

WELCOME TO 1060 BRICKELL



Packet will not be accepted without owner(s) signatures

* Digital Submissions send to: adm@1060Brickell.com

* All Money Orders, Checks (*Personal / Business*), Cashiers Check (*ALL Payable: 1060 Brickell*)

LEASE CHECK LIST

- ☐ Forms Completed by both **Owner(s)** and **Tenant(s)**
- ☐ Copy of the signed Executed Lease Agreement
- ☐ \$100.00 Screening Fee (Non-Refundable) (For Married applicants there is no additional fee with a copy of your marriage certificate)
- ☐ \$100.00 Pet Impact/ Registration Fee (Non-Refundable)
- ☐ \$30.00 Transponder Fee
- ☐ Copy of Vehicle Registration

SALES CHECK LIST

- ☐ Copy of the fully Executed Sales Contract by both Seller(s) & Buyer(s)
- ☐ \$100.00 Screening Fee (Non-Refundable) (For Married applicants there is no additional fee (Non-Refundable)
- ☐ (For Married applicants there is no additional fee with a copy of your marriage certificate)
- ☐ Executed Warranty Deed & HUD (Owner is responsible for providing the Management office all documentation)
- ☐ \$30.00 Transponder Fee (As needed...)
- ☐ Copy of Vehicle Registration



Reviewed By: _____

Date: _____



Parking Decal & Transponder

As a new resident / owner of 1060 Brickell there are a few things you need to know, please see the following illustration for instructions on where to place your transponder and your vehicle decal tag. Be advised failure to comply with the following can result in but not limited to: Association violation(s), warning sticker(s), towing, etc. As a new resident/ owner will need to purchase a transponder (\$30.00 *transponder fee*) and you will be given a parking decal. If you need a new transponder and or decal please stop by the management office with your new vehicle registration and we will issue out a new parking decal, for your second transponder you must pay the \$50.00 fee associated.

Siendo usted un nuevo Residente de este Condominio debe estar familiarizado con varios aspectos, la ilustración a continuación le muestra donde debe colocar su permiso de parqueo, cual obtendrá en la administración. Usted deberá cumplir con esta regla como requisito de la Asociación, por favor límitese a recibir violaciones por incumplimiento de la misma. El transportador le dará acceso automático al garaje, este tiene un valor de \$30.00 dólares con el proceso de su aplicación. Si usted necesita un segundo transportador, el valor del mismo incrementa a \$50.00 dólares. Este va colocado en su parabrisas por la parte interior, fuera del marco gris o tintura del vidrio, lo contrario a su permiso de parqueo (rojo y blanco) el cual se coloca en el exterior de su auto, parte inferior a la izquierda.



***Transponder-**

Inside vehicle, Peel sticker, place in the upper center of the windshield (**DO NOT** place or stick on the black dots and/ or tint as the transponder will not work.



***Decal-**

Outside vehicle, on the front windshield, near to the VIN number





“VIP Parker”
Monthly Valet Validations
(Check your App Store)

Step 1.

Please visit the following link to self-register for your monthly valet validations.

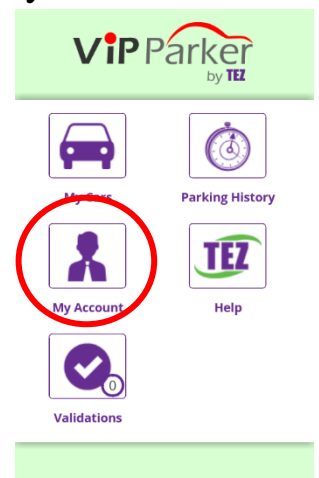
<https://viparker.com/Web/WebSite/Default.aspx>

Step 2.

After you have registered, please go to your app store and download the “VIP Parker” app. After app is downloaded give the information requested, then proceed. *If you are not yet found then you have not been added in the system, this could take up to 72 hours.*

Step 3.

Lastly, once you’ve been added in the system, go to the “My Account” tab and go to “My Home” click on “1060 Brickell” and it will be backlit a light gray color, once this is done then hit save at the bottom of the page, you are all set!



Validations

**Each Month you will
have 7 Credits.**

**7 Credits = 7 (\$5.00)
Vouchers**





Certificate of Insurance Requirements

- General Liability: \$1,000,000.00 (*One Million*)
 - Workman's Comp: \$500,000.00 (*Half a Million*) **Minimum...**
(*Workman's comp exempt: must have a valid exemption certificate from the state)
 - Certificate Holder: 1060 Brickell Avenue Condominium Association, 1060 Brickell Ave Miami, FL 33131
- Please be advised if your COI does not have any of the following requirements properly filled out we will not allow you or your company or any third parties associated with your scope of work being completed to enter the building due to liability.
- **PARKING:** If you are dropping off materials you will be granted access into the receiving area. However, if you are dropping off materials and completing the install as well you **MUST USE VALET OR SURROUNDING AREAS OF PARKING** to complete your scope of work.

