you to advise you of any deficiencies. At that point, the clock will stop and will not restart until your application package is complete. The effective date of the contract has no bearing whatsoever on the time allotted for the Board to render its decision. In planning your transaction schedule, you should expect the Association to use the full amount of time allowed.

14. Once completed, the Lease Application, with all required attachments and checks, can be submitted in one of the following ways:

- A. In the locked Drop Box at our office. Office Location:
Verona at Deer Creek HOA, Inc.
Fairway Financial Center-West Building
10 Fairway Drive, Suite 211
Deerfield Beach, FL 33441

- B. By United States Postal Service (USPS). Our mailing address is:
Verona at Deer Creek HOA, Inc.
#211
10 Fairway Drive, Suite 100
Deerfield Beach, FL 33441

- C. Arrange for hand delivery.

VERONA at DEER CREEK HOA, INC.

APPLICATION TO LEASE

Complete all questions. If any question is not answered/left blank or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. All information is subject to verification. Please print or type answers.

Date: _____ Address of unit: _____

Owner of unit: _____ Phone: _____

Full name of applicant #1: _____ Date of Birth: _____

Other legal or maiden name: _____

Phone: _____ Email: _____

Full name of applicant #2: _____ Date of Birth: _____

Other legal or maiden name: _____

Phone: _____ Email: _____

Names, dates of birth and relationship of other people who will occupy unit:

Name: _____ Date of Birth: _____ Relationship: _____

Name: _____ Date of Birth: _____ Relationship: _____

Name: _____ Date of Birth: _____ Relationship: _____

RESIDENCE HISTORY

A: Present address: _____ Phone: _____

Include unit/apt number, city, state & zip code _____

Landlord/Property Manager Name: _____

Landlord/Property Manager Phone: _____

Apartment Complex or Condo Complex name: _____

Dates of residency: from _____ to _____

B: Previous address: _____ Phone: _____

Include unit/apt number, city, state & zip code _____

Landlord/Property Manager Name: _____

Landlord/Property Manager Phone: _____

Apartment Complex or Condo Complex name: _____

Dates of residency: from _____ to _____

EMPLOYMENT HISTORY

APPLICANT #1

Current Employer: _____

Address: _____ Phone: _____

Supervisor: _____ Phone: _____

Position: _____ How Long? _____

EMPLOYMENT HISTORY (cont'd)

APPLICANT #1 (cont'd)

Previous employer: _____

Address: _____ Phone: _____

Supervisor: _____ Phone: _____

Position: _____ How Long? _____

APPLICANT #2

Current Employer: _____

Address: _____ Phone: _____

Supervisor: _____ Phone: _____

Position: _____ How Long? _____

Previous employer: _____

Address: _____ Phone: _____

Supervisor: _____ Phone: _____

Position: _____ How Long? _____

PERSONAL REFERENCES

1. _____ Telephone/Cell: _____

Address: _____ Zip: _____

2. _____ Telephone/Cell: _____

Address: _____ Zip: _____

MOTOR VEHICLE INFORMATION

Vehicle #1

MAKE: _____ MODEL: _____ YEAR: _____ COLOR: _____

LICENSE PLATE (TAG) NUMBER: _____ STATE of REGISTRATION: _____

VEHICLE OWNER'S NAME: _____

Vehicle #2

MAKE: _____ MODEL: _____ YEAR: _____ COLOR: _____

LICENSE PLATE (TAG) NUMBER: _____ STATE of REGISTRATION: _____

VEHICLE OWNER'S NAME: _____

Vehicle #3

MAKE: _____ MODEL: _____ YEAR: _____ COLOR: _____

LICENSE PLATE (TAG) NUMBER: _____ STATE of REGISTRATION: _____

VEHICLE OWNER'S NAME: _____

*****You must attach a copy of each vehicle's registration to this application. You must also attach a copy of proof of insurance for each vehicle.**

CONTINUE TO NEXT PAGE TO COMPLETE APPLICATION →

VERONA at DEER CREEK HOA, INC. WILL PERFORM A CREDIT CHECK AND A BACKGROUND CHECK ON EACH INDIVIDUAL 18 YEARS OR MORE WHO WILL BE LIVING IN YOUR UNIT. THE FEE, PAYABLE TO VERONA HOA, FOR THESE REPORTS IS \$100.00 PER PERSON AGED 18 YEARS OR MORE.

Applicant #1:

Signature: _____

Printed name: _____ Date: _____

Applicant #2:

Signature: _____

Printed Name: _____ Date: _____

VERONA at DEER CREEK HOA, INC.

ADDENDUM TO LEASE APPLICATION (KEYS-CARDS-STICKERS)

Unit Owner's Name: _____

Phone: _____ Email: _____

Unit Address: _____

TENANT INFORMATION

Name(s): _____

Phone: _____ Email: _____

Lease dates: From _____ to _____

Realtor's name: _____ Phone: _____

PLEASE NOTE:

There are TWO pool entry cards that the unit owner needs to supply to the tenant(s). If the previous tenant(s) kept/lost or misplaced the pool entry cards, the owner needs to secure replacement pool cards from Luxe Property Services. There is a nominal fee for the pool cards.

