

**PARADISE PLAZA CONDOMINIUM ASSOCIATION, INC**

**PROSPECTIVE**

**SALE/RENTAL**

**APPLICATION**

**ONENESS MANAGEMENT, LLC.**

**PHONE. 305-204-5812**

**EMAIL: [mgmt@onenessmgmt.com](mailto:mgmt@onenessmgmt.com)**

**PARADISE PLAZA CONDOMINIUM ASSOCIATION, INC.**

**C/o ONENESS MANAGEMENT LLC.**



# ***PROCEDURE THAT YOU MUST FOLLOW TO SELL, TRANSFER***

## ***AND/OR RENT YOUR APARTMENT***

---

1. If you plan to sell, transfer and/or rent your apartment, you should notify the Board of Directors or the Management Company, at least one month in advance of your anticipated decision. When you request your Application, you will receive the following forms:

A. Prospective Sale/Rental Application to be completed by the Applicant(s) with authorization to conduct an employment, criminal background and credit check and to verify the references outlined in such application.

B. Authorization for Release of Residence and Employment Information in connection with the above Application and signed by the prospective buyer and/or renter.

C. Copy of the existing "Rules and Regulations" of the CONDOMINIUM so that the prospective resident will be familiar with

2. Once the above documents have been completed and signed, they should be emailed to **mgmt@onenessmgmt.com**

3. To cover the cost of the Screening process, please include with this Application a money order for \$150.00 for each adult, \$150.00 if married (marriage certificate required) \$150 for corporations payable to ONENESS MANAGEMENT,LLC. Please pay by Zelle to: accounting@onenessmgmt.com

4. When all of the above is received by the Board of Directors, the investigation process will start and it will take a minimum of fifteen (15) days to be completed. No Application will be processed if the present owner is delinquent with the Association in maintenance fees.

When the investigation is completed, this application will be turned over to the Admission Committee for a physical interview with the Applicant. Only after the approval of the Board's Committee will the Applicant be allowed to move in.

5. The hours permitted to move in and out of the Building are as follows:  
Monday through Saturday == From 8:00 a.m. to 4:30 p.m.  
No moving on Sundays.

6. It is very important that the new Applicants, whether they are renters or buyers, that before they move in they know that they have to abide by the by-laws and Rules and Regulations. It is stipulated in the State of Florida Condominium Statutes that when you sign a contract whether it is for rental or buying, you are automatically bound by these governing documents.

**THE BOARD OF DIRECTORS OF  
PARADISE PLAZA CONDOMINIUM ASSOCIATION, INC.**

**PARADISE PLAZA CONDOMINIUM ASSOCIATION, INC.**  
C/o ONENESS MANAGEMENT LLC.

TO PREVENT ANY DELAY IN THE PROCESSING OF YOUR APPLICATION PLEASE ENSURE YOU HAVE COMPLETED THE FOLLOWING:

**1. Requirements to be fulfilled by all applicants**

- a) Fill out the Application and complete all of the information Requested in the form.
- b) Write (N/A) if “Not Applicable “or information is “Not Available” and sign it.
- c) Present application with cash, or money order for \$150 for each adult, \$150.00 if married (marriage certificate required) and \$150.00 for Corporations.
- d) Signed the Acknowledgement of the rules and regulation form.

**2. Documents to be attached to the Application**

- a) Authorization to verify employment information and references completed and signed.
- b) Copy of the Lease or Purchase/Sale Contract.
- c) Copy of valid ID with picture and signature of adult occupants.
- d) Signed the Acknowledgement of the rules and regulation form.
- e) Proof of Income (last 3 pay stubs, bank statements or tax returns).

The process of approval may take up to 15 (fifteen) business days.

PARADISE PLAZA CONDOMINIUM ASSOCIATION, INC.

C/O ONENESS MANAGEMENT LLC.

**PROSPECTIVE RESIDENT/OWNER APPLICATION**

\_\_\_\_\_ **PURCHASE** \_\_\_\_\_ **LEASE**

**APPLICANT(S) NAME:** \_\_\_\_\_

**D.O.B:** \_\_\_\_\_ **PHONE #:** \_\_\_\_\_

**PROPERTY ADDRESS:** \_\_\_\_\_

**NAMES OF OTHER ADULTS:** \_\_\_\_\_

**NAMES OF MINORS:** \_\_\_\_\_

\_\_\_\_\_ **AGE:** \_\_\_\_\_

**DRIVER'S LIC. NO.:** \_\_\_\_\_

**APPLICANTS' OCCUPATION:** \_\_\_\_\_

**NAME OF EMPLOYER:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**HOW LONG EMPLOYED:** \_\_\_\_\_ (YRS. /MO.) **ANNUAL INCOME \$** \_\_\_\_\_