\$20.00 VALET FLAT FEE

PETER D. SCIACCA

Office Manager

1060 Brickell Condominium Association, Inc.

1060 Brickell Avenue | Suite 1215 | Miami, FL 33131

Office 305-.379.7305 x305 | Fax 305.379.7308

Email adm@1060brickell.com





Complimentary Pest Control Service
(Optional)

I _____ understand by signing the following document I am registering for monthly Pest Control and acknowledge 1060 Security guards may enter my unit for Pest Control services without me being present. This service will be taking place on the 3rd Tuesday of each month. If schedule changes you will be notified via email. If I have a pet I will plan according.

Note: If you have any special instruction(s) please advise below.

Print: _____ **Sign:** _____

Cell Phone: _____

Email: _____

Special Instruction:

Dated: ____ / ____ / ____





Key Copies & Requests

Please be advised that the “Falcon” keys that you receive upon your move in / ownership exchange are not able to be replicated ANYWHERE else. Do not waste your time going all over Miami to see who makes them, no one does EXECPT us here on property. Our Maintenance team are the only ones whom can give you a copy of your key(s).

ALL key copy requests must first go through your landlord and are contingent upon their response via email.
We must have written consent.

Item Cost Sheet

- ☐ Master Key Copy: \$10.00
- ☐ A/C Closet Key Copy: \$10.00
- ☐ A/C Filter: \$10.00
- ☐ Master Cylinder Replace: \$150.00
- ☐ Mailbox Keys \$50.00

(Due to federal law we must change out the whole Cylinder, no mailbox key(s) may be copied)



1060 BRICKELL, A CONDOMINIUM APPLICATION TO SELL OR LEASE

Application to: (Circle one) Sell Lease Unit #: _____

To: Board of Directors

I/We agree to provide to the purchaser a copy of 1060 Brickell, A Condominium Association, Inc, Declaration, By-Laws, Articles of Incorporation and Rules & Regulations prior to the occupancy of the unit by the purchaser or lessee.

I/We will be bound by the Declaration of Condominium, By-Laws, Articles of Incorporation and the Rules & Regulations of the Condominium Association.

THE ASSOCIATION AND ITS AGENT, IN THE EVENT IT CONSENTS TO A LEASE, IS HEREBY AUTHORIZED TO ACT AS OUR AGENT WITH FULL POWER AND AUTHORITY TO TAKE SUCH ACTION AS MAY BE REQUIRED, IF NECESSARY, TO COMPEL COMPLIANCE BY OUR LESSEE(S) AND/OR THEIR GUESTS, WITH PROVISION OF THE DECLARATION OF CONDOMINIUM OF 1060 BRICKELL CONDO., ITS SUPPORTIVE EXHIBITS, THE CONDOMINIUM ACT, AND RULES AND REGULATIONS OF THE ASSOCIATION, OR IN THE INSTANCE OF VIOLATION OF ANY OF THE ABOVE BY THE LESSEE(S) AND/OR THEIR GUEST, UNDER APPROPRIATE CIRCUMSTANCE, TO TERMINATE THE LEASEHOLD. IF THIS APPLICATION IS FOR A LEASE, THE LESSOR AGREES TO REIMBURSE THE ASSOCIATION FOR ANY ATTORNEY'S FEES AND COSTS INCURRED AS LESSOR'S AGENT IN SUCH ENFORCEMENT OR LEASE TERMINATION.

In order for you to facilitate consideration of my/our Application for the sale/lease of the above designated unit, I/We have caused the proposed purchaser/lessee to complete the attached Application by Proposed Purchaser of Lessee. I/We am/are aware that any falsification or misrepresentation of the facts in the attached application will result in the automatic rejection of the Application to Sell or Lease. I/We consent that you may have further inquiries concerning this application, particularly of the references given below.

I/We have attached hereto a Copy of the Purchase Contract or other documents which truly and accurately sets forth the terms of the offer that I/We wish to accept.

I/We agree Owner/Lessee shall not move in unless pre-registered with the Association upon approval.