There are TWO mailbox keys that the landlord needs to supply to the tenant(s). The owner is the only source of the mailbox keys. The owner was sent one key via USPS certified mail and two keys were given to his tenant(s). If those tenants retained possession/lost or misplaced the mailbox keys, it is the landlord's responsibility to provide the tenant(s) with two mailbox keys.

Parking stickers are available from Verona HOA. If the tenant is renting a unit with two bedrooms, he/she may park two vehicles overnight in Verona. If the tenant is renting a three bedroom unit, he/she may park three vehicles overnight in Verona. All the vehicles need to be registered to the tenant(s) of that unit, and the registrations must be current. Each vehicle must display a Verona parking sticker.

**FIDELITY DATA SERVICE
TENANT**

**AUTHORIZATION OF A CONSUMER AND/OR INVESTIGATIVE
CONSUMER REPORT**

I, the undersigned consumer, do hereby authorize Fidelity Data Service to procure a consumer report and/or investigative consumer report on me. I understand that this authorization shall be valid for subsequent consumer and/or investigative consumer reports during my period of my tenancy.

These above-mentioned reports may include, but are not limited to, information as to my character, general reputation, and personal characteristics, discerned through employment and education verifications; personal references; personal interviews; my personal credit history based on reports from any credit bureau; my driving history, including any traffic citations; a social security number verification; present and former addresses; criminal and civil history/records; any other public record. I further authorize any person, business entity or governmental agency who may have information relevant to the above to disclose the same to Fidelity Data Service by and through its' independent contractor, including, but not limited to any and all courts, public agencies, law enforcement agencies and credit bureaus, regardless of whether such person, business entity or governmental agency compiled the information itself or received it from other sources. I understand that I am entitled to a complete and accurate disclosure of the nature and scope of any investigative consumer report of which I am the subject upon my written request to Fidelity Data Service, if such is made within a reasonable time after the date hereof. I also understand that I may receive a written summary of my rights under 15 U.S.C. § 1681et. seq. and Cal. Civ. Code § 1786.

Signature: _____ **Date:** _____

Print Name: _____

(PLEASE PRINT OR TYPE)

SOCIAL SECURITY NUMBER *

**DRIVER'S LICENSE NUMBER
& STATE ***

DATE OF BIRTH*

GENDER* (M or F)

LAST NAME

FIRST NAME

MIDDLE NAME

OTHER NAMES USED (alias, maiden, nickname)

YEARS USED _____

CURRENT STREET ADDRESS

CITY

STATE

ZIP

DATES LIVING HERE _____

***Without this information, we will be unable to properly identify you in the event we find adverse information during the course of our background investigation.**

**PLEASE LIST ALL ADDRESSES FOR LAST SEVEN (7) YEARS
(If you need additional space please use the back of this
form)**

STREET/P.O. BOX

CITY STATE ZIP

DATES LIVED HERE _____

STREET/P.O. BOX

CITY STATE ZIP

DATES LIVED HERE _____

STREET/P.O. BOX

CITY STATE ZIP

DATES LIVED HERE _____

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I, the undersigned consumer, do hereby authorize Fidelity Data Service to procure a consumer report and/or investigative consumer report on me. I understand that this authorization shall be valid for subsequent consumer and/or investigative consumer reports during my period of my tenancy.

These above-mentioned reports may include, but are not limited to, information as to my character, general reputation, and personal characteristics, discerned through employment and education verifications; personal references; personal interviews; my personal credit history based on reports from any credit bureau; my driving history, including any traffic citations; a social security number verification; present and former addresses; criminal and civil history/records; any other public record. I further authorize any person, business entity or governmental agency who may have information relevant to the above to disclose the same to Fidelity Data Service by and through its' independent contractor, including, but not limited to any and all courts, public agencies, law enforcement agencies and credit bureaus, regardless of whether such person, business entity or governmental agency compiled the information itself or received it from other sources. I understand that I am entitled to a complete and accurate disclosure of the nature and scope of any investigative consumer report of which I am the subject upon my written request to Fidelity Data Service, if such is made within a reasonable time after the date hereof. I also understand that I may receive a written summary of my rights under 15 U.S.C. § 1681et. seq. and Cal. Civ. Code § 1786.

