

COPY OF LICENSE

APPLICATION FOR APPROVAL OF RESIDENCY
WESTWOOD COMMUNITY FIVE ASSOCIATION, INC.
A DEED RESTRICTED COMMUNITY
8300 NW 93RD AVENUE
TAMARAC, FL 33321

UNIT NO: _____ DATE: _____

OWNED BY _____

CHECK ONE: SALE () LEASE ()

I (we) submit herewith the following information for approval for occupancy:

1 Name _____

Address _____ City _____ State _____

DOB: _____ Telephone #: _____

2 Name _____

Address _____ City _____ State _____

DOB: _____ Telephone #: _____

3 Name _____

Address _____ City _____ State _____

DOB: _____ Telephone #: _____

4 Name _____

Address _____ City _____ State _____

DOB: _____ Telephone #: _____

5 Next of kin (or in case of emergency):

Address _____ City _____ State _____

Tel. No: _____

6 Has the present owner, Realtor, or other representative provided a copy of the Association's Declarations of Restrictions, Constitution and By-Laws governing conduct of living in Westwood Community Five?

Yes () No ()

7 If sale or rental is being handled by a real estate agent or an attorney, please furnish the following:

Name: _____ Agency: _____

Address: _____ Tel No: _____

**COPY OF LICENSE
PLEASE READ CAREFULLY
INSTRUCTIONS AND ACKNOWLEDGEMENTS**

- A. Please deliver or forward by mail, duly executed, a completely filled out Application for Approval of Residency" form and all accompanying documentation to Westwood Community Five Association, Inc.
8300 NW 93rd Avenue, Tamarac, Florida 33321
- B. When forwarding the Application, forward a copy of your executed Purchase and/or Sale or Lease Agreement and a copy of drivers licenses for all purchasers or lessee's along with a check for \$50.00 made payable to Westwood Community 5 Association, Inc.
- C. Return the Application, printed neatly with ink or typewritten.
Be sure to fill in all blanks.
- D. If approved, applicants agree, without reservation of any nature, to abide by the Deed of Restrictions, By-Laws and such Rules and Regulations as are in effect or may be amended in the future. In executing this application, applicants affirm that all statements made herein are true.
- E. Within fifteen (15) days from receipt of all required documents, applicant will be notified of approval or disapproval.

Signatures of applicants:

(1) _____

(2) _____

Other permanent occupants:

(1) _____

(2) _____

DO NOT WRITE IN SPACE BELOW THIS LINE - FOR ASSOCIATION USE ONLY

Application Approved _____ Disapproved _____

Interviewed by: _____

Date: _____

\$50.00 Fee Non-Refundable

**WESTWOOD COMMUNITY 5 ASSOCIATION, INC.
8300 NW 93RD AVENUE
TAMARAC, FL 33321
954-366-6042**

**Disclosure Summary
For Purchasers ONLY**

1. As a purchaser of property in this community, you will be obligated to be a member of the Westwood Community 5 Homeowners Association.
2. There are record restrictive documents governing the use and occupancy of properties in this Community.
3. The restrictive documents cannot be amended without the approval of the membership.
4. You will be obligated to pay assessments to the Westwood Community 5 Association. These assessments are subject to change.
5. Your failure to pay these assessments could result in a lien on your property.
6. There is an Obligation to pay a current fee to Westwood Community 5 Association in the amount of 65.00 each month. This is an obligation of every member in the Homeowners Association.
7. The statements contained in this disclosure form are only summary in nature and as a prospective purchaser, you should refer to the Association's governing documents.
8. I understand that I may NOT rent my home for one year subsequent to my the Recordation of my Deed. Failure to do so may result in fines and legal actions. I also understand that I will be responsible for all court costs and attorney fees should the association chooses to file a legal action in the Broward County Court.

Signature of Purchaser

Date

Signature of Purchaser

Date

WESTWOOD COMMUNITY FIVE ASSOCIATION
8300 NW 93 Avenue
Tamarac, FL 33321
954-366-6042

RULES ACCEPTANCE FORM

Name: _____

Address: _____ Tamarac, FL 33321

Phone#: _____

I, _____ CONFIRM THAT I HAVE READ OR WILL
READ ALL THE RULES AND REGULATIONS ON WESTWOOD 23 COMMUNITY FIVE POSTED ON THE
WEBSITE AND WHAT HAS BEEN PRESENTED TO ME.

WESTWOODFIVE.COM - (under Homeowner Documents) the following:

BY-LAWS

ARTICLES OF INCORPORATIONS

DEED OF RESTRICTIONS

GAME ROOM RULES

VIOLATIONS AND FINES

CLUBHOUSE RULES

I HERBY AGREE AND ACCEPT TO FOLLOW ALL RULES AND REGULATIONS FROM THIS DAY
FORWARD AS A COMMUNITY MEMBER OF WESTWOOD 23.

I COMFIRM THAT I HAVE RECEIVED OR PRINTED A COPY OF OUR BY LAWS AND DEED OF
RESTRICTIONS FROM THE WEBSITE.

HOMEOWNERS SIGNATURE: _____

DATE: _____

BOARD MEMBER/ASSISANT: _____

PRINT

SIGNATURE

VOTING CERTIFICATE

To the Secretary of
Westwood Community Five Association, Inc.
(the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Lot No. _____ have designated _____ (Name of Voting Representative) as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Restrictions and the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

- (1) Lot owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative (NOT A THIRD PERSON).
- (2) Lot owned by A1A Corporation, Inc., a corporation. Voting Certificate must be filed designating person entitled to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
- (3) Lot owned by John Jones only. No Voting Certificate required.
- (4) Lot owned by John and Jane Doe, husband and wife. Voting certificate required.

This Certificate is made pursuant to the Declaration of Restrictions and By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED this ____ day of _____, 2018.

Owner

Owner

Owner

NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the lot as the Voting Representative, not a third person.

**Westwood Community 5 Association, Inc.
8300 Northwest 93rd Avenue
Tamarac, Florida 33321**

A Deed Restricted Community

Quick Reference Guide - Rules and Regulations

Governing Documents

All homes and land parcels in Westwood 5 and 5A (also known as Westwood Section 23) are subject to the provisions of the following documents:

- Declaration of Restrictions
- By-Laws of Community 5, as amended
- Articles of Incorporation of Westwood Community 5
- Florida Statutes, Chapter 720 (formerly Chapter 617)

The covenants, restrictions, reservations and servitudes are considered to be running with the land and shall bind all persons claiming ownership or use in land in Westwood Community 5 and 5A until April 1, 2023.

Enforcement Authority of the Association

The Association has the authority to enforce the documents through an action for damages, where the Association has suffered monetary damage, through an action for injunctive relief, to compel an owner to comply with the documents, and through the imposition of fines, pursuant to Article X of the By-Laws, and Section 720.305, Florida Statutes.

Exterior or Structural Changes

Prior to doing any of the following, an owner or resident must secure permission from the Board of Directors. The Board may grant or deny permission based on the requirements of the documents, the precedent set by prior boards with regard to similar installations in the community, and the requirements of any applicable law. Receiving a building permit from the City of Tamarac does not excuse a resident from securing necessary permission from the Board of Directors.

- Architectural changes, such as, but not limited to, the enlargement of house (additions), painting a house an unusual color, installing a swimming pool or outdoor hot tub, installing a patio, changing a driveway, etc.
- Installing a fence
- Installing shutters
- Placing signs on the property
- Planting hedges any place except on the rear property line. If a corner plot, hedges may be planted on the property line facing the street.

- Building sheds or accessory buildings.
- Installing radio, television antennae or cable dishes, except as permitted by the Federal Telecommunications Act of 1996 and the rules implementing that act by the Federal Communications Commission (FCC).

Prohibited Activities

The following are **PROHIBITED** and permission may not be granted by the Board of Directors:

- Operating a trade, business or profession from a home in Westwood 5 or 5A.
- Parking a motor vehicle on grass, gravel or earth. Parking must be on a paved surface (driveway or garage).
- Parking or storage of boats, trailers, campers, large recreational vehicles, trucks or commercial vehicles on driveways, or any place else in the community.
- Parking a motor vehicle overnight on public streets (City of Tamarac Ordinance).

Minimum Property Maintenance Standards

- All front areas must be grassed and maintained as lawns. Side area of corner plots are considered the same as front areas, except when hedged.
- No weeds, underbrush or other unsightly growths shall be permitted on any lot.
- No refuse pile or other unsightly objects shall be permitted anywhere on the property.

Monthly Maintenance Fees

- Monthly maintenance fees must be paid before the 15th day of the month due or a late charge will be assessed. Failure to pay dues and assessments may result in the Association retaining counsel and recording and foreclosing a lien on the lot.

Fines and Legal Costs

- The Board may levy a reasonable fine of up to \$100 for each violation of governing rules.
- All legal costs resulting from violation of the rules and regulations of Westwood 5 and 5A shall be paid by the violator.

For more information...

- This document is intended as a summary and not as a comprehensive restatement or outline of all restrictions in the governing documents. For more complete information, please read the full Declaration of Restrictions consult with the Board of Directors.