**NUMBER OF AUTOMOBILES OWNED BY APPLICANT (S):**

**TAG** \_\_\_\_\_ **MAKE:** \_\_\_\_\_ **YEAR:** \_\_\_\_\_ **COLOR:** \_\_\_\_\_

**TAG** \_\_\_\_\_ **MAKE:** \_\_\_\_\_ **YEAR:** \_\_\_\_\_ **COLOR:** \_\_\_\_\_

**PRESENT ADDRESS** \_\_\_\_\_

\_\_\_\_\_

**HOW LONG DID YOU RESIDE THERE:** \_\_\_\_\_

**LANDLORD'S NAME:** \_\_\_\_\_ **PHONE#:** \_\_\_\_\_

**PERSONAL REFERENCES (NO RELATIVES)**

**NAME ADDRESS TEL. NUMBER**

1. \_\_\_\_\_ 2.

\_\_\_\_\_ 3.

\_\_\_\_\_

**BANK REFERENCES: BANK'S NAME:** \_\_\_\_\_

I understand that any false statement in this application is sufficient grounds for PARADISE PLAZA CONDOMINIUM ASSOCIATION, INC. not to approve this application.

The applicant hereby authorizes the Association to conduct a background check at its discretion.

Date: \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

***SPOUSE INFORMATION***

=====  
Name \_\_\_\_\_ Birth Date \_\_\_\_\_

Driver's License No. \_\_\_\_\_ Employer \_\_\_\_\_

\_\_\_\_\_ Position \_\_\_\_\_ How Long \_\_\_\_\_

\_\_\_\_\_ Telephone \_\_\_\_\_

***MINOR INFORMATION***

=====  
Name \_\_\_\_\_ Birth Date \_\_\_\_\_

School \_\_\_\_\_ Grade \_\_\_\_\_

Name \_\_\_\_\_ Birth Date \_\_\_\_\_

School \_\_\_\_\_ Grade \_\_\_\_\_  
=====

***ADDITIONAL PERSONAL REFERENCES***

=====  
Name Relationship Telephone \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

***OTHER INFORMATION***

**HAVE YOU EVER**

Filed for Bankruptcy Yes \_\_\_ No \_\_\_ If Yes, when \_\_\_\_\_ Been

served an eviction notice or asked to vacate a property you were renting? Yes \_\_\_ No \_\_\_

Willfully or intentionally refused to pay rent when due? Yes \_\_\_ No \_\_\_ If Yes, when? \_\_\_\_\_

Have you ever been arrested and/or convicted of a crime?

=====

**DISCLOSURE**

I/ We, the undersigned, understand that ONENESS MANAGEMENT,LLC. is the agent and representative of PARADISE PLAZA CONDOMINIUM ASSOCIATION, INC. and that said agent's fees for screening this application amounting to \$150.00 for each adult, \$150.00 if married (marriage certificate required) and \$150.00 for Corporations will be paid by us. The undersigned acknowledges that this written notice was received prior to the undersigned receiving a sale and/or lease agreement.

I/We declare the foregoing information is true and correct, and I/We hereby authorize you to conduct an employment, criminal background and credit check and to verify our references.

\_\_\_\_\_

**Applicant's Signature & Date**

\_\_\_\_\_ **Co-Applicant's Signature & Date**

The owner/lessee in consideration of the approval of the foregoing Application, hereby agrees to appoint PARADISE PLAZA CONDOMINIUM ASSOCIATION, INC. as the owner/lessee authorized Agent and attorney-in-fact for the purpose of bringing and maintaining action for eviction, injunction or such other legal actions necessitated by lessee's failure to comply with and abide by the terms, provisions, conditions and restrictions of the Declaration of Covenants, Conditions and Restrictions, Bylaws, or Rules and Regulations of PARADISE PLAZA CONDOMINIUM ASSOCIATION, INC presently in effect or as amended from time to time.

Lessee further agrees to reimburse PARADISE PLAZA CONDOMINIUM, INC. for any and all attorney's fees and costs incurred.

# General Building & City of Miami Beach Rules & Regulations

Unit #: \_\_\_\_\_

Print Name: \_\_\_\_\_

Owner, Occupant or Property Manager? \_\_\_\_\_

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

**1. City of Miami Beach: Vacation/short-term rentals** (less than six months and one day) are illegal in Miami Beach. Pursuant to the Miami Beach City Code (Miami Beach Land Development Regulation – Chapter 142, Article IV, Division 3) vacation/short-term rentals are prohibited in all single-family homes and in many multi-families housing building. If a building or unit is found to be operating a short-term rental illegally, tenants/visitors will be evicted, and heavy fines will apply to the owner of the unit.