Print Owner(s): _____

Signed Owner(s): _____

Print Lessee(s): _____

Signed Lessee(s): _____

Dated: ____/____/____



1060 BRICKELL CONDOMINIUM ASSOCIATION, INC. ADDENDUM TO LEASE

THIS ADDENDUM made ____/____/____ is attached to and all forms on integral part of the lease to which it is attached and dated ____/____/____ for a term **commencing** ____/____/____ and **expiring** ____/____/____ (hereinafter referred to as the "lease") Between (hereinafter referred to as "**Owner**") _____ and (hereinafter referred to as "**Lessee**") _____ for Unit #_____ of 1060 Brickell Condominium located at 1060 Brickell Avenue Blvd.. Miami. FL 33131 (hereinafter referred to as the "Unit"). In the event this Addendum conflicts with, varies or modifies the terms and provisions of said Lease. Then in such event the terms and provisions of this Addendum shall control and govern the rights and obligations of the parties.

I WITNETH:

WHEREAS, Lessor is the Owner of the Unit and wishes to lease said Unit to Lessee; and
WHEREAS, Execution of this Lease Addendum is a required condition of rental of a unit; and
WHEREAS, The Lessor and Lessee hereto expressly agree that the Lease Agreement doted

Shall be amended as provided herein and the following terms shall be incorporated into the Lease Agreement. In the event of any conflict between the terms and condit'ions of the Lease Agreement and this Addendum. The Addendum shall govern the respective rights and responsibilities of the parties hereto. **NOW, THEREFORE**, in consideration of the terms set forth herein and other good and valuable consideration, the receipt and adequacy of which the parties hereby acknowledge. The parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. All capitalized terms set forth in this Addendum shall have the meaning as set forth in the Declaration unless the context otherwise provides.
3. Lessee shall abide by and comply with the provisions of the Association's Declaration. By- Lows, Articles of Incorporation. Rules and Regulations. and shall comply with all laws. ordinances. regulations and administrative rules applicable to the Unit including. but not limited to Chapter 718, Florida Statutes. (the "Condominium Act"). By executing this Addendum, the Lessee acknowledges receipt of the Governing Documents from the Lessor and acknowledges review of some.
4. In the event Lessor is delinquent in Lessor's obligation to pay to Association any regular or special assessments. or any installment thereof. or any other monetary obligation, the Association shall have the right but not the obligation. to notify Lessor and Lessee of any such delinquency, which notification shall be in writing (directed to Lessee at the Unit address). and the Lessee shall be required to pay rental installments due under the Lease (but no higher than the amount due each month) or a portion thereof sufficient to pay said delinquent maintenance assessments. directly to the Association. for any rental installments due ten (10) days after notice of same is provided to the Lessee. This obligation will cease upon full satisfaction of the financial obligations of the Lessor to the Association and the Association will notify Lessee in writing.

Owner Initials: _____

Lessee Initials: _____

As the ability to receive rental income in case of a delinquency is an inducement to approve the Lease. It is understood that rent shall be paid by Lessee to Lessor on a regular, periodic, basis throughout the lease term. Payment of advance rent shall not be allowed. If Lessee pays rent in advance to Lessor. And should a delinquency arise. Lessee shall nonetheless be obligated to pay fair market rent to the Association in the event of a delinquency and notification thereof under this paragraph.

5. In the event the Lessee fails to pay delinquent assessments and costs and fees incidental thereto, the Lessee shall be deemed in default under the Lease and subject to eviction proceedings as described in this Addendum, in addition to all other remedies the Association may have. The collection of rental payments from the Lessee shall not be deemed an election of remedies, and the Association may still proceed to collect delinquent assessments in accordance with the Governing Documents and the Condominium Act including but not limited to the filing of a claim of lien, foreclosure, and personal money actions.
6. If the Lessee fails to comply with any of the provisions of the Condominium Documents, or fails to comply with any duties imposed by him by the Lease Agreement this Addendum, or any other statute or law. Then within seven (7) days after delivery of written notice by the Lessor or Association specifying the noncompliance and indicating the intention of the Association or Lessor to terminate the Rental Agreement by reason thereof, Association or Lessor may terminate the Rental Agreement. Association and/or Lessor shall have no obligation to allow Lessee to cure such violations if such noncompliance is of a nature that Lessee should not be given opportunity to cure pursuant to Section 83.56 of the Florida Statutes, as amended from time to time. or if the noncompliance constitutes a subsequent or continuing noncompliance within twelve (12) months of a written warning by Association or Lessor of a similar violation. In such instances. Association or Lessor may deliver a written notice to Lessee specifying the noncompliance and the Association's or Lessor's intent to terminate the Lease Agreement by reason thereof. In the case of the failure of Lessee to pay rental notice pursuant to Section 83.56(3), Florida Statutes. Association may either seek relief in a court of competent jurisdiction for the eviction of the Lessee or seek an injunction for the removal of the Lessee. with or without joining the Lessor.
7. Lessee shall not be entitled to occupy the Unit prior to receipt of written approval from the Board of Directors. In the event the Lessee should occupy the Unit prior to receipt of written approval. Lessee's application to lease the Unit shall be deemed automatically withdrawn.
8. The Unit shall be possessed, occupied and utilized solely for the purpose of a private single family residential dwelling and for no other purpose. Lessee warrants and represents that the only occupants of the Unit will be the following individuals:
9. The Association and/or its authorized agent(s) shall have the irrevocable right to have access to the Unit as may be necessary for inspection, maintenance repair or replacement of any Common Elements accessible therefrom, or for making emergency repairs necessary to prevent damages to the Common Elements or other units.
10. The Lessee shall not assign the Lease. nor sublet or permit the Unit or any part thereof to be used by others without the prior written approval of the Association.

