

# Lyndhurst H Condominium Association

## Deerfield Beach FL 33443

UNIT # \_\_\_\_\_  
[January 2024]

*NOTE: The following questions must be answered truthfully and completely. No information should be withheld. Your approval will be determined, in part, on the basis of your replies to these questions. Any falsification, deception, withholding of pertinent information, or misleading answers will justify disapproval.*

### EVERYONE(PURCHASERS, OCCUPANTS, RENTERS) ANSWERS THESE QUESTIONS

1. What is/are your full name(s) and current addresses?
2. Are the foregoing persons, the same person(s) named in the application form? If not, please explain:

3. (i) Will you be:

The only occupant(s) of the unit **Yes** \_\_\_\_ **No** \_\_\_\_

- (ii) Will you be (check one):

Owner and Resident: \_\_\_\_\_, or  
Resident/Occupant: \_\_\_\_\_, or  
Resident/Renter: \_\_\_\_\_

- (iii) Will you be (check one):

Full-time/permanent residents \_\_\_\_\_ or,  
Snowbirds \_\_\_\_\_

4. What is/was your present/former business, trade, or occupation? \_\_\_\_\_
5. If you haven't retired, when do you intend to retire? \_\_\_\_\_
6. Do you have any children? If so, please set forth their names, ages, and addresses:

7. Are you aware of the restrictions contained in the Lyndhurst H Declaration of Condominium requiring occupancy (defined as being in physical possession of the unit) by at least one (1) person

fifty-five (55) years or older in 90% or 51 of our units; and fifty (50) years or older in 10% or 5 of our units. **Someone who is under the age of fifty (50) years may not reside in the unit without a person who meets our minimum age for occupancy of 50 or 55, as the case may be, and may not be permitted to remain?** Yes \_\_\_\_ No \_\_\_\_

8. Are you aware that the Lyndhurst H Declaration of Condominium, as amended, specifies that "Unit owners may rent their unit only once in a twelve-month period provided that all lessees and occupants are to be approved by the board **PRIOR** to the execution of the lease. **All leases must be for a minimum of three months and may not be longer than six months.** Short-term rentals like AirBNB are strictly prohibited. Leasing units for more than six consecutive months and renewing leases for a term to begin immediately after the termination of a lease term is strictly prohibited. There must be at least six months between lease terms. Owners may not rent their unit during the first twelve (12) months of ownership and a maximum of five (5) units per year in Lyndhurst H may be rented concurrently. No tenant may assign or sublet their lease. Room rentals are not permitted. Units may only be leased to natural persons and may not be leased to any entity, including but not limited to corporate entities and or partnerships? Yes \_\_\_\_ No \_\_\_\_
9. Do you agree that, if approved, you will abide by and comply with our Declaration of Condominium, Articles of Incorporation, By-Laws, and Rules, some of which are detailed in Welcome to Lyndhurst H guide, which require, regulate and control the use of and conduct on the condominium property? Yes \_\_\_\_ No \_\_\_\_
10. If you plan to have anyone occupy this unit in your absence, are you aware of provisions which require the **PRIOR** consent of the Board before occupancy? Yes \_\_\_\_ No \_\_\_\_
11. **Are you aware of our restrictions prohibiting all pets?** [Prior approval from the Board for service animals and or emotional support animals is required before the animal can assume occupancy and is subject to fulfilling all the requirements under Florida law.] Yes \_\_\_\_ No \_\_\_\_
12. Are you aware that each unit has one assigned parking space and, that under certain conditions, the Board may reassign parking spots? Yes \_\_\_\_ No \_\_\_\_
13. Are you aware that if you are going to be away for more than two weeks, you must have someone monitor the condo every two weeks (weekly is recommended)? Yes \_\_\_\_ No \_\_\_\_
14. Are you aware that our documents prohibit the permanent residence in a unit by any child under the age of eighteen (18) years? [Children under eighteen (18) years may visit for no more than thirty (30) days per calendar year. Guests that are there for more than 30 days must have criminal and financial background checks completed before occupancy.] Yes \_\_\_\_ No \_\_\_\_
15. How many persons will reside in the unit permanently? Only a maximum of four (4) adults may reside in a two bedroom unit and only a maximum of four (4) ID's may be issued in a two-bedroom unit? [A criminal and financial background check is required for each person.] **ID's required** \_\_\_\_
16. Are you aware that all residents must be approved by the Association and that approval is subject to the following criteria: all persons wishing to reside in a Unit in Lyndhurst H must submit an application for occupancy to the Association, including, but is not limited to, an inquiry into the

applicant's credit and criminal histories, pay the non-refundable application fee as required by the Association, and meet the minimum standards in order to be approved to reside in the Unit by the Association's Board of Directors. Good cause for disapproval may include, but is not limited to, the following:

- A. Conviction of a misdemeanor crime for violence against persons or property within the past five (5) years;
- B. Conviction of a felony crime for violence against persons or property within the past ten (10) years;
- C. Conviction of a felony or misdemeanor crime for any sexual crimes, including but not limited to prostitution, or child pornography, within the past ten (10) years;
- D. Lack of proof of sufficient annual income which is more than three (3) times the combined total of the annual regular assessments and annual mortgage payments, if any;
- E. A credit risk score less than seven-hundred (700);
- F. A mortgage-to-value (total purchase price) ratio that exceeds 70%;
- G. The application, on its face, indicates that approval would create a violation of the Association's Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, or Florida law. *[Examples are, without limitation, failure to identify all proposed occupants or an intent to lease the Unit for investment purposes or ownership of more than 2 Units in CVE; an intention to bring a prohibited pet into the Unit; an intention to store multiple vehicles on the premises; failure to provide complete and accurate responses on the application form; and or other prohibit uses];*
- H. Failure to include required fees or deposits with the application form;
- I. Premature occupancy of the Unit, i.e., occupancy without prior approval of the Association;
- J. In the case of a lease, failure to pay a damage deposit in the amount of \$1,000.00; and
- K. A copy of the purchase agreement or written lease was not attached to the application.

