

LAKEWOOD MID-RISE CONDOMINIUM ASSOCIATION, INC.

698 Lakeside Boulevard
Boca Raton, FL 33434
(561) 483-6944 * Fax: (561) 483-5699

INSTRUCTIONS FOR APPLICATIONS FOR PURCHASE OR RENTAL

.....
Approval of Rental or Sale is contingent on receipt of ALL signed documents by the Lakewood Management Office twenty (20) business days before occupancy/closing. The period is critical, and please be aware that a **FEE WILL BE CHARGED IF YOU REQUIRE A "RUSH TO PROCESS" THE APPLICATION IN LESS TIME.**

If documents are not complete, they will be returned, and the lessee/buyer will not be approved.

All owners not complying will be subject to fines as called in the Association of documents.

Please note that the Rules and Regulations must be read, and the agreement must be signed and returned with this application.

SALE APPLICATIONS:

The following items are NECESSARY for the processing of any LAKEWOOD MID-RISE purchase or rental:

1. Complete and sign the application in its entirety. Please note that there are signature lines for either a buyer or lessee. Please read and sign the lines which apply to your particular situation. Keep a copy of the Rules and Regulations for your information.
2. A **\$150.00 check was made payable to Lakewood Mid-Rise Condominium Association, Inc.**
3. Two letters of reference showing an address and telephone number where the writer may be contacted. NO RELATIVES, please.
4. **Copy of sales contract/lease agreement.**
5. **Maintenance assessments must be current up to the time of rental or purchase. If early approval is desired, prepayment of assessments is necessary.**

RENTAL/LEASE APPLICATIONS:

1. All of the above.
2. National Tenant Network Screening Application must be completed and signed by all names on the lease, acknowledging that the Association may be doing a credit check and will be doing a criminal records search. A separate \$50.00 check must be included for each person payable to Lakewood Mid-Rise Condominium for this search. The lease will not be approved if the form or check/s is not included. This \$50.00 for each person is in addition to the **\$150.00** Application Fee.

IF THE LESSEE IS FROM CANADA, THE SEARCH FEE IS **\$80.00** FOR EACH PERSON ON THE LEASE. SEARCHES TAKE 3-12 DAYS ON AVERAGE, SO PLAN YOUR LEAD TIME ACCORDINGLY. A COPY OF A VISA, PASSPORT, OR OTHER COUNTRY-SPECIFIC DOCUMENTS IS REQUIRED FOR ALL OTHER INTERNATIONAL COUNTRIES.

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698 Lakeside Boulevard
Boca Raton, FL 33434
(561) 483-6944 * Fax: (561) 483-5699

IMPORTANT INFORMATION FOR ALL UNIT "SALES"

RE: REQUIRED ESTOPPEL INFORMATION FOR THE SALE OF ALL
BOCA WEST UNITS

A deed for the purchase of property in Boca West cannot be legally recorded unless Boca West Master Association submits a notarized "Certificate of Compliance" attesting to the purchase of mandatory equity in the Boca West Country Club as outlined in an amendment recorded with the Clerk of the Court in Palm Beach County concerning the filing of a deed.

Additionally, Boca West Master Association bills each owner directly for the annual Fire/Rescue Assessment, and Verification of payment by the seller must be obtained for the office.

ALL CLOSING AGENTS ARE PROVIDED WITH THE BOCA WEST MASTER ASSOCIATION, INC. ADDRESS: 20540 Country Club Boulevard, Suite 105, Boca Raton, Florida 33434, Attention: Alyssa Martinez. ALSO, ALL ESTOPPEL REQUESTS ARE TO BE FAXED TO ALYSSA MARTINEZ AT 561-488-1598, EXTENSION 313.

Should you have any questions with regard to the above request, please get in touch with Alyssa Martinez at 561-488-1598.

Thank you.

LAKEWOOD MANAGEMENT OFFICE

APPLICATION FOR OCCUPANCY – PURCHASE OR RENTAL

PLEASE PRINT OR TYPE ALL INFORMATION

COMMUNITY _____ ADDRESS _____

(CHECK ONE) PURCHASE _____ LEASE _____

NAME _____ D/O/B _____ SOC. SEC _____

SPOUSE _____ D/O/B _____ SOC. SEC _____

E-MAIL ADDRESS: _____

NAMES AND AGES OF CHILDREN AND OTHERS WHO WILL OCCUPY:

RESIDENCE HISTORY

PRESENT ADDRESS _____ PHONE: (____) _____
CELL: (____) _____

DATES OF RESIDENCY _____

LANDLORD _____

PREVIOUS ADDRESS _____ HOW LONG _____

LANDLORD _____

EMPLOYMENT AND BANK REFERENCES

EMPLOYER _____ PHONE (____) _____

HOW LONG _____ POSITION _____ APPROX. MO. INCOME _____

SPOUSES EMPLOYER _____ PHONE (____) _____

HOW LONG _____ POSITION _____ APPROX. MO. INCOME _____

PLEASE SUBMIT **TWO LETTERS OF REFERENCE** FROM PEOPLE **OTHER THAN RELATIVES**, INCLUDING AN ADDRESS AND TELEPHONE NUMBER WHERE THE WRITER MAY BE CONTACTED, IF NECESSARY. PLEASE BE SURE THE LETTER IS SIGNED.

OF CARS _____ LICENSE PLATE #: _____ LICENSE PLATE #: _____

DRIVER'S LICENSE #: _____

IF THIS APPLICATION IS NOT LEGIBLE OR NOT ACCURATELY COMPLETE, LAKEWOOD MANAGEMENT AND ASSOCIATION WILL NOT BE LIABLE OR RESPONSIBLE FOR ANY INACCURATE INFORMATION.