Signature: _____ **Date:** _____

Print Name: _____

(PLEASE PRINT OR TYPE)

SOCIAL SECURITY NUMBER *

**DRIVER'S LICENSE NUMBER
& STATE ***

DATE OF BIRTH*

GENDER* (M or F)

LAST NAME

FIRST NAME

MIDDLE NAME

OTHER NAMES USED (alias, maiden, nickname)

YEARS USED _____

CURRENT STREET ADDRESS

CITY

STATE

ZIP

DATES LIVING HERE

***Without this information, we will be unable to properly identify you in the event we find adverse information during the course of our background investigation.**

**PLEASE LIST ALL ADDRESSES FOR LAST SEVEN (7) YEARS
(If you need additional space please use the back of this
form)**

STREET/P.O. BOX

CITY STATE ZIP

DATES LIVED HERE _____

STREET/P.O. BOX

CITY STATE ZIP

DATES LIVED HERE _____

STREET/P.O. BOX

CITY STATE ZIP

DATES LIVED HERE _____

STREET/P.O. BOX

CITY STATE ZIP

DATES LIVED HERE _____

VERONA at DEER CREEK HOA, INC.

ACKNOWLEDGMENT OF RULES & REGULATIONS

This document certifies that I have received copies of the Verona at Deer Creek Homeowners Association Rules and Regulations and agree to follow them during my tenancy within Verona at Deer Creek Homeowners Association.

Address: _____

Name: _____

Signature: _____

Date: _____

Verona HOA Board of Directors Signature: _____

Date: _____

VERONA at DEER CREEK HOA, INC.

PARKING ACKNOWLEDGEMENT

In order to acquire parking stickers for your vehicles, you must provide us with a copy of the registration for each vehicle. You must also provide us with a copy of your driver's license. Only vehicles registered to approved owners and approved tenants on the lease may park vehicles overnight on Verona HOA property.

If you have a two-bedroom unit (as recorded by BCPA), you may register and park no more than two vehicles overnight on Verona HOA property. If you have a three-bedroom unit (as recorded by BCPA), you may register and park no more than 3 vehicles overnight on Verona HOA property.

All the parking spaces labeled "OWNER" or "GUEST" are on common property in Verona HOA. No unit owner "owns" an "OWNER" parking space or a "guest" parking space. Owners/tenants may not assign "their" parking spaces to anyone as the parking spaces labeled "OWNER" and "GUEST" are on common property and those spaces belong only to Verona HOA.

If your unit has a driveway, that driveway is your primary parking space. If your unit has a driveway, you are NOT entitled to any parking space labeled "OWNER". You may park your additional vehicle(s) in any parking spaces labeled "GUEST". Only one vehicle may be parked on a driveway, except the driveways at 3341 to 3347 Palladian Circle. Please note that driveways are part of Verona common areas and are NOT owned by the attached property owner(s).

If your unit does not have a driveway, you are allowed to utilize one parking space labeled "OWNER". Your "OWNER" parking spot is the one located closest to your front door. If you have a second vehicle, you may park that vehicle in any parking space labeled "GUEST".

If you have a 3-bedroom unit that does not have a driveway, you may park your first vehicle in a parking space labeled "OWNER". Your other vehicle(s) must be parked in any parking space labeled "GUEST".

Parking spaces labeled "GUEST", regardless of their location in relation to your unit, are all available on "first come-first served" basis.

If you have guests staying overnight, they must park with a Guest Pass in any parking space labeled "GUEST".

By signing this agreement, I indicate I do understand the parking restrictions in Verona HOA and agree that I, my household members, and my guests will abide by these restrictions. Failure to abide by these parking requirements may result in my vehicle or my household members' vehicle or my guests' vehicle being towed.

I also agree to contact the Verona Property Manager or the Verona HOA Board of Directors if I have concerns or problems with parking issues.

Address: _____

Name: _____

Signature: _____ Date: _____

VERONA at DEER CREEK HOA, INC.

PARKING STICKER(S) FORM

Name: _____

Verona Address: _____

Number of Bedrooms: _____

Vehicle #1

MAKE: _____ MODEL: _____ YEAR: _____ COLOR: _____

LICENSE PLATE (TAG) NUMBER: _____ STATE of REGISTRATION: _____

VEHICLE OWNER'S NAME: _____

Vehicle #2

MAKE: _____ MODEL: _____ YEAR: _____ COLOR: _____

LICENSE PLATE (TAG) NUMBER: _____ STATE of REGISTRATION: _____

VEHICLE OWNER'S NAME: _____

Vehicle #3

MAKE: _____ MODEL: _____ YEAR: _____ COLOR: _____

LICENSE PLATE (TAG) NUMBER: _____ STATE of REGISTRATION: _____

VEHICLE OWNER'S NAME: _____

*******Please attach vehicle registration and drivers license to this form.*******

Name: _____

Signature: _____ Date: _____

VERONA at DEER CREEK HOA, INC.

PET REGISTRATION FORM

Unit Address: _____

Owner: _____

I own _____ dog(s) _____ cats(s) _____ bird(s) *Indicate number of each.

Pet's name: _____ Pet's weight: _____

Pet's Rabies Tag Number: _____

Breed: _____

Please attach a photo of your pet(s) and documentation of breed to this form (AKC paperwork, breed identification paperwork from Quiet Waters Animal Hospital, if required, or pet DNA analysis.) NOTE: If there is any doubt regarding the dog breed, you may be required to obtain breed verification from Quiet Waters Animal Hospital at your expense.