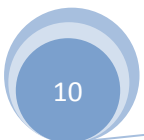
Owner Initials: _____

Lessee Initials: _____

11. The Lessee agrees not to keep anything in the Unit which will increase the insurance rates of the Association or interfere with the rights of other residents of the Association by creating unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance, immoral or illegal act in the Unit or on the Common Elements, or the Limited Common Elements.
12. Without limiting the Lessee's obligation to comply with all provisions of the Governing Documents, the Lessee specifically acknowledges that pursuant to Section 18 of the Declaration, the Lessee may have either one domestic dog, which when fully grown shall NOT exceed the weight of 25 pounds, or two domesticated cats or two domesticated dogs, which, when fully grown will not exceed a combined weight of 50 pounds.
13. There shall be no extensions or renewals of the Lease without the prior written approval of the Association.
14. Lessee and Lessor specifically acknowledge that as of the expiration date of the term of the Lease, unless the appropriate approval has been obtained for an extension or renewal of the Lease, the Lessee shall have no access or use rights in the Association's property, including, but not limited to, all Common Elements and amenities except as on invited guest. In connection with the termination of the Lessee's use rights as specified above, Lessee and Lessor specifically acknowledge that the Association shall have the authority to deactivate and/or terminate all entry devices and/or other means for the Lessee to access the Condominium and/or the Unit as of the expiration date of the term of the Lease.
15. The Association shall not be liable to Lessor, or to Lessee, or Lessee's family, agents, guests, invitees, employees or servants for damage to persons or property caused by other residents or other persons. Lessee recognizes that Association does not warrant the security of the property, and is not responsible for safety of Lessee, other unit occupants, nor their property. Lessor and Lessee jointly and severally agree to indemnify and hold Association harmless from and against any claims for damages to person or property arising from Lessee's use of the premises, or from any activity or work permitted to be suffered by Lessee in or about the premises. Association shall not be liable for personal injury, or damages to lessee's personal property from theft, vandalism, fire, water, rain, storms, smoke, explosions, sonic booms, riots or other causes whatsoever unless it is established that the negligence or misconduct of the Association is the sole cause of any such injury or damage. Lessee agrees to notify Association immediately upon the occurrence of any injury, damage or loss suffered by Lessee or other person upon the premises.

Nothing contained in the Lease, this Addendum, or the Governing Documents shall in any manner: (i) be deemed to make the Association a party to the Lease or this Addendum (except to the extent that the Association is an intended third party beneficiary of any of the covenants contained in the above referenced documents which are for the benefit and protection of the Association and are necessary to enable the Association to enforce its rights hereunder; (ii) create any obligation or liability on the part of the Association to the Lessor or Lessee (including, without limitation, any obligation as a landlord under applicable law or any liability based on the Association's approval of the Lessee pursuant to the Declaration, such approval being solely for the benefit of the Association), or (iii) create any rights or privileges of the Lessee under the Lease, this Addendum, or the Governing Documents as to the Association.

16. Lessor and Lessee understand and agree that this Lease Addendum shall apply to any lease renewal as well. Lessor and Lessee also understand and agree that the Association shall have the right to approve any lease renewal or extension, which approval shall not be unreasonably withheld, and which shall be based solely upon compliance with the



Owner Initials: _____

Lessee Initials: _____

provisions of the Lease, this Lease Addendum and the governing documents of the condominium during the prior lease term. If Lessor/Lessee fail to obtain approval for any renewal or extension of the Lease beyond the approved term ending on ____/____/____, the Association, at its option, shall have the authority to deactivate and/or terminate all entry devices and/or other means for Lessee to access the Condominium and/or Unit.

