

MEMO

From: The Claridge of Pompano Condominium, Inc.
Juliet Dalton, Property Manager

Re: Warranty Deed

Message

Please provide The Claridge Office with a certified copy the Warranty Deed:

- ◆ **A certified copy of the Warranty Deed must be presented to the Office in order to gain entry into the building.**
- ◆ A certified copy of the Warranty Deed must be provided to the Office to change ownership and be accepted into the Claridge Condominium Association.

As per **ARTICLE IV, PARAGRAPH 2 OF THE ARTICLES OF INCORPORATION OF THE CLARIDGE CONDOMINIUM DOCUMENTS:**

2. Membership in the Association shall be established by recording in the public records of Broward County, Florida, of a deed or other instrument establishing a change of record title to an apartment in the condominium and the delivery to the Association of a certified copy of such instrument, the new owner designated by such instrument thereby becoming a member of the Association. The membership of the prior owner shall be thereby terminated.

Thank you,

The Claridge of Pompano Condominium, Inc.
1340 S. Ocean Blvd
Pompano Beach, FL 33062

E-mail: office@theclaridgeofpompano.com/ manager@theclaridgeofpompano.com
Tel: 954-943-7882
Fax: 954-943-3046



INSTRUCTIONS FOR ELEVATOR USE
CONTRACT WORK AND MOVES IN & OUT

1. Contract Work and Moves are restricted to Monday through Friday, between the hours of 8:30 am and completed, cleaned up, and gone no later than 5:00 pm. Strictly enforces.
2. **NO** Large Commercial vehicles are allowed in the upper parking lot for safety reasons.

See the Front Desk for instructions on where to park

All trucks, vans, and/or delivery vehicles, etc. must be parked on the street and cannot block the entrances and exits of the building or prohibit others' visual ability to exit safely

3. All workers, movers, etc., must sign in at the Front Desk.
4. All contractors, workers, movers, etc., must provide a copy of:
 - a. Business License
 - b. Workers Comp Insurance Certificate that covers ALL workers.
 - i. If Workers Comp is exempt; only the person named on the certificate is exempt and does not cover any other workers.
 - c. Liability Insurance Certificate naming the association as additional insurance or certificate holder as follows:

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1340 S Ocean Blvd
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5. **Only** the Service Elevator may be used. All other elevators are off-limits to all contractors and movers.
 - DO NOT OVERLOAD THE ELEVATOR
 - DO FORCE OVERSIZED PIECES INTO ELEVATOR (use stairs if not able to fit in the elevator)
 - DO BLOCK ELEVATOR DOOR TRACKS

Any damage caused to elevators or if the elevator goes offline due to workers not adhering to rules, the contractor/mover/ unit owner will be responsible for the cost of elevator repair.

6. Any scrapes, nicks, or marks on hallways, ceilings, carpets, walls, elevators, or anywhere else on the property should be reported to the Front Desk immediately. The unit owner and movers are responsible for any damage and repair costs.
7. All moving material, boxes, trash, etc must be removed from the property by the contractor/mover/unit owner.
8. Hallways must remain clear during work and/or moves.
9. **DO NOT LEAN ANY MATERIAL ON THE INTERIOR, EXTERIOR AND/OR HALLWAY WALLS.**

REFER ANY QUESTIONS YOU MAY HAVE TO THE FRONT DESK. 954-943-7882

LOOMIS

2929 E. Commercial BLVD
Fort Lauderdale, FL 33308
Phone: 954-772-0448
Fax: 954-772-0447
www.loomisco.com

THE LOOMIS COMPANY

To: Requestors of Condominium Certificates of Insurance
From: The Loomis Company
Re: Retrieving Condominium Certificates of Insurance

To better serve our clients, you can obtain condominium certificates of insurance by using the online delivery service from **www.eoidirect.com**.

EOI Direct provides round-the-clock, online access to insurance information for lenders, mortgage brokers, closing agents, realtors, and homeowners in need of a certificate of insurance or summary of a master policy for community associations insured through our agency.