I am aware of Verona at Deer Creek HOA, Inc.'s Rules & Regulations, including breed restrictions, regarding pets on Verona HOA property and I agree to abide by those Rules & Regulations.

Owner's Signature: _____ Date: _____

VERONA at DEER CREEK HOA, INC.

PET ACQUISITION AGREEMENT

I, _____, as a prospective tenant of _____, do not plan to house any pets in my rental unit at Verona HOA.

I do understand that if I change my mind and decide to house a pet in my unit, I must do the following:

1. Register the pet with Verona HOA, Inc.
2. I understand that I must supply a photo as well as breed identification information for my pet. I also understand that I need to supply the rabies vaccine tag information to Verona HOA, Inc.
3. I am aware of Verona at Deer Creek HOA Inc.'s Rules & Regulations, including breed restrictions, regarding pets on Verona HOA property. I agree to abide by those Rules & Regulations.

Signature: _____

Printed Name: _____

Date: _____

VERONA at DEER CREEK HOA, INC.

EMERGENCY CONTACT INFORMATION

Name: _____

Unit Address: _____

Phone: _____

Please provide two Emergency Contact Persons for you. This information will only be utilized in the event that we are unable to contact you immediately.

1. Name: _____ Relationship: _____

Phone: _____ Email: _____

Address: _____

2. Name: _____ Relationship: _____

Phone: _____ Email: _____

Address: _____

VERONA at DEER CREEK HOA, INC.

RULES AND REGULATIONS

The Board of Directors of Verona at Deer Creek Homeowner Association revised the Rules and Regulations for Verona at Deer Creek Homeowner Association on September 29, 2021. The updated (9/29/2021) Rules and Regulations are as follows:

RESIDENTS OF VERONA

All residents in Verona HOA, Inc. are a) unit owners, b) tenants (lessees) or c) occupants. Occupants may be, but the list is not limited to, adult children (persons over the age of 18 living at home), aunt/uncle, mother/father, sister/brother, or partner. An occupant lives in an owner-occupied or tenant-occupied unit. An occupant does not have ownership in any Verona unit. An occupant does not have any voting privileges in Verona HOA, Inc. matters and does not have speaking privileges at Verona HOA, Inc. meetings.

Effective April 1, 2016, a visitor(s) aged 18 years or older who will be occupying a unit for more than 30 consecutive days will be considered an occupant and MUST complete an application form and submit to a Background Screening Report. The visitor will be charged a \$100.00 fee for the Report. The Verona Board of Directors and its agent(s) has a need to know who is residing in Verona HOA in order to safeguard all residents in the Community.

SPEED LIMIT

1. The speed limit in all of Verona HOA, Inc. is 15 MPH.

All residents and their guests are to comply with the 15 MPH speed limit at all times.

PARKING (PERMANENT PARKING STICKERS & TEMPORARY GUEST PARKING PERMITS)

2. Parking stickers: As of April 1, 2019, all vehicles (sedans, coupes, station wagons, motorcycles, SUVs, trucks, or vans) parked overnight in Verona HOA, Inc. must display a valid Verona parking sticker attached to the lower inside of the front windshield on the passenger side of the vehicle. All vehicles parked overnight in Verona must display a valid "Verona Permanent Parking Sticker" on the windshield or a "Temporary Guest Parking Permit" on the dashboard.

To obtain a sticker, the unit owner, tenant or occupant must supply a copy of his valid vehicle registration and proof of motor vehicle insurance to the Management Company. Each valid registration entitles the resident to one sticker; however, each sticker requires a valid registration and proof of vehicle insurance. If you have 2 vehicles and 3 bedrooms, you are entitled to two stickers. Each sticker has a number on it that identifies the sticker with a specific vehicle. If you trade vehicles, simply take a copy of the new vehicle registration to the Management Company and you will receive a new parking sticker for that new vehicle. The Management Company will then void the sticker that was on the vehicle that you no longer own. Parking stickers for tenants expire on the date that their lease expires.

EFFECTIVE, MONDAY, APRIL 1, 2019, GUEST PARKING REGULATIONS WILL CHANGE TO THE FOLLOWING:

- A) ALL GUEST PARKING CARDS/PASSES WILL BECOME NULL & VOID ON THAT DATE. ANY AND ALL EXISTING VERONA GUEST PASSES DISPLAYED IN ANY VEHICLES PARKED OVERNIGHT IN VERONA @ DEER CREEK HOA, INC. ARE VOIDED. ANY GUEST PARKING PASS WILL BE VOID AS ON 12:01 AM MONDAY, APRIL 1, 2019.**
- B) EACH OWNER/RENTER MUST DISCARD (THROW OUT) THE RED GUEST PARKING PASS AS THESE GUEST PASSES ARE ALL VOID AS OF APRIL 1, 2019.**
- C) TEMPORARY GUEST PARKING PERMITS MAY BE ACQUIRED VIA EMAIL REQUEST TO OUR PROPERTY MANAGER, CLINT PAINTER AT: clint@veronahoa.org. PLEASE PROVIDE THE FOLLOWING INFORMATION IN YOUR REQUEST: UNIT NUMBER, DATES ON PROPERTY, YEAR, MAKE, MODEL, COLOR, & TAG # FOR THE GUEST VEHICLE. IF THE VEHICLE IS A RENTAL VEHICLE, THE OWNER/RENTER MUST SUPPLY THIS INFORMATION ASAP. THE MAXIMUM ALLOWED DURATION OF A TEMPORARY GUEST PARKING PERMIT IS 14 DAYS.**
- D) THE TEMPORARY GUEST PARKING PERMIT, WHICH NEEDS TO BE DISPLAYED ON THE FRONT DASHBOARD, WILL CONTAIN THE LOCATION (UNIT ADDRESS) WHERE THE GUEST IS VISITING AS WELL AS THE START AND**

EXPIRATION DATE OF THAT SPECIFIC PERMIT. SUBSEQUENT TO THE EXPIRATION DATE, THAT VEHICLE MAY BE TOWED AT THE OWNER'S EXPENSE AFTER AN INITIAL VIOLATION STICKER IS ISSUED. IF AN EXTREME CIRCUMSTANCE ARISES WHERE THE EXPIRATION DATE NEEDS TO BE EXTENDED, THE RESPONSIBLE PERSON NEEDS TO REQUEST AN EXTENSION FROM OUR PROPERTY MANAGER, CLINT PAINTER AT: clint@veronahoa.org.

- E) THERE IS THE OCCASION WHERE A RESIDENT WILL HAVE AN UNSCHEDULED OR UNANTICIPATED OVERNIGHT GUEST VEHICLE, WHICH IS SUBJECT TO BEING ISSUED A VIOLATION STICKER IF THE PARKING ENFORCEMENT VENDOR HAPPENS TO MONITOR THE PARKING THAT NIGHT.**
- F) A TEMPORARY GUEST PARKING PERMIT IS IN ADDITION TO THE ALLOWED NUMBER OF PERMANENT PARKING STICKERS, CONSEQUENTLY IT IS TEMPORARY AND CONTROLLED BY LIMITING THE NUMBER OF DAYS IT IS VALID. ISSUING A TEMPORARY GUEST PERMIT ALLOWS BETTER CONTROL OF THE NUMBER OF VEHICLES PARKED OVERNIGHT IN VERONA**

Non-compliance may result in the violators' vehicles being towed at the owners' expense.

3. Parking spaces labeled "OWNER" are for the exclusive use of unit owners or tenants. Parking spaces labeled "GUEST" are for guests of Verona residents and for owners or tenants if they have more than one vehicle; however, "GUEST" spaces are not to be considered as for the exclusive use of a unit owner. The "GUEST" parking spaces are to be used on a first-come, first-served basis. Temporary guest parking permits may not be used for more than fourteen (14) consecutive days. The number of vehicles allowed to be parked on a driveway is as many vehicles that can safely be accommodated on a driveway and not protrude onto the road travel way.

No parking on the grass or any other non-paved area. No parking on the roadway at any time by any owner, tenant, occupant, visitor or guest.

Golf carts are not allowed on the Verona HOA property, except the "Maintenance Cart" used by the Management Company.

Under no circumstance shall a resident (owner or tenant or occupant) use or permit to be used any parking space in Verona HOA, Inc. for the storage of a vehicle(s) owned by persons that are not permanent residents of Verona or guests of residents of Verona HOA, Inc. Those vehicles may be towed at the owners' expense.

All vehicles parked overnight in Verona HOA must display a current valid license tag (plate), a Verona Permanent Parking Sticker or display a "Temporary Guest Parking Permit".

Non-compliance may result in violators' vehicles being towed at the owners' expense.

4. A resident (owner, tenant or occupant) shall not park or have parked overnight more vehicles than there are bedrooms in the unit.

5. Motorcycles must be parked in parking spaces or inside garages. Residents and their guests are not permitted to park motorcycles on any patios, in any vestibules or in any area other than a parking space or inside a garage.

6. No commercial vehicles, campers, mobile homes, house trailers, boats, boat trailers, personal watercraft, personal watercraft trailers, utility trailers and non-recreational trailers or trailers of any description shall be permitted to be parked or stored at any location on Verona HOA, Inc. property or property that is administered by Verona HOA, Inc. These vehicles must be parked or stored off-site. Violators' trailers, boats, boat trailers, personal watercraft, personal watercraft trailers, utility trailers and non-recreational trailers or trailers of any description may be towed at the owners' expense.

7. Commercial vehicles are not permitted to be parked or stored at any location on Verona HOA, Inc. property or property that is administered by Verona HOA, Inc. Commercial vehicles may be identified by signage, advertising signage, racks, ladder racks, or any other item or items attached to the vehicle that would mainly be used in a commercial capacity. Violators' vehicles may be towed at the owners' expense.