## PARADISE PLAZA CONDO ONLY ALLOWS 1 YEAR MINIMUM LEASE

### **2. What is Noise & Noise Levels?**

Chapter 46, Article IV of the City Code defines what “noise” would be a violation of city code. The City code specifics that: “It shall be unlawful for any person to make, continue, or cause to be made or continued any unreasonably loud, excessive, unnecessary or unusual noise.”

“Noise” is not limited to music, and can include other noises, such as horns, exhausts, shouting, animals, construction noise, etc.

Additionally, the “using, operating, or permitting to be played, used or operated any radio receiving set, television set, musical instrument, phonograph, or other machine or device for the producing or reproducing of sound in such manner as to disturb the peace, quiet and comfort of the neighboring inhabitants, or at any time with louder volume than is necessary for convenient hearing for the person or persons who are in the room, vehicle or chamber in which such machine or device is operated and who are voluntary listeners thereto” is also a violation of the noise ordinance. Further, the operation of any such set, instrument, phonograph, machine or device between the hours of 11:00 p.m. and 7:00 a.m. in such manner as to be plainly audible at a distance of one hundred (100) feet from the building, structure or vehicle in which it is located shall be “prima facie” evidence of a violation of this section. You can find all of Chapter 46. Article IV. “Noise” in our [City Code](#).

### **REPORTING NOISE VIOLATIONS**

Noise violations can be reported by calling 305.604.CITY(2489). After hours and on weekends, select “Report a noise violation.” During the day, select the option to be transferred to the Code Compliance Department. You will be provided a tracking number to assist you in checking on the status of the complaint. You can remain anonymous.

### **VIOLATIONS**

Violations of the noise ordinance can result in a written warning (first offense in a 12-month period), or fines (2nd or more offense in a 12-month period). A written warning carries no fine. However, if a second valid noise violation occurs within a 12-month period, then you can receive a violation that carries a fine. The fine for a first violation is \$250. Additional fines within a 12-month period are \$1000 (second violation); \$2,000 (third violation); \$3000 (fourth violation); and \$5,000 (fifth and subsequent violation). The warning and fine schedule is the same for residential noise and commercial noise.

**2. Dumping of large items:** Under no circumstances will the association tolerate any large items to be dumped in the garbage area, rooms or bins. Bulky waste pick-ups must be scheduled by calling Progressive Waste Solutions directly at 786-515-2726. Residents will be given a confirmation number and must follow the guidelines outlined below for bulk waste pick-ups:

Bulky waste includes: large cuttings of bushes, tree limbs, and yard trash which cannot be placed in a can, bag or tied in bundles (4) feet in length or less; household appliances such as ranges, water heaters and refrigerators (with doors removed); trash from do-it-yourself home remodeling/repair projects including carpeting (cut to lengths of (6) feet or less); drywall and lumber not exceeding (5) feet in length or 40 pounds; and furniture (sofas, chairs & mattresses).

Residents are entitled to (4) free bulk pick-ups a year.

**It is not permitted to over stack the garbage bins as the association will be charged and overage fee, any resident found over stacking the garbage bins will be charged back \$150.00.**

### **Wasteful Weekends**

Let the first full weekend of the month be a wasteful one. Take your bulk trash to one of two dumpster locations from 8:00 a.m. to 6:00 p.m. on the first full weekend of every month. Miami Beach residents are to present proof residency (Identification with a Miami Beach address and/or a utility bill along with photo identification) in order to utilize the location specified below:

- 500 Block of Jefferson Avenue east side of the street

**3. Keys:** All keys to the building are only available by way of the management company

**4. Number of people per unit:** A unit may be used only for single family residential purposes. No unit may be partitioned or subdivided. The maximum number of people allowed in your unit is as follows:

**1 Bedroom unit = 2 people**

**2 Bedroom unit = 4 people**

In the event there is an additional person/people, who were not on the initial list of people at the time

of application prior to purchase of the unit or rental, they must go through the background check authorized by the immediately or risk being removed from the building

**5. The laundry room** is a common area that is to be used by unit **owners/tenants only** residing at Paradise Plaza. The laundry card is available by way of the management company at a cost of

\$10.00 each

**6. Pest Control:** a free and safe service offered every Last Saturday of each month for the wellbeing of the building. This service takes only 5 minutes. Please view bulletin board in lobby for confirmed dates & hours The company being employed are professionals and use products that will not harm you.