To obtain a certificate of insurance, please visit **www.eoidirect.com**. If you are a first-time user, follow the links to register so you can log in to your account as an "Existing User". Once you have logged into your account, click on "Evidence of Insurance" to search and access the association policy information you are seeking.

There is a delivery charge for Certificate Holder changes, but there is no cost to register for this service, and summaries of master policy information are available free of charge online.

Customer service is available toll-free from 9:00 AM to 8:00 PM (Eastern Time), Monday through Friday to provide additional assistance. Those without internet access may also contact the help desk at 1 + (877) 456-3643 to order their certificate over the phone with a representative.

EOI Direct is an online internet utility developed to simplify and automate the process of delivering property insurance certificates within minutes - days, nights, weekends, and holidays.

Please share this important notice with those parties that regularly request condominium certificates of insurance from our agency.

THE FOLLOWING QUESTION AND ANSWER SHEET ARE OFFICIAL RECORDS OF THE ASSOCIATION
AS DESCRIBED IN SECTION 718.504 OF THE CONDOMINIUM ACT.

Updated 06/21/19

Q & A'S

Q: What are the voting rights of the members of the Claridge of Pompano Condominium Association?

A: Each Condominium Parcel shall be entitled to ONE (1) vote with respect to any affairs of the Claridge of Pompano Condominium, Inc., which require a vote. It is intended that there shall be a maximum of One Hundred Ninety-Eight Votes on any given issue, which represents one vote per Condominium Parcel.

The vote of the owners of an apartment owned by more than one person shall be cast by the person named on a certificate signed by all of the owners of the apartment and filed with the Secretary of the Association. Such Voters Certificate shall be valid until revoked by a subsequent Certificate. If said "Voters Certificate" is not on file, the vote of such owners shall not be considered in determining the requirements for a Quorum, nor for any other purposes.

Only certain votes may be cast in person or by Limited Proxy. Proxies shall be valid for only the particular meeting designated thereon and must be filed with the secretary before the appointed time of the meeting. No Proxies may be used for the Election of any member of the board of directors.

Q: Are there any restrictions regarding the use of my unit?

A: Yes, the following Rules Apply:

- Each of the apartments shall be occupied only by a single family as the residents and for no other purpose.
- No Immoral, Improper, Offensive, or Unlawful use shall be made of the Condominium Property, nor any part thereof; and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction over the subject property shall be observed.
- No Nuisances shall be allowed upon the Condominium Property, nor any use or practice which is the source of the annoyance of to residents and which interferes with the peaceful possession and proper use of the proper use by its residents. All parts of the property shall be kept in a clean and sanitary condition and no rubbish, refuse, or garbage is allowed to accumulate, or any fire hazard allowed to exist.
- Other reasonable rules and regulations concerning the use of condominium property may be made and amended from time to time by the Association in a manner provided for in its Articles of Incorporation and By-Laws. Copies of such regulations and amendments thereto shall be furnished by the Association at reasonable cost to all apartment owners and residents upon request.

Q: What about leasing my unit?

A: No Owner may lease his/her condominium apartment during a period comprising the first 365 days subsequent to the date that his/her deed reflecting the acquisition of his/her apartment has been recorded in the public records of Broward County, Florida.

Apartment owners may lease their condominium apartment only ONE (1) time in a twelve-month period after the first 365 days of their acquiring ownership of said condominium, but each such lease shall be for a minimum period of SIX (6) Months and ONE (1) Week.

- Entire apartments may be leased provided the occupancy is only by the lessee and his/her family.
- NO rooms may be rented.
- NO transient tenants accommodated.
- ALL Leases are subject to approval.

Q: Are there any land use fees that must be paid?

A: No.

Q: What are the Assessments which are levied against the Units Pursuant to the budget, exclusive of Special Assessments?

A: Regular Maintenance of \$3,600.00 due quarterly on the 1st of January, April, July, and October.

Q: What is the basis upon which assessments are levied?

A: Each apartment owner shall be liable for a proportionate share of the common expenses and entitled to ownership in a share of the common surplus, such share being equal to the undivided share said owners' apartment bears in their common elements which are appurtenant to his apartment.