8. Unit owners or tenants or occupants who are going to be away from Verona HOA, Inc. for a period of time greater than 5 consecutive days and choose to leave their vehicle at Verona HOA during their absence must park their vehicle in their driveway (if they have one) or in a "OWNER" space if they do not have a garage. If a unit owner or tenant or occupant has more than one vehicle to park while they are away for a period of time greater than 5 consecutive days, the owner/tenant/occupant must contact the Management Company to make mutually agreed upon arrangements for parking arrangements for the second or third vehicle. This arrangement must be in writing and must be on file with the Management Company and with the President of the Verona Board of Directors.

9. If a unit contains a garage and driveway, the owner/tenant/occupant must use either of the spaces as their primary parking location. If a unit has an "OWNER" parking place, the unit owner/tenant/occupant must use this space as their primary parking location. All guest parking spaces are to be used on a first-come first served-basis regardless of its location in relation to the location of the unit owners/tenants/occupant unit.

UNITS SHALL BE USED FOR RESIDENTIAL PURPOSES EXCLUSIVELY

10. Units shall be used for residential purposes exclusively. Unit owners and tenants and occupants may not conduct a business from their unit. No building or any part thereof, at any time situated on Verona HOA, Inc. property, shall be used as a hospital, professional office, sanitarium, church, charitable or religious or other philanthropic organization, or for any business, professional or manufacturing purposes, or for any use whatsoever other than single-family dwelling purposes as aforesaid. Unit owners and tenants and occupants are not permitted to "rent a room" to anyone for any reason.

LEASES

11. All leases shall be for a minimum of one (1) year, but for no more than 12 consecutive months. No unit owner shall lease his unit more than 1 time per calendar year. Month-to-Month leasing is not permitted in Verona HOA. If an owner evicts his tenant (s) because they refuse to observe or adhere to the Verona "Rules and Regulations", and the timing of the eviction prematurely terminates a 1st lease arrangement within the calendar year, the Board could allow, on a case-by-case basis, the owner to lease his unit a 2nd time within the same calendar year.

12. The unit owner is required to observe the rental procedure in effect at the time of the rental. The Verona HOA will provide the unit owner with an application-to-rent package with written directions. The prospective tenant must fully complete the application. The prospective tenant must provide a check in the amount of \$150.00 payable to Verona HOA, Inc. as a non-refundable application fee; he/she must also provide a second check for \$500.00 payable to Verona HOA, Inc. as a refundable security deposit; he/she must also provide a check for \$100.00 per person made payable to Verona HOA for a background check on each applicant. Incomplete applications will not be reviewed. Prospective tenant(s) must participate in an orientation meeting with at least one member of the Verona Board of Directors and the Property Manager. Telephone interviews are not permitted without exception.

If a unit owner decides to rent his unit to an immediate family member or to "loan" his unit to an immediate family member, the prospective tenant (the immediate family member) must complete the application-to-lease package and must participate in an orientation meeting with a member of the Verona Board of Directors. Each prospective tenant (immediate family member) must provide a check in the amount of \$100.00 per person payable to Verona HOA for a background check. The Verona Board of Directors has designated immediate family members as father, son, mother, daughter, wife, husband, brother or sister of the unit owner.

Note: It may take up to 30 days to complete the application review process.

A unit owner must be current in payment of the monthly maintenance fees and special assessments as well as have completed any and all necessary repairs to the exterior of his unit as required by the Verona Architectural Committee prior to having the prospective tenant's application considered for review.

LEASE RENEWAL

13. All leases are for a period of no longer than 12 consecutive months. Month-to-month leasing is not permitted in Verona HOA, Inc.

If the unit owner and his tenant agree to renew the lease, the unit owner must supply Verona HOA with a new lease, which reflects the new lease dates and contains an updated Emergency Contact sheet for the tenant. The unit owner must inform the tenant of any changes in pertinent information or community changes that might impact the tenant. There is no fee to renew the lease.

The unit owner must be current in payment of the monthly maintenance fees and special assessments as well as have completed any and all necessary repairs to the exterior of his unit as required by the Verona Architectural Committee prior to accepting a new lease (for current tenants).

Note: It may take up to 30 days to complete the review process.

Failure to follow the Verona HOA Inc. requirements for leasing a unit will result in consequences for the unit owner and for the tenant(s). The unit owner may be fined by the Verona Board of Directors as per the recommendations of the Finings Committee. Unauthorized vehicles (vehicles without valid parking stickers) are subject to towing at the vehicle owners' expense.

PETS

14. Each unit may house only two dogs at the same time. There is an 80 pound weight restriction per dog.

15. Pet owners are responsible for their pets and their pets' actions at all times.

16. All pets must be current in vaccinations. All pets must have identification tags on their collars.

17. Pet owners are required to clean up their pets' waste immediately after discharge. There are multiple pet waste collection containers within the Verona HOA area.

18. No pet owner shall leave his dog, cat or bird unattended for any period of time either inside the unit or on the screened patio or in the vestibule of the unit so as to have the animal's or bird's noises become a nuisance. This regulation is in effect 24 hours a day.

19. No pet owner shall leave his dog tied to a tree, post, dog run or other restraint outside of the unit at any time, even if the pet owner is at home.

20. Dogs are to be leashed whenever they are out of the unit. The dog must be on one end of the leash and a responsible person able to control the animal on the other end. This regulation reflects City and County ordinances.

21. Pet owners must be in control of their pets at all times. Any pet that attacks another pet or human being will be considered to be an "aggressive animal" by Verona HOA, Inc. From that event forward, the pet owner must muzzle that pet when that pet is outside of the unit. If the pet owner chooses not to comply with regulation to place a muzzle on his aggressive pet when that pet is outside the unit, the pet owner must remove his pet from Verona, immediately. Failure to comply may result in Verona HOA, Inc. contacting Broward County Animal Control to have the animal removed. Pet owners are responsible for damages their pet does to another animal, human being or personal property.

Certain breeds and cross breeds of dogs are not allowed to be housed in the Verona HOA, Inc. at any time. The following breeds and cross-breeds of any of these dogs are specifically prohibited and banned from residing with Verona HOA, Inc. for any reason:

- Presa Canario
- American Bull Terrier
- American Pit Bull Terrier
- Pit Bull
- Staffordshire Terrier or Staffordshire Bull Terrier
- American Staffordshire Terrier or American Staffordshire Bull Terrier
- Bulldog-Terrier cross breeds

If a proposed owner/tenant/occupant chooses to house a dog within Verona HOA, Inc., the proposed owner/tenant/occupant shall do either of the following:

- 1) Provide to the Board of Directors an AKC certification as to the breed of the dog. The Board of Directors or its agent(s) may make the determination as to the breed of the dog. The dog will be acceptable as long as it is not a breed listed in the previous paragraph as a prohibited breed.
- 2) If there is any doubt of the breed mix the owner of the dog will be required to have the dog examined by a veterinarian designated by the Board of Directors, at the dog owner's expense, to establish the breed(s)/mix of the dog. The pet owner is responsible for all fees associated with the breed determination. The determination of the breed(s)/mix by the veterinarian is final. If it is determined that the breed(s)/mix of the dog is on the prohibited list, the proposed owner/tenant/occupant shall not be permitted to reside within Verona at Deer Creek HOA, unless the owner/tenant/occupant relinquishes possession of the dog. If the dog/puppy is determined to be on the list of breeds and cross-breeds prohibited in Verona, that dog/puppy must be removed from the Verona community immediately. If the owner fails to remove or fails to make his tenant or fails to make his occupant remove that specific pet, the Verona Board of Directors may fine the owner and request that person appear before the Compliance Committee.

If a resident decides to acquire a dog after moving into Verona HOA, the resident must contact the Management Company immediately and follow the procedures outlined above concerning housing a dog within Verona HOA.

PASSAGEWAYS

22. Sidewalks, entrances, passages, and vestibules must not be obstructed or encumbered or used for any purpose other than entering or exiting the unit. A unit owner/tenant/occupant may not park a motorcycle, bicycle, golf cart, personal watercraft, baby carriage/stroller, scooter or tricycle in the vestibule area.

ARCHITECTURAL MODIFICATIONS

23. No changes or improvements of any type shall be made to the exterior of a unit without the prior written approval of the Verona Architectural Committee of the Board of Directors of Verona HOA, Inc. This includes, but is not limited to, modifications of any type to the landscaping, patio screening, addition of screened enclosure, installation of gates, garage door replacement, additional roof vents, roof replacement (includes sloped and/or flat roof), entry door replacement, application of tiles, pavers, or paint to the walkway. A resident is prohibited from planting any palm, tree, and shrubs without the written approval of the Board of Directors. The unit owner is responsible for securing any and all municipal permits as required by local, county, or state governments.

GARBAGE CANS AND RECYCLE BINS

24. Garbage cans and bulk trash may be placed outside of the unit only after 6 pm the night before a scheduled municipal pickup. The blue container can be used for overflow trash and placed curbside only on Thursday. This is a Deerfield Beach Municipal ordinance.

25. Garbage cans and recycle cans are to be stored out of view except when they are put out for municipal pickup. This is a Deerfield Beach Municipal ordinance.

NOISE & NEIGHBORS

26. Quiet hours are from 11 PM to 8 AM each and every day.

27. No unit owner/ tenant/ occupant shall make or allow made any disturbing noises by himself, his family, his servants, employees, agents, visitors, licensees and shall prohibit any actions by such persons that will interfere with the comforts and conveniences of any other unit owner, tenant or occupant. During Quiet Hours, no loud noises (musical instruments, radio, TV, CD, any other source of music, or loud voices) are permitted so as to bother other Verona residents. Courtesy is required so as to not disturb neighbors or residents of other buildings. Exceptional noise nuisances must be reported to the police authorities to document a noise disturbance.