17. Lessee and Lessor acknowledge that there are commercial units, including but not limited to, restaurants, below on the ground floor of the Condominium which are open air establishments and not protected by a roof whereby any projectile or object falling or being thrown off the balcony can and may cause personal injury or property damage. Lessee and Lessor hereby agree not only to indemnify and hold Association harmless as provided elsewhere herein, but also to indemnify and hold harmless the commercial unit owners and establishments below if any damages or injury are caused to said establishment or their patrons by the Lessee or his guests.

18. When used herein, the singular shall include the plural. the plural the singular and the use of any gender shall include all genders as appropriate.

19. The partial or complete invalidity of any one or more provisions of this Addendum, or any other instrument required to be executed by Lessee in connection with the leasing of the Unit shall not be affected thereby, and each and every term and provision otherwise valid shall remain valid and be enforced to the fullest extent permitted. The failure of any party hereto to insist in any one or more instances, upon the performance of any of the terms, covenants or conditions of this Addendum, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenants, conditions or rights as respects further performance.

20. Nothing contained in the Lease, this Addendum, or the Governing Documents shall in any manner: 0) be deemed to make the Association a party to the Lease or this Addendum (except to the extent that the Association is an intended third party beneficiary of any of the covenants contained in the above referenced documents which are for the benefit and protection of the Association and are necessary to enable the Association to enforce its rights hereunder; (ii) create any obligation or liability on the part of the Association to the Lessor or Lessee Including, without limitation, any obligation as a landlord under applicable law or any liability based on the Association's approval of the Lessee pursuant to the Declaration, such approval being solely for the benefit of the Association), or (iii) create any rights or privileges of the Lessee under the Lease, this Addendum, or the Governing Documents as to the Association.

21. This Addendum is governed by the laws of Florida. Venue for any action shall be in Miami- Dade County.

22. If either the Lessor or the Lessee fails to comply with the agreements, conditions or covenants of the Lease Agreement or this Addendum, including violations of the Condominium Documents, or fail to comply with applicable laws, and court action or arbitration (including actions initiated or defended by Association) is required to resolve any dispute, the prevailing party, including the Association, shall be entitled to costs and attorney's fees of that action, at the arbitration, trial or appellate levels.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the date and year first above written.
Signed, sealed and delivered in the presence of:

Print Owner(s): _____

Signed Owner(s): _____

Print Lessee(s): _____

Signed Lessee(s): _____



1060 BRICKELL

CONDOMINIUM

Receipt of this Lease Addendum is acknowledged by 1060 Brickell Condominium Association, Inc.
this day of ____/____/____

1060 BRICKELL CONDOMINIUM ASSOCIATION, INC.

By: _____

Title: _____

Signature: _____

Office Use ONLY

EXHIBIT "A"
Section 83.49(3), Florida Statutes

(3)(a) Upon the vacating of the premises for termination of the lease, if the landlord does not intend to impose a claim on the security deposit, the landlord shall have 15 days to return the security deposit together with interest if otherwise required, or the landlord shall have 30 days to give the tenant written notice by certified mail to the tenant's last known mailing address of his or her intention to impose a claim on the deposit and the reason for imposing the claim. The notice shall contain a statement in substantially the following form:

This is a notice of my intention to impose a claim for damages in the amount of _____ upon your security deposit. due to _____. It is sent to you as required by s.83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to _____ (landlord's address).

If the landlord fails to give the required notice within the 30-day period, he or she forfeits the right to impose a claim upon the security deposit.

Unless the tenant objects to the imposition of the landlord's claim or the amount thereof within 15 days after receipt of the landlord's notice of intention to impose a claim, the landlord may then deduct the amount of his or her claim and shall remit the balance of the deposit to the tenant within 30 days after the date of the notice of intention to impose a claim for damages.

If either party institutes an action in a court of competent jurisdiction to adjudicate the party's right to the security deposit, the prevailing party is entitled to receive his or her court costs plus a reasonable fee for his or her attorney. The court shall advance the cause on the calendar.

Compliance with this section by an individual or business entity authorized to conduct business in this state, including Florida-licensed real estate brokers and sales associates, shall constitute compliance with all other relevant Florida Statutes pertaining to security deposits held pursuant to a rental agreement or other landlord-tenant relationship.

Enforcement personnel shall look solely to this section to determine compliance. This section prevails over any conflicting provisions in chapter 475 and in other sections of the Florida Statutes, and shall operate to permit licensed real estate brokers to disburse security deposits and deposit money without having to comply with the notice and settlement procedures contained in s. 475.25(1)(d).