Please note the association does monitor units that accept or decline this service for future reference

**7. Parking** is assigned to unit owners/renters based on a seniority system. If a space has been assigned to you, you cannot: lease or transfer your space to anyone and is to be solely used by the car/name on file with the management company. All unit owners/renters must abide by the parking rules & regulations otherwise risk being towed at the unit owners/tenants expense

**Please note:** No Motor vehicle which cannot operate on its own power shall remain on the Condominium Property for more than forty-eight (48) hours. No vehicle shall be repaired on the Condominium Property. No trailers, mobile homes, campers or buses or similar vehicles shall be parked on the Condominium Property. No boats, rafts, canoes or other similar craft shall be allowed on the Condominium Property. Scooters will be allowed as long as: they are not loud; they are contained only to the space in which has been assigned to the registered car and a scooter is not a replacement for a vehicle to obtain a parking space. Parking spaces are only assigned to unit owners/tenants with a vehicle. Scooters are not a replacement for a vehicle

**8. The exterior of the building** and all areas appurtenant to the condominium shall not be painted, decorated or modified by any unit owner/renter in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning units shall be used in or about the building except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the whole discretion of the Association.

9. The sidewalks, catwalks, entrances, passages, fire exits, patios, stairways, and like portions of the Common Elements or Limited Common Elements shall not be obstructed and shall not be used for any purpose other than ingress and egress; nor shall carts, carriages, bicycles, chairs, tables or any other similar objects be stored therein.

**10. The personal property of Unit owner/renters must be stored in their respective units.** Not on the balconies or other common areas. Balconies are for patio furniture and plants only  
No garbage cans, supplies or other stagnant items (sofas, refrigerators...) shall be placed in or on the patios, balconies or staircase landings, nor shall any linens, blankets, clothing, curtains, rugs, mops or laundry of any kind or other articles, be shaken or hung from any of the windows, doors, patios or balconies. No visible clothes lines or other outside facility for drying or airing clothes shall be erected.

11. All garbage must be deposited in bags with all other refuse in areas designated for such purpose.

12. No antenna or TV dishes may be erected or installed by a unit owner/renter on the exterior walls of the building or balconies. If erected or installed, it may be removed without notice, by the board at the cost of the unit owner/renter.

13. No signs, advertisement, notice or other lettering, except signs used by the Association, shall be exhibited, displayed, inscribed, printed or affixed in, on or upon any part of a unit which may be seen from the Common Elements.

14. No gas BBQ's, flammable, combustible, or explosive fluids, chemicals or substances shall be kept in any Unit, balcony or patio, except as maybe required for normal household or permitted business use.

15. A Unit owner/renter who plans to be absent during the hurricane season must prepare his Unit prior to his departure by:

- a. Removing all furniture, plants and other objects from his patio(s) and balcony; and
- b. Designating a responsible firm or individual, subject to Association approval, to care for his unit, porch, balcony and patio(s), should the Unit and/or its patio(s) or balcony suffer hurricane damage.

16. No drilling of floors, patios, exterior walls, or ceilings is allowed for attachment or hanging of any material, including without limitation planters and hammocks without the Board's prior written approval.

17. No Unit Owner/Renter may install or permit to be installed any window air conditioning unit in his unit or in the common elements.

18. **Move in Move Out: No Unit Owner/Renter may schedule the moving of furniture or furnishings into or out of the Condominium unless the move has been scheduled with Association or the management company. A refundable move in deposit for possible damages of \$ 500.00 is required prior to move in and will be returned to the people/persons moving out following inspection.**

19. **All common doors must always remain closed. It is not permitted to prop a door open at any time.**

20. **For pets rules: NO PETS**

21. **Rental Restriction: unit must be owned for one year**

Those unit owners/renters who violate these rules shall be responsible for all costs incurred by the Association, including court costs and reasonable attorney's fees in the presence of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles and substances from the condominium property which were placed thereon in violation of these rules.

The board of directors has the right to review each tenant yearly. If their conduct is not up to par, the board can advise the unit owner we do not approve them for a renewed lease.

Quarterly maintenance is due January 1, April 1, July 1, October 1. A unit owner has 15 days to pay at which time they will receive a reminder and be charged \$25.00. If by the 30/31 of the month your payment is not received, you will be automatically sent to the legal department for collection at the unit owner's expense.

**PLEASE BE RESPECTFUL OF OUR BUILDING AND YOUR NEIGHBORS**

**Contact Information**

**Building Manager:**

**ONENESS REAL ESTATE**

**Kelly Pacheco**

**Acknowledgement of Rules**

**Occupant:**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

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

**Property Manager:**

Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Phone: \_\_\_\_\_