LAKEWOOD MIDRISE CONDOMINIUM ASSOCIATION, INC.

1. I HEREBY AGREE FOR MYSELF AND ON BEHALF OF ALL PERSONS WHO MAY USE THE APARTMENT WHICH I SEEK TO BUY/LEASE:
 - A. I WILL ABIDE BY ALL OF THE RESTRICTIONS CONTAINED IN THE BY-LAWS, RULES AND REGULATIONS AND RESTRICTIONS WHICH ARE OR MAY IN THE FUTURE BE IMPOSED BY (COMMUNITY) LAKEWOOD MIDRISE
 - B. I UNDERSTAND THAT SUB-LEASING OR OCCUPANCY OF THIS UNIT IN MY ABSENCE IS PROHIBITED.
 - C. I UNDERSTAND THAT I MUST BE PRESENT WHEN ANY VISITORS OR CHILDREN WHO ARE NOT PERMANENT RESIDENTS OCCUPY THE UNIT OR USE RECREATIONAL FACILITIES.
 - D. I UNDERSTAND THAT ANY VIOLATION OF THESE TERMS, PROVISIONS CONDITIONS AND COVENANTS OF (COMMUNITY) LAKEWOOD MIDRISE DOCUMENTS PROVIDES CAUSE FOR IMMEDIATE ACTION AS THEREIN PROVIDED OR TERMINATION OF THE LEASEHOLD UNDER APPROPRIATE CIRCUMSTANCES.
2. I UNDERSTAND THAT THE ACCEPTANCE FOR BUYER/LESSEE OF ANY UNIT AT (COMMUNITY) LAKEWOOD MIDRISE IS CONDITIONED UPON THE TRUTH AND ACCURACY OF THIS APPLICATION AND UPON THE APPROVAL OF THE BOARD OF DIRECTORS. OCCUPANCY PRIOR TO APPROVAL IS PROHIBITED. ANY MISREPRESENTATION OR FALSIFICATION OF INFORMATION ON THESE FORMS WILL RESULT IN THE AUTOMATIC REJECTION OF THIS APPLICATION.
3. I UNDERSTAND THAT THE BOARD OF DIRECTORS OF (COMMUNITY) LAKEWOOD MIDRISE MAY CAUSE TO BE INSTITUTED SUCH AN INVESTIGATION OF MY BACKGROUND AS THE BOARD MAY DEEM NECESSARY. ACCORDINGLY, I SPECIFICALLY AUTHORIZE LANG MANAGEMENT COMPANY TO MAKE SUCH INVESTIGATION AND AGREE THAT THE INFORMATION CONTAINED IN THE ATTACHED APPLICATION MAY BE USED IN SUCH INVESTIGATION AND THAT THE BOARD OF DIRECTORS AND MANAGEMENT COMPANY SHALL BE HELD HARMLESS FROM ANY ACTION OR CLAIM BY ME IN CONNECTION WITH THE USE OF THE INFORMATION CONTAINED HEREIN OR ANY INVESTIGATION CONDUCTED.

IN MAKING THE FOREGOING APPLICATION, I AM AWARE THAT THE DECISION OF THE BOARD OF DIRECTORS WILL BE FINAL AND NO REASON SHALL BE GIVEN FOR ANY ACTION TAKEN BY THE BOARD. I AGREE TO BE GOVERNED BY THE DETERMINATION OF THE BOARD OF DIRECTORS.

SIGNATURE _____ SIGNATURE _____

DATE _____ DATE _____

****IMPORTANT: IF THIS APPLICATION IS PRESENTED WITH ANY BLANKS OR NOT PROPERLY COMPLETED, SIGNED AND DATED BY ALL PARTIES CONCERNED, IT WILL NOT BE ACCEPTED AND WILL BE RETURNED.

APPLICATION FOR APPROVAL OF PURCHASE OR RENTAL

LAKEWOOD MIDRISE CONDOMINIUM ASSOCIATION, INC.

1. THIS DOCUMENT AND THE ATTACHED APPLICATION FOR OCCUPANCY MUST BE COMPLETED IN DETAIL BY THE PROPOSED BUYER/LESSEE. IF THERE ARE TWO OR MORE UNRELATED PEOPLE APPLYING, THEN EACH PERSON MUST COMPLETE AN APPLICATION FOR OCCUPANCY, AND BOTH MUST SIGN WHERE REQUIRED ON ALL OTHER PAGES.
2. **IF ANY QUESTIONS ARE NOT ANSWERED OR LEFT BLANK, THIS APPLICATION WILL BE RETURNED, NOT PROCESSED, AND NOT APPROVED.**
3. MAINTENANCE ASSESSMENTS MUST BE CURRENT UP TO THE TIME OF RENTAL OR PURCHASE. IF EARLY APPROVAL IS DESIRED, PREPAYMENT OF ASSESSMENTS IS NECESSARY.
4. PLEASE ATTACH A NON-REFUNDABLE PROCESSING FEE OF \$100.00 MADE PAYABLE TO THE ABOVE COMMUNITY.
5. PLEASE ATTACH A COPY OF THE SALES CONTRACT OR RENTAL AGREEMENT.
6. THE COMPLETED APPLICATION MUST BE RETURNED TO LAKEWOOD MANAGEMENT 20 DAYS BEFORE THE RENTAL/SALE DATE.
7. THE RENTAL AGENCY OR OWNER MUST PROVIDE THE BUYER OR LESSEE WITH A COPY OF THE RULES & REGULATIONS.
8. NO COMMERCIAL VEHