

GENERAL INFORMATION TENANT

ISLAND CLUB PHASE FOUR  
777 S. FEDERAL HWY  
BUILD N, 4<sup>TH</sup> FLOOR  
POMPANO BEACH FL 33062  
Phone 954-782-0711  
Fax 954-942-7033  
[IslandClub4@gmail.com](mailto:IslandClub4@gmail.com)

Office Hours Tue & Thur 8am to 1pm call for appointment

Following are a few of the many rules and regulations from the condo documents (recorded in Broward County) that pertain to the purchase and rental of Island Club IV condominium units. Refer to official condominium documents for complete rules and regulations.

LEASE, NO CORPORATION, PARTNERSHIP, NO JOINT VENTURES OR THE LIKE WILL BE CONSIDERED  
FAMILY RESIDENCE 4 PERSONS PER UNIT – (INCLUDING CHILDREN) SEE EXAMPLE BELOW

ACCEPTABLE SINGLE:	HUSBAND & WIFE UP TO 2 CHILDREN.
FAMILY OCCUPANCIES:	HUSBAND & WIFE AND SINGLE PARENT OF EITHER MOTHER AND DAUGHTER, NO CHILDREN OF EITHER; OR FATHER AND SON NO CHILDREN OF EITHER; OR VISA VERSA (CHILDREN OF ANY COMBINATION WOULD BE CONSIDERED TWO FAMILIES. BROTHER AND SISTER, NO CHILDREN OF EITHER, OR TWO (2) BROTHERS, NO CHILDREN OF EITHER; OR TWO (2) SISTERS, NO CHILDREN OF EITHER (CHILDREN OF ANY COMBINATION WOULD BE CONSIDERED TWO FAMILIES)
UNACCEPTABLE:	HUSBAND & WIFE & OTHER IN-LAWS EXCEPT FOR MOTHER AND FATHER OF EITHER

**RENTALS**

**NO RENTAL SUB-LEASE, NO ROOMS RENTED, NO TRANSIENT TENANTS.**

**PARKING – NO TRUCKS**

**ONE PARKING SPOT PER UNIT** There are rental spaces if available in Island Club IV to accommodate a second vehicle of unit’s occupants for a fee. Guest parking spaces cannot be used for unit’s occupants’ additional vehicles. Only cars and small passenger vans are permitted. No cars displaying business signs or work vehicles of any type are permitted. No trucks, no motorcycles, no mopeds, no RVs, no campers, no car trailers, no boat trailers, etc. are permitted. Working vehicles of contractors and repair services will be permitted during daylight hours while work is being performed within an apartment unit provided the vehicle is parked in the space assigned to the respective unit or in a Phase IV guest parking space.

**DOCK**

**BOAT SIZE NO MORE THEN 28 FT IN REGEREST LENGTH**  
Owner must furnish Island Club phase four office with certificate of personal liability coverage of \$300,000.00 or more in force. Update renewal insurance

**OTHER**

**VIOLATIONS** of official Rules and Regulations in the condominium documents are subject to a \$100.00 fine per day violation up to \$1,000.00.

**NO PETS**

**No pets of any kind, indoor or outdoor**

TENANT INSTRUCTIONS

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- LESSEE MUST SIGN FORMS REQUIRED.
- DELIVER ORIGINAL COMPLETED ASSOCIATION APPLICATION TO OFFICE
- DELIVER COPY OF LEASE TO OFFICE
- APPLICATION PROCESS WILL TAKE 2 TO 4 WEEKS
- \$250.00 APPLICATION FEE PER PERSON OR MARRIED COUPLE
- TENANT MUST BRING COPY OF RULES AND REGULATION TO INTERVIEW
- IN PERSON INTERVIEW ONLY
- ONE PERSON REPRESENTING TENANT MAY CONTACT ISLAND CLUB FOR STATUS
- **MOVE IN DATES AND TIME MONDAY TO SATURDAY 9AM TO 5PM NO SUNDAYS OR HOLIDAYS**

ASSOCIATION APPLICATION FORMS AS FOLLOWS:

1. General Information Sheet
2. Tenant Instructions
3. Certificate of Board Approval
4. Parking Agreement
5. Parking Space Assignment
6. Rules and Regulation Agreement
7. New Tenant Information Sheet
8. Dock Space Assignment If applicable
9. Apartment Unit Occupancy Agreement
10. Application for Occupancy/Credit check & History Back Ground check form
11. Canadian Data Sheet if applicable
12. Attached copy of Driver License & Car Registrations for each applicant.

**NOTE: NO APARTMENT UNIT SALE/TRANSFER RENTAL CLOSING IS PERMITTED PRIOR TO ALL COMPLETED PERTINENT PAPERS BEING RECEIVED AND REVIEWED BY PHASE IV BOARD OF DIRECTORS; NOR CAN SALE/TRANSFER CLOSING AND/OR OCCUPANCY OF UNIT BY PROSPECTIVE BUYER(S) TAKE PLACE PRIOR TO PROSPECTIVE BUYER(S) BEING INTERVIEWED AND APPROVED FOR PURCHASE BY PHASE IV BOARD MEMBERS.**

Board of Directors  
ISLAND CLUB FOUR, INC.

LESSEE CERTIFICATE OF APPROVAL  
ASSOCIATION INTERVIEW APPROVAL  
BRING THIS FORM TO YOUR INTERVIEW

ISLAND CLUB PHASE FOUR  
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THIS IS TO CERTIFY THAT TENANT NAME \_\_\_\_\_

Has/have been approved by ISLAND CLUB IV, INC. as the Lessee of the following described property on Broward County, Florida.

Apartment number \_\_\_\_\_ in the \_\_\_\_\_ Building of Island Club IV, Inc., a condominium, according to the Declaration thereof dated the 9<sup>th</sup> day of April, 1974, recorded in Official Records Book 5707. Page, 541, of the Public Records of Broward County, Florida.

This date: \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at Island Club IV, Inc.

Board of Directors Signature \_\_\_\_\_

Board of Directors Signature \_\_\_\_\_

(seal)

11/14/2018]

CONFIRMATION OF LEASE CLOSING  
ATTACHED COPY OF LEASE

ISLAND CLUB PHASE FOUR  
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POMPANO BEACH FL 33062  
954-782-0711  
IslandClub4@gmail.com

Return this form to Office to receive your car decal

Names of lessee/s \_\_\_\_\_  
\_\_\_\_\_

How Many People will reside at Property: \_\_\_\_\_

Has/have lease on Apt. \_\_\_\_\_ in Bldg. \_\_\_\_\_ of Island Club IV, Inc. located at 777 S. Federal Hwy. Pompano Beach, FL, 33062.

\_\_\_\_\_  
Lessee Signature

\_\_\_\_\_  
Lessee Signature

\_\_\_\_\_  
Print

\_\_\_\_\_  
Print

Owner/Lessor/Legal Representative Signature \_\_\_\_\_

Owner Print Name \_\_\_\_\_  
\_\_\_\_\_

Owner Address \_\_\_\_\_

Owner Email Address \_\_\_\_\_

Phone # \_\_\_\_\_

(SEAL)

LESSEE PARKING AGREEMENT

ISLAND CLUB PHASE FOUR  
777 S. FEDERAL HWY  
BUILD N, 4<sup>TH</sup> FLOOR  
POMPANO BEACH FL 33062  
954-782-0711  
IslandClub4@gmail.com

Tenant Name \_\_\_\_\_

Building. \_\_\_\_\_ Unit, \_\_\_\_\_

Vehicle Make \_\_\_\_\_ Model \_\_\_\_\_ Tag \_\_\_\_\_ State \_\_\_\_\_

The undersigned hereby undertakes and agrees that only passenger vehicle/s owned or leased by me/us or any member of my/our family will use the unit's assigned parking space, # \_\_\_\_\_, or additional parking space/s rented by me/us. **Guest parking spaces will only be used by my/our guests and will not be used as parking spaces for my/our additional vehicle/s. No Trucks**

**Further, I/We will instruct our guests to only use guest spaces found in the Northeast Parking Lot and marked "Phase 4". Parking in spaces controlled by other phases will subject your vehicle to towing.**

Further, the owner for temporary use or rental of the owners' parking space must grant permission. Only other Phase 4 owners will be permitted to rent an owner's space. Paperwork forms must be approved and be on file in the Phase 4 Office. Renters may not rent the space of the lessor under the no sub-lease provisions of the R & R.

**In the event this agreement is violated, it is understood that I/we may be subject to a fine of \$100.00 per day for each offense up to \$1,000.00 and, if necessary, I/we will be subject to legal action by Phase 4 attorneys. Further, the vehicle in violation will be subject to towing at the expense of its owner.**

Lessee Signature \_\_\_\_\_

Lessee Signature \_\_\_\_\_

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Board of Directors Signature \_\_\_\_\_

Board of Directors Signature \_\_\_\_\_

PARKING SPACE ASSIGNMENT  
TRANSFER PARKING SPOT FROM LESSOR TO LESSEE

ISLAND CLUB PHASE FOUR  
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For value received with lease agreement, Lessor \_\_\_\_\_ does hereby assign, transfer and set over unto, Lessee \_\_\_\_\_ all rights the Lessor has in use of Parking Space # \_\_\_\_\_ of ISLAND CLUB FOUR, INC. a Corporation, and does direct ISLAND CLUB FOUR, INC. to issue a Certificate of Ownership of said Parking Space in accordance with the terms and conditions of the Declaration Condominium of ISLAND CLUB FOUR, INC.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at Pompano Beach, FL

\_\_\_\_\_  
Signature of Lessor

\_\_\_\_\_  
Signature of Lessor

\_\_\_\_\_

TENANT RULES AND REGULATIONS AGREEMENT

ISLAND CLUB PHASE FOUR  
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I/We understand that living in a condominium community requires living in close proximity to others.

I/We also realize that everyone living in this community has a right to use the common elements without infringing on the rights of others.

I/We recognize that it is necessary for condominium associations to establish rules and regulations to help guide us in our relationship with other members of the community and for the welfare of all.

We have received and read a copy of the Island Club IV, Inc. Rules and Regulations and will abide with said Rules and Regulations.

Further, we will bring our copy of the Rules and Regulations with us when we are interviewed. The owner should provide a copy of the rules and regulations. If not, a copy may be purchased from the association for \$75.00.

\_\_\_\_\_  
Signature of Lessee

Attest: \_\_\_\_\_  
Board Member

\_\_\_\_\_  
Signature of Lessee

\_\_\_\_\_  
Board Member

TENANT APARTMENT UNIT OCCUPANCY AGREEMENT

ISLAND CLUB PHASE FOUR  
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I (We), the undersigned, agree that no person/s other than the undersigned will reside in Apartment Unit # \_\_\_\_\_.

As Renter/s and Residents, I (We) the undersigned will not rent rooms, nor sublease the apartment unit, nor permit anyone to occupy the apartment unit in my (our) absence.

Should any change in the apartment unit's occupants be contemplated, for any reason, at some future date, I (We) the undersigned will send written request to the Phase IV Board of Directors for their approval.

In the event that this agreement is violated, it is understood that I (We) may be subject to a fine of \$100.00 for each offense, and if necessary, subject to legal action by Phase IV attorneys.

Date: \_\_\_\_\_

(LESSEE) SIGNATURE \_\_\_\_\_

(LESSEE) SIGNATURE \_\_\_\_\_

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FOR PHASE IV BOARD OF DIRECTORS USE ONLY

BOARD SIGNATURE: \_\_\_\_\_

BOARD SIGNATURE: \_\_\_\_\_

(SEAL)



NEW TENANT INFORMATION  
RETURN TO OFFICE TO OBTAIN CAR STICKER

ISLAND CLUB PHASE FOUR  
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Date \_\_\_\_\_

Apt \_\_\_\_\_ Building \_\_\_\_\_ Date of lease: \_\_\_\_\_

Names/s \_\_\_\_\_ / \_\_\_\_\_

Telephone/s \_\_\_\_\_ Cell Phone/s \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

Email Address \_\_\_\_\_ / \_\_\_\_\_

**Island Club Address** \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Primary Mailing Address** \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Auto:** Make \_\_\_\_\_ Model \_\_\_\_\_ Tag \_\_\_\_\_ State \_\_\_\_\_

Parking Space \_\_\_\_\_

Dock Number \_\_\_\_\_ Storage Bin Number \_\_\_\_\_ Key in Office \_\_\_\_\_

Emergency Info \_\_\_\_\_

E. Contact \_\_\_\_\_ E. Phone #: \_\_\_\_\_

Please be aware that each unit is provided with one parking space per owner/renter. There are no rental spaces available in Island Club Four to accommodate a second vehicle of unit's occupants. Arrangements for a second vehicle if required must be made in advance and a copy of parking decal presented with application. There are no exceptions.

TENANT DOCK SPACE ASSIGNMENT  
FROM LESSOR TO LESSEE

ISLAND CLUB PHASE FOUR  
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For value received, lessor name: \_\_\_\_\_ does hereby assign, transfer and set unto, Lessee name \_\_\_\_\_ all rights to use Dock Space # \_\_\_\_\_ of Island Club IV, Inc., a condominium and does direct Island Club IV, a Florida Corporation to issue a Certificate of Ownership of said Dock Space in accordance with the terms and conditions of the Declaration of Condominium of Island Club IV, Inc., a condominium.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at Pompano Beach, FL.

\_\_\_\_\_  
Lessor Signature

\_\_\_\_\_  
Lessor Signature

Do not complete bottom section

CERTIFICATE OF DOCK SPACE OWNERSHIP

This is to certify that Lessee name \_\_\_\_\_ is/are the Lessor of Dock Space # \_\_\_\_\_ of Island Club IV, Inc.

The lessor/ownership of the dock space herein assigned is subject to the following;  
**Bring copy of Boat Registration and Proof of \$300,000 Liability Insurance to Office.**

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at Pompano Beach, FL

(SEAL)

\_\_\_\_\_  
Director Signature

\_\_\_\_\_  
Director Signature

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ATTENTION REALTORS/LESSEE

Generic information

1. Bring copy of Lease to office.
2. \$250.00 application fee per person whether you are married or not.
3. The association application process takes 2 to 4 weeks.
4. Only one person may contact the office for application status.
5. Office Hours are Tuesday and Thursday 8am to 1pm.
6. One assigned parking spot per unit.
7. We do not have a community boat dock.
8. No Pets indoor or outdoor.
9. No pickup trucks and commercial trucks, motorcycles.