Owner Initials: _____

Lessee Initials: _____

CONFIDENTIAL RESIDENT INFORMATION SHEET

Resident's Name: _____

List all adult occupants:

Name

Relationship

Children Names and Ages:

Name

Age

Pet (s): _____

1060 Brickell, Condominium Home Phone #: _____

Alternate Phone #: _____

Business Telephone: _____

Business Fax: _____

Email Address: _____

Emergency Contact Name: _____ Phone #: _____

Relationship: _____

Are you or anyone in your household in need of special medical attention or have restricted mobility, which would require additional assistance in the event of an emergency?

YES

☐

NO

☐

If yes, please explain special needs (i.e. oxygen, wheelchair, blind, hearing impaired, etc.):

1060 BRICKELL, A CONDOMINIUM VEHICLE REGISTRATION FORM

Only 1 Vehicle Allowed per Assigned Space

Make:	Model:
Year:	Color:
Tag #:	State:
Space Assignment:	DECAL #

Motorcycle/Scooter * See Mgt for Specific Parking Location*

Make:	Model:
Year:	Color:
Tag #:	State:
Space Assignment:	DECAL #

PLEASE READ

*All residents are responsible for obtaining their **REQUIRED** vehicle decal from Management, after Association Approval has been issued to the new resident. **By initialing this item, you hereby agree to obtain said decal from Management and affix it to the driver side, lower corner, and exterior of the windshield, as required by the Association Documents and Policies on move-in date. Initials ()** The Association/Management are not responsible for damage or theft of property inside the parking garage Initials() **Note: Vehicles must be parked in their assigned space only. All unregistered vehicles are subject to booting and illegally parked vehicles are subject to be towed at the Owner's expense without notification**

***** Important Life Safety Accident Prevention *****

Notification: Friday July 11, 2014

This is a formal accident prevention reminder to **follow the traffic directional patterns in the garage**. Residents found going against designed traffic patterns and speed limit will be subject to a violation that carries a **\$100 fine per occurrence**. This is an important life safety accident prevention reminder for all who navigate the garage to govern themselves accordingly with the designed ingress and egress traffic design patterns and speed limit. Thank you in advance for your immediate cooperation and understanding by avoiding an accident and protecting the safety of all who visit, live, work and play at 1060 Brickell.

Initials ()

1060 BRICKELL, A CONDOMINIUM PET REGISTRATION FORM

Type of Pet (**circle one**): DOG, CAT, FISH, OTHER (household – type) BIRDS

Pet's Name:	Pet's Name:
Pet's Age:	Pet's Age:
Pet's Weight:	Pet's Weight:
Pet's License:	Pet's License:
Tag Number:	Tag Number:
Breed (Be specific – give complete description, color, etc:	Breed (Be specific – give complete description, color, etc:

**Please attach a
photo of your pet**

**I have read/review the 1060 BRICKELL, A CONDOMINIUM Rules, Regulations and Restrictions regarding
pets on the property and agree to abide by them.**

Unit-Owner's Signature: _____ **Date:** ____/____/____

NO pets are allowed to relieve themselves on ANY of the limited and common areas of association property inside or outside that include exterior perimeters other than the assigned dog park area for the Association. Such actions constitute a violation and carry a \$100 fine. The alternatives for residents with a pet are; the park across on SE 1 Ave and/or Brickell Avenue sidewalk ways, however **NEVER** on association property and/or interior/exterior perimeters (such as the cobblestones of the rotunda, columns, curbside, planters, railings, steps, walls, garage, doors, elevators, corners, walkways, and/or the rocks next to the walkway wall) as courtesy to be urine and feces free in sight and scent for all who visits, lives, works and play at 1060 Brickell.

PLEASE RETURN FORM WITH PHOTO AND REGISTRATION TO THE MANAGEMENT OFFICE

NOTE: Tenants may have either one domesticated dog, which when fully grown shall NOT exceed the weight of 25 pounds, or two domesticated cats or two domesticated dogs, which, when fully grown will not exceed a combined weight of 50 pounds. (PLEASE REFER TO SECTION 18 OF THE DECLARATION IN THE CONDOMINIUM DOCUMENTS FOR MORE DETAILS). Tenants will also be responsible to register any pets with the buildings Management office.

1060 BRICKELL, A CONDOMINIUM MOVE IN/MOVE OUT AND DELIVERY POLICY

No move-ins/move outs or deliveries will be allowed through the Main Lobby. All move-ins/move outs will be processed through the service elevator. The dimensions of the loading dock entrance are height-14' x width-24'.