Yes \_\_\_\_ No \_\_\_\_

17. Have you ever been convicted of a felony (If yes, give details of conviction)?

Yes \_\_\_\_ No \_\_\_\_

18. Have you ever served time in prison (If yes, give details of offense) ?

Yes \_\_\_\_ No \_\_\_\_

19. Are you on parole?

Yes \_\_\_\_ No \_\_\_\_

Are you on probation?

Yes \_\_\_\_ No \_\_\_\_

### **ONLY PURCHASERS OF THE UNIT ANSWER THESE QUESTIONS**

20. Have you applied to purchase other condo units in Century Village Deerfield?

Yes \_\_\_\_ No \_\_\_\_

21. Do you own any other condos in Century Village Deerfield Beach or real property elsewhere in Florida? If so, how many and please provide a complete list of addresses:

Yes \_\_\_\_ No \_\_\_\_

22. Do you lease or rent any of those properties to others?

Yes \_\_\_\_ No \_\_\_\_

23. Are you aware that under the Lyndhurst H Declaration of Condominium, as amended, ownership is limited to the Interrogatories you completed a maximum of 2 units in CVE and the rental of units as a business and or ownership for investment purposes is strictly prohibited?  
Yes \_\_\_\_ No \_\_\_\_

24. Are you aware that, in view of our Declaration of Condominium, the Association discourages the leasing or renting of units; and has refused approval of any purchaser who intends to purchase the unit for such purpose?  
Yes \_\_\_\_ No \_\_\_\_

25. Are you aware that the Declaration of Condominium, as amended, limits the use of a unit to **residential use as a single family residence** by the owner(s) thereof, their immediate families, guests and invitees?  
Yes \_\_\_\_ No \_\_\_\_

26. Are you aware of the fact that if the unit you intend to purchase is to be occupied by a parent(s) or other relative(s), you must sign an affidavit that you waive the right to obtain an ID card or auto decal for as long the unit is still so occupied?  
Yes \_\_\_\_ No \_\_\_\_

27. Are you aware that you must carry condo insurance?  
Yes \_\_\_\_ No \_\_\_\_

28. Are you aware that you **MUST use a Florida-licensed contractor** to make any alterations/modifications/renovations to the unit, building permits are mandatory, and **prior approval must be obtained from the Board** before the work can be started?  
Yes \_\_\_\_ No \_\_\_\_

29. Are you aware that the combined (Lyndhurst H, CenClub, and Master Management) annual maintenance payments in 2022 total \$5,233.32 USD?  
Yes \_\_\_\_ No \_\_\_\_

30. Are you aware that we communicate with residents electronically on all matters relating to the condominium?  
Yes \_\_\_\_ No \_\_\_\_

31. Please supply the following breakdown information of the purchase price:

Sale Price of Unit	\$ _____
Price of Furniture/personal property	\$ _____
Total price paid	\$ _____

32. Our Condominium Documentation has a mortgage cap of 70% (mortgage to total purchase price ratio). Please tell us how you paid for your unit.

A. PAID CASH FOR CONDO \_\_\_\_\_, or  
B. FINANCED CONDO PURCHASE \_\_\_\_\_

If you financed the purchase of the condo, please complete:

Equity:	\$ _____
Mortgage Amount	\$ _____

Please provide details / amounts of any mortgage or encumbrance that has been incurred in the purchase of unit: Please provide the mortgagor's details with name(s) and addresses / telephone number/email:

Mortgage Amount: \$ \_\_\_\_\_  
Term: \_\_\_\_\_ years  
Interest Rate: \_\_\_\_\_ %  
Monthly Payment Amount: \$ \_\_\_\_\_

Mortgagor Details:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

33. Please indicate your annual household income (in USD) by checking the appropriate range:

Less than \$25,000	_____
\$25,000 to less than \$50,000	_____
\$50,000 to less than \$75,000	_____
\$75,000 to less than \$100,000	_____
Greater than \$100,000	_____

**EVERYONE (PURCHASERS, OCCUPANTS, RENTERS) ANSWERS THESE 2 QUESTIONS**

34. Are you aware of the fact that the approval, if given, is based upon the reliance on the truth of the statements made herein, especially with respect to the occupancy and proposed use of the unit?

Yes \_\_\_\_ No \_\_\_\_

35. I confirm that I have answered all questions truthfully and accurately and agree that if any of my answers are discovered to be false, the Board of Directors of the Lyndhurst H Condominium Association, Inc. can nullify the purchase or rental agreement at my cost.

**All applicants please initial:** \_\_\_\_\_

**EVERYONE (PURCHASERS, OCCUPANTS, RENTERS) TO INITIAL THE BOTTOM RIGHT CORNER OF ALL INTERROGATORIES' PAGES AND ARE TO SIGN BELOW:**

_____	_____	_____
Date	Signature	Signature
	_____	_____
	Signature	Signature

Witnesses:

\_\_\_\_\_  
\_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_ to me known and known to me to be the individual(s) described herein and who executed the foregoing Questionnaire and duly acknowledged to me that the answers given were true and they forth acknowledge that they executed the same.

My Commission expires:

\_\_\_\_\_

\_\_\_\_\_

Notary Public Signature

(SEAL)