All of the apartments shall have an equal and undivided interest in the common elements and common surplus.

Common expenses include but are not limited to:

- 1.** Expenses of administration, maintenance, operations repair, or replacement of the common elements.
- 2.** Expenses agreed upon as common expenses by the association.
- 3.** Any valid charge against the condominium as a whole, or specifically declared a common expense by the provisions of the Declaration or other condominium documents.

Q: When do the assessments become due?

A: Assessments are due quarterly and must be received before the TENTH (10) of the month to avoid late charges.

Q: Is The Claridge facing any legal liabilities?

A: No.

Q: Are there any recreational facilities or master associations in which membership is mandatory?

A: No.

Rules For Guests at the Claridge

Please remember the Claridge is not a Hotel; it is the home of 198 apartment owners.

1. GUESTS OF RESIDENTS:

- a. **ALL GUESTS MUST** - Adhere to all Rules of the House, including Locals.
- b. **ALL GUESTS MUST** - Sign-In with the Front Desk Officer.
- c. **ALL GUESTS MUST** - Be accompanied by the resident at the pool.
- d. **ALL GUESTS MUST** - Sign-Out when leaving.

2. CONDUCT AT THE POOL:

- a. Conduct at the Pool is governed by the regulations posted at the poolside.
- b. No running, Ball Playing, Loud Talking, or Screaming will be tolerated.
- c. Volume of portable radios must be kept at a low level.
- d. No food is permitted at the poolside or in the pool area. Food may be consumed on the Lower Deck only; this is in the vicinity of the Barbeque Grills.
- e. Only beverages in plastic containers will be permitted in the pool area. Absolutely NO GLASS permitted.
- f. **GATES** leading to and from the Beach and Pool must be kept **CLOSED AND LOCKED AT ALL TIMES**.
- g. **CHILDREN LESS THAN 13 YEARS** of age must be accompanied and actively supervised by an adult when at the poolside or in the pool and pool area.
- h. **ALL MEN, WOMEN & CHILDREN** must wear footwear, robes, and/or beach cover-ups in the lobby and/or any common area while en route to and from the pool area. **NO EXCEPTIONS.**

3. CONDUCT ON PROPERTY:

- a. No one (adult or child) is allowed to Roller Skate, Skateboard, or Bicycle, in the Lobby or Upper or Lower Parking Areas, the Lanai, and/or any Common area.
- b. No more than six (6) persons may occupy an apartment at one time.
- c. It is **NOT PERMITTED** to hang towels from any balcony.

4. LESSEES (RENTERS) who are NOT In-Residence are **NOT ALLOWED TO HAVE GUESTS** in the Lessee's absence.

5. **NO PETS ARE PERMITTED** ANYWHERE ON THE PROPERTY AT ANYTIME; including the resident's apartment.

6. CHILDREN:

- a. Children are not permitted to play in the Hallways, Stairways, Lobby, Association Public Rooms, Elevators, Garage Ramps, Waterfall, any Planted Areas, the Parking Area, or any common area on the property.
- b. Children are not permitted to interfere with the operation of the elevator in any way.
- c. **CHILDREN UNDER THE AGE OF THIRTEEN (13)** are not allowed in the Pool, Pool Area, Exercise Room, TV Room, Billiard Room Sauna, and/or any other common area unless accompanied by an adult.

7. ACCEPTABLE ATTIRE:

- a. Owners and guests are not permitted to use the lobby or social rooms unless in acceptable attire.
- b. Top Covering and Footwear are always required inside the building.
- c. **Shoes must be worn** to enter any common area in the building such as the Lobby, Social Rooms, Elevators, Restrooms, Sauna, etc.