Move-In/Move-Out

A move is defined as furniture, appliances or boxes taken to a Unit that requires three or more trips on an elevator utilized exclusively for a specific Unit in any 24-hour period. **All moves require a minimum seven (7) day reservation of the elevator.** Moving and deliveries shall only be allowed between the hours of 8:00am-5:00pm. Monday through Friday (holidays excluded). Moving and deliveries shall not be permitted at all on Saturdays or Sundays. Movers must be out of the building by 5 p.m. A receiving clerk is retained to expedite the move, as well as monitor its progress and report any damages to common areas that may occur. A Certificate of Insurance from the Moving Company listing the Association and the Unit Owner, as additional insured, must be submitted prior to the date of the move. The Association requires General Liability coverage in the minimum amount of Five Hundred Thousand Dollars (\$500,000.00), Comprehensive Auto Liability insurance in the minimum amount of Five Hundred Thousand Dollars (\$500,000.00) combined single limits and Workers Compensation Insurance as required by State Law. **Immediate notice to the Association is required if there is any delay in the start or completion of the move that will prevent the completion of the move on time or in a timely fashion.**

Deliveries

Deliveries are defined as furniture, appliances or construction materials taken to a unit that can be transported in two or less trips on an elevator utilized exclusively for a specific Unit in any 24-hour period. Residents may make deliveries of small items purchased during the course of normal, everyday shopping, such as groceries, small appliances, televisions, stereos, etc... as long as exclusive use of the elevator is not required for the delivery and the delivery does not interfere with the day to day activities of the Association's Unit owners and residents. All Deliveries from vendors must be scheduled with the Association and performed during normal delivery hours as stated below. All deliveries require a minimum 24-hour notice and reservation of the elevator. **Deliveries can be made only between 9 a.m. and 5:00 p.m., Monday through Friday (holidays excluded).** A Certificate of Insurance from the Delivery Company listing the Association and the Unit Owner, as additional insured, must be submitted prior to the date of the move. The Association requires General Liability coverage in the minimum amount of Five Hundred Thousand Dollars (\$500,000.00), Comprehensive Auto Liability insurance in the minimum amount of Five Hundred Thousand Dollars (\$500,000.00) combined single limits and Workers Compensation Insurance as required by State Law. **Immediate notice to the Association is required if there is any problem with the delivery or it has been rescheduled.**

Acknowledgement by Unit Owner:

I acknowledge receipt of the "Move-in/Move-out and Delivery Procedures" and understand that as Unit Owner/Lessee, I am liable for the expense of fines, damages, repairs and other related expenses, etc. due to negligence of my agents or employees. I hereby agree to comply with all of the above requirements and to cause my moving and delivery personnel to comply with these requirements.

Print Unit Owner/Lessee: _____ Unit Owner/Lessee Signature(s): _____

Date: ____/____/____

1060 BRICKELL, A CONDOMINIUM UNIT ACCESS AUTHORIZATION GUESTS and CONTRACTOR

I _____ hereby authorize the following person(s) to enter Unit No: _____

Effective ____/____/____. This authorization is valid until ____/____/____.

(PLEASE PRINT NAME AND/OR COMPANY CLEARLY)

<i>Name / Company</i>	<i>Description: Family, Friend, Contractor</i>

INSTRUCTIONS:

Owners or authorized tenants, may access the property at will using fobs at designated entry points. The residents must authorize all other visitors to the property. You may authorize entry at any time over the telephone while in residence. If you wish to authorize access to your unit during an absence from the property, use this form to designate such authorization. Once the management office has this authorization, access will be given to the above listed parties until further notice. Residents must make all arrangements for unit accesses with their guests (i.e. provide keys, fobs, etc.)

Contractors or service personnel are NOT allowed to use Proxy Keys; residents are responsible to provide them ONLY with the UNIT KEYS.

The undersigned acknowledges and agrees to fully indemnify and hold harmless you and all of your officers, directors, members, employees and agents (including, without limitation, your management and security companies and their officers, directors and employees) for and from any and all misconduct or negligence of the person(s) named above, whether in the Unit, the Common Elements of the Condominium or otherwise (such agreement to include all attorney fees and court costs regardless of whether suit is brought or any appeal is taken there from).



Owner/ Lessee Signature: _____



Cell Phone #: _____

Date: ____/____/____

First Service Residential Indemnification and Release Form

WHEREAS, the undersigned Unit Owner(s) or Tenant(s) in Unit No. _____ of _____ located at _____ (street address) is/are desirous of having First Service Residential. ("FSR") its authorized agent, perform the following service on my/our behalf and not on behalf of the Association: (Circle if appropriate)

1. Use of key to my/our unit, which Association has to allow access to me/us, or my/our guests or tenants if locked out.
2. Accept UPS, Federal Express or similar deliveries at front desk.

