

Sea Ranch Club Condominium "C"

4900 North Ocean Blvd.
Lauderdale-By-The-Sea, FL 33308
Phones: 954-785-9504 954-785-9505
Fax: 954-785-8970
Email: office@searanchc.com
Website: www.searanchc.com

CONTACT INFORMATION FOR EMERGENCIES

UNIT N° _____ DATE: _____

OWNER _____

HOME PHONE _____ CELL PHONE _____

E-MAIL _____

OCCUPANT _____

HOME PHONE _____ CELL PHONE _____

E-MAIL _____

EMERGENCY CONTACT WHERE OCCUPANT CAN BE REACHED

NAME _____

ADDRESS _____

HOME PHONE _____ CELL PHONE _____

E-MAIL _____

IF ANY CHANGES IN STATUS OCCUR, PLEASE SUBMIT A REVISED FORM TO THE OFFICE

Sea Ranch Club Condominium "C"

Memorandum

To: All Sea Ranch Club "C" Residents
From: Manager
Re: Email Addresses

We are excited to advise you that in a few weeks we will be introducing a new online service into our building. The service is called "BuildingLink", and it will allow you to communicate with your building management online, through the web and through email. Some of the features it will offer you are:

- Incoming package tracking and notification
- Submitting and tracking of any repair request
- Reading important notices and or building information
- Responding to surveys building management may post from time to time
- Reading and Posting to a shared bulletin board
- Checking on availability of the community room and other facilities, and placing reservations

In order for BuildingLink to work best for you, we need to input your email address. This will not be used for any solicitations, spam, etc. and will be accessed only by building staff and the BuildingLink program as needed. You will also have the option to suspend receiving notifications from the BuildingLink system if you so choose, although we think you will want to be kept up to date on building events that affect you.

In addition, this is a good time to update your contact and emergency contact information, which will also be stored in the BuildingLink database and accessed only by your building's staff and manager as needed.

Please fill in your name, apartment # and email address, as well as the other information requested below. If you do not have an email address either at home or at work, write "None".

Thank you for your cooperation.

Nick Mikhalltchenko, Manager
Sea Ranch Club Condominium "C"

Apt#: _____

Occupant 1

Occupant 2

Occupant Name:	_____	_____
Email Address:	_____	_____
Home Phone #:	_____	_____
Work Phone#:	_____	_____
Cell Phone #:	_____	_____
Fax #:	_____	_____
Emergency Contact Name:	_____	_____
Emergency Contact Phone#:	_____	_____

****Please use separate columns for each occupant, since everyone will be provided with their own individual username and password when the system is active. You may use a second sheet if needed.****

EMAIL AUTHORIZATION FORM
FOR ALL SEA RANCH CLUB CORRESPONDENCE
(PLEASE PRINT)

NAME: _____
STREET: _____
UNIT #: _____
CITY: _____
STATE / COUNTRY: _____
ZIP CODE: _____
TELEPHONE(S): HOME _____
BUSINESS _____
CELLULAR _____
FAX * _____
E-MAIL * _____

* I/We consent to receive information regarding Sea Ranch Club Condominium Association, Inc. matters by electronic transmission (e-mail/fax). If I no longer wish to receive electronic transmissions of condominium matters, I will provide a written cancellation to the Office. Associations are protected from liability for the inadvertent disclosure of a unit owner's e-mail and/or fax.

Signature: _____

Date: _____

Signature: _____

Date: _____



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Fax 954/785-8970

Date: _____

TO OWNERS AND LESSEES:

As the Owner/Lessee(s) of Apartment #_____ at the Sea Ranch Club Condominium "C" you are entitled to use the parking space allotted to you which is #_____.

All Guest Parking Spaces are meant for guests only. If you park in a guest spot, your car will be towed at your expense without any previous notification.

Signed

Signed

I have read the above and will abide by this regulation as well as all the Rules and Regulations of the Sea Ranch Club Condominium Association Bldg. "C".

Signed



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THE ASSOCIATION DIRECTORS WANT YOU, AS A RENTER IN OUR BUILDING 'C', TO BE AWARE THAT OUR CONDOMINIUM HAS THE FOLLOWING RULES AND REGULATIONS:

- 1. APARTMENTS CANNOT BE LEASED FOR LESS THAN FOUR (4) MONTHS NOR LONGER THAN ONE (1) YEAR.**
- 2. APARTMENTS CANNOT BE LEASED TO MORE THAN ONE (1) FAMILY.**
- 3. APARTMENTS MAY NOT BE OCCUPIED BY GUESTS OR FAMILY MEMBERS UNLESS YOU ARE IN RESIDENCE AT THE SAME TIME.**
- 4. GUESTS MUST BE REGISTERED WITH SECURITY, PRIOR TO THEIR ARRIVAL. GUESTS CAN STAY NO MORE THAN THIRTY (30) DAYS, UNLESS THEY APPEAR BEFORE A SCREENING COMMITTEE.**
- 5. EACH APARTMENT HAS A SPECIFIC PARKING SPACE, ANY ADDITIONAL PARKING SPACES MUST BE RENTED.**
- 6. PETS ARE NOT PERMITTED AT ANY TIME.**
- 7. CHILDREN UNDER THE AGE OF EIGHT (8) MUST BE SUPERVISED BY A PARENT AT ALL TIMES AT THE POOL.**
- 8. SOME OVERSIZE FURNITURE MAY NOT BE POSSIBLE TO BRING IN DUE TO LIMITED SIZE OF ELEVATORS**

ANY INFRINGEMENT OF THE ABOVE RULES AND REGULATIONS MAY RESULT IN TERMINATION OF YOUR LEASE.

PLEASE INDICATE YOU HAVE READ AND AGREE TO ADHERE TO THE ABOVE RULES AND REGULATIONS BY SIGNING.

APT. # _____

Lessee

Lessee

Date: _____



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As to those provisions which regulate conduct and demeanor, the Lessee does hereby covenant and agree with the Lessor to conform and abide by each and every of the covenants, terms and conditions set forth by a Declaration of Condominium or HOMEOWNERS Association, and to further conform and abide by all Rules and Regulations and presently in existence or hereafter promulgated by the Association. This covenant shall not only apply to Lessee but also Lessee shall be responsible for Lessee's children's conduct in reference to violation of any of the above terms and provisions, Rules and Regulations aforesaid. Such action shall have the effect of terminating Lessee's leasehold estate and Lessee shall immediately, upon request of either Lessor or the Association, remove himself, his children and all persons claiming by, through and under him, from the leased premises; and, in default thereof, the Lessor or the Association shall have the right to effect eviction according to the Laws of the State of Florida then applicable. This covenant is made not only for the benefit of the Lessor, but also for the benefit of the Association which may be a third party beneficiary hereto, and shall be enforceable by either.

APT. # _____

Lessee

Lessee

Date: _____



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AFFIDAVIT TO LEASE AGREEMENT

I, _____, hereby affirm that this lease is intended for the lessee(s) listed in the lease agreement for unit #_____, located at 4900 North Ocean Blvd., Lauderdale by the Sea, FL. 33308. I further affirm that nobody will reside in the unit other than the names listed in the lease agreement. If any other person/persons are identified residing in the unit during the term of the lease, the lessee(s) will not have the lease renewed for any unit in Sea Ranch Club "C" Condominium, Inc., moving forward, and Building "C" Management reserves the right to accelerate the term of the lease at the time of infraction.

Date: _____

Lessee

Lessee