8. DAMAGES & INJURIES:

- a. Owners are responsible for the acts and behavior of all guests and children in all public areas including the pool and pool area.
- b. **CLAIMS FOR PERSONAL INJURY ARE NOT THE LEGAL RESPONSIBILITY OF THE CLARIDGE.**
- c. Owners are responsible for any damages caused to the common areas by their guests. **ANY REPAIR COSTS WILL BE BILLED TO THE OWNER.**

TO OUR RESIDENTS -

THE SECURITY IN OUR BUILDING IS DEPENDENT UPON OUR OWNERS AND THEIR GUESTS FOLLOWING THE RULES AND REGULATIONS THAT HAVE BEEN ESTABLISHED FOR THE SAFETY AND SECURITY OF ALL.

GUESTS - WITH THE APARTMENT OWNER PRESENT

1. GUESTS STAYING OVERNIGHT OR LONGER MUST BE SIGNED IN AT SECURITY ALONG WITH AN AUTOMOBILE REGISTRATION NUMBER.
2. OWNERS ARE RESPONSIBLE FOR THE ACTS AND BEHAVIOR OF THEIR GUESTS.
3. OWNERS AND ADULT GUESTS ARE REQUIRED TO SUPERVISE AND ACCOMPANY CHILDREN AT ALL TIMES.

GUESTS - OWNER ABSENT

1. ABSENT OWNERS WHO PERMIT THE USE OF THEIR APARTMENT MUST GIVE NOTICE IN ADVANCE TO THE MANAGER - OR SUPPLY GUESTS WITH A LETTER OF INTRODUCTION TO BE DELIVERED AT THE TIME OF CHECK-IN.
2. UPON ARRIVAL AT THE CLARIDGE, GUESTS MUST REPORT TO SECURITY AND FILL OUT THE REQUIRED REGISTRATION FORM. ALSO, GUESTS ARE REQUIRED TO NOTIFY SECURITY OF THEIR DEPARTURE, WHICH IS IMPORTANT IN THE EVENT OF ANY EMERGENCY.
3. NO MORE THAN SIX (6) PERSONS MAY OCCUPY AN APARTMENT. ADULT GUESTS ARE REQUIRED TO ACCOMPANY AND SUPERVISE CHILDREN.
4. IT IS THE OWNERS' OBLIGATION TO ACQUAINT GUESTS OF THE CLARIDGE WITH "RULES WE LIVE BY".
5. GUESTS OF ABSENT OWNERS ARE TO USE THE OWNER'S RESPECTIVE PARKING SPACE OR GUEST PARKING ONLY.
6. LESSEES ARE NOT PERMITTED TO HAVE GUESTS WHEN THEY ARE NOT PRESENT.

EVERY GUEST WHO ENTERS THIS BUILDING MUST BE ANNOUNCED TO THE OWNER. THIS IS A MATTER OF SECURITY FOR THE WHOLE BUILDING. FURTHERMORE, GUESTS ARE REQUESTED TO ENTER THE BUILDING AT THE FRONT ENTRANCE AND SIGN IN AT THE SECURITY DESK. CHANNEL 95, OUR "HOUSE CHANNEL" WHICH IS NOW RECEIVED BY ALL OWNERS ON CABLE TV, HAS THE CAPABILITY OF ALLOWING AN OWNER TO VIEW THEIR GUEST BEFORE THE GUEST IS PERMITTED TO GO UPSTAIRS. YOU MAY REQUEST THIS SERVICE FROM SECURITY AT THE TIME YOUR GUEST IS ANNOUNCED.

WHEN AN ABSENT OWNER HAS A GUEST COMING TO STAY IN THEIR APARTMENT, IT WILL BE NECESSARY FOR THE MANAGER TO RECEIVE, IN WRITING, IN ADVANCE OF SUCH VISIT, WRITTEN NOTIFICATION FROM THE OWNER. THIS SHALL INCLUDE THE NAMES OF THE GUESTS, THEIR DATE OF ARRIVAL AND DEPARTURE, AND SIGNATURE OF THE OWNER. THIS CAN BE FAXED TO THE OFFICE (954-943-9970) OR MAILED. IT IS THE RESPONSIBILITY OF THE OWNER TO SUPPLY KEYS TO THEIR GUESTS. OWNERS' KEYS MAINTAINED BY THE CLARIDGE ARE FOR EMERGENCY USE ONLY AND CANNOT BE ISSUED TO A GUEST.