WHEREAS, to protect the Association, FSR. Their officers, directors, partners, parent company, members, agents and employees (hereinafter Association Parties) from any claims, damages, demands, suits, judgments, actions, causes of actions, debts, sums of money, accounts, claims and demands arising out of, or related to, the services performed hereunder on behalf of the undersigned unit Owner(s) or Tenants(s), I/We agree to indemnify and hold harmless the Association Parties from any such actions, demands, suits etc., and

WHEREAS, the Association and FSR. Are not willing to provide the above referenced services to the undersigned unit Owner(s)/Tenant(s) without the benefit of this Indemnification and Release form.

NOW THEREFORE, for Ten (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by the Association Parties and the undersigned, it is hereby agreed that the undersigned Unit Owner(s) or Tenant(s) hereby agrees/agree to hold harmless and indemnify the Association Parties from any claim, demands, suits, etc., including, but not limited to reasonable attorney's fees and costs whether pre-litigation, or at the trial or appellate levels, if applicable, against it or them, by any party, resulting from or related to the performance or the above services for the undersigned and the undersigned hereby releases said Association Parties and will not assert any claims against such Association Parties for services performed hereunder. This indemnification and hold harmless shall apply even in those situations where the claims may result directly or indirectly, in whole or in part from the negligence of the Association Parties. The Association and/or FSR shall have the right to limit or condition performance of the above-referenced services as either of said parties may reasonably determine from time to time in the exercise of its sole discretion.

Print Owner(s): _____

Signed Owner(s): _____

Print Lessee(s): _____

Signed Lessee(s): _____

Date: ____/____/____

Background Application

Unit # _____ Monthly Rent \$ _____ Lease Start ____/____/____ End ____/____/____

(If parties are married with separate last names, the applicants must submit a copy of the marital certificate)

Application for Residency

Applicant's Name _____ D.O.B ____/____/____ S.S.N ____-____-____

Marital Status _____ Driver's License # _____ State _____

Roommate/Spouse's Name _____ D.O.B ____/____/____ S.S.N ____-____-____

(For non-married individuals please print this page again and fill out completely)

Resident History

Present Address _____ State _____ Zip _____

Present Landlord _____ Cell ____-____-____ Rent \$ _____

Reason for moving: _____

Employment

Present Employer _____ Position _____ Annual Salary \$ _____

Employed Since ____/____/____ Business Address _____ State _____

Zip _____ Supervisor _____ Cell ____-____-____

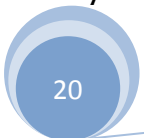
Spouse's Employer _____ Position _____ Annual Salary \$ _____

Employed Since ____/____/____ Business Address _____ State _____

Zip _____ Supervisor _____ Cell ____-____-____

Print **Owner/Lessee:** _____

Owner/ Lessee Signature: _____



Service Contact Information



Utilities

Direct Plus (for Direct TV Service Connection, basic TV package included): 1-800-897-9773.

AT&T: Phone, DSL, and U-verse: (305) -969-2064 or www.att.com

Florida Power and Light: Miami-Dade: (305) -442-8770 or www.fpl.com

WebPass (Internet only, 100mbps speeds) 786-475-6715 or www.webpass.net

Appliances

*Note: All warranties on Appliances are expired as of October, 2010. There was a 5 year warranty on Trane A/C, compressors only, which expired on 1/7/2013.

Flamingo Appliance: For Washer / Dryer units and Refrigerators: (305) 378-1495

Kenco: For all Bosch Kitchen Appliances: (305) 558-9220

Trane Air Conditioning Air Handlers: Contact the Management office for recommendations.

6 month service MUST be performed regularly on all air handlers, whether by unit Owner or Tenant. Air filters should be changed every 30 days and are available in the Management office for purchase.

Association Services

Unit Keys or rekey of locks on unit doors, A/C closet doors and Mailboxes can only be performed by the Association's Maintenance department, as the keys and locks are copyrighted. Spare copies or new lock cylinders may only be performed for Tenants when written authorization is obtained from the Unit Owner.

Access Cards, FOB and Transponders: Access cards must be registered to each person residing at 1060 Brickell. Transponders are required for all new residents.

Additional vehicle parking spaces: There is one space assigned to each unit (there are only very few units with multiple). If you require an additional space, the Association offers a Valet Only option for \$160 / Month. Valet resident tags can be obtained at the valet podium.

Thank you for considering 1060 Brickell to be your new home