No unit owner/ tenant/ occupant shall conduct or permit to be conducted vocal or instrumental practice, nor give or permit to be given vocal or instrumental instructions in any unit or location within Verona HOA, Inc.

COMMERICAL /SERVICE VEHICLES IN VERONA HOA

28. Commercial vehicles are allowed in Verona HOA only between 8AM and 6 PM Monday through Saturday. No construction, maintenance or repair work shall be permitted on Sundays, New Year's Day, Martin Luther King Jr. Day, Memorial Day, Fourth of July, Labor Day, Veterans Day, Thanksgiving Day and Christmas Day, except in the event of emergency repairs. Unit owners are to arrange for maintenance services or repair services of their units between 8 AM and 6 PM Monday through Saturday. Commercial/service vehicles must park in parking spaces and are not permitted to park in the roadway.

Unit owners, tenants or occupants are responsible for notifying the service/maintenance companies to park their service vehicles in a "GUEST" space and not on the travel way.

SIGNS

29. No sign, advertisement, flag, notice or other lettering shall be exhibited, inscribed, painted or affixed by a unit owner/tenant/occupant on any part of the outside of the unit except those allowed by Florida State Statues 720.304 Para (2)(a) and (6). No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed inside the unit that might be visible from the outside of the unit.

30. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed upon any vehicle (car, truck, van, motorized or non-motorized) that is housed at Verona HOA, Inc. Vehicles with commercial information/advertising/identification that are housed within Verona HOA must be covered with an appropriate vehicle cover at all times when parked in Verona, HOA. Residents who have vehicles that have magnetized signage affixed must remove the magnetic signs when parked overnight in Verona, HOA. Non-compliance may result in the vehicle(s) being towed at the owner's expense.

WINDOW TREATMENTS AND AWNINGS

31. Any and all window blinds, window shades and window treatments shall be attached to the inside of the unit. If the owner wishes to install any drapery or any type of privacy screen on his patio, that drapery or privacy screening must be installed on the inside of the screening.

ASSOCIATION EMPLOYEES/ VENDORS

32. No owner/tenant/occupant shall direct, supervise or attempt to assert any control over any employees of the Association. No owner/tenant /occupant shall order or intimidate a vendor to perform actions not previously authorized by the BOD. The landscaping company, the pool company, the pest control company and the irrigation company are vendors. No employee of the Association, its Management Company or vendors shall be ordered off the Verona HOA premises by any unit owner or tenant or occupant. If a unit owner/tenant/occupant of a Verona unit wishes to communicate concerns about landscaping, shrub and tree trimming, swimming pool, spa, pets or parking issues, the owner or tenant of that unit must contact the Management Company. Residents are not permitted to give directions to any vendor for any reason.

33. The Property Manager, Clint Painter, is in charge of the vendors and in charge of any other contract workers (people repairing the road, people repairing the pool deck, etc.). Any issues with vendors will be addressed, only, by the management company.

COMMON AREAS

34. The common areas shall not be used for any type of business, political, religious or commercial purposes.
35. The common areas shall not be obstructed, abused, defaced or littered by a unit owner/tenant/occupant; guests, children, servants, agents, employees or invitees of an owner or tenant or occupant are also not permitted to obstruct, abuse, deface or litter Verona HOA common areas.
36. Baby carriages/stroller, bicycles, motorcycles, personal watercraft, golf carts, scooters, tricycles or any trailers are not permitted to park on any common area of the Verona Community.

CHILDREN

37. Children (persons under 18 years of age) are also residents of Verona HOA, Inc. They must abide by the same rules of courtesy and responsibility that are required of the adults as per the Verona Rules and Regulations.
38. Children must respect the property of others. Parents and guardians are responsible for the actions of their children; the children are not allowed to destroy or deface any landscaping or other common elements of Verona HOA. Parents/Guardians are responsible for the safety of their children.

HOLIDAY/SEASONAL LIGHTING LIMITED DISPLAY PERIOD

39. The allowed timeframe that holiday lights may be displayed in Verona HOA is from Thanksgiving Day to January 15 of the following year. If a display continues outside the allowed timeframe Verona HOA will arrange to remove the same at the owners' expense.
40. The allowed timeframe that Halloween decorations may be displayed in Verona HOA is from October 1st to November 7th of the same year.
41. Lighting and decorations for other holidays (such as Valentine's Day, St. Patrick's Day, Easter, May Day, Memorial Day, Fourth of July, Labor Day, Halloween and Veterans Day) may be displaced on the exterior of the unit for two weeks prior to the holiday and must be removed no later than one week after the holiday.
For example: Valentine's Day is usually celebrated February 14 each year in the United States of America. You may display your exterior Valentine decorations from February 1 until February 21. If a display is not removed in a timely fashion, Verona HOA will arrange to have that display removed at the owner's expense and the décor components placed in front of the owner's door.
42. All exterior décor must be silent; no recordings, no ghostly noises, no marching music, or any other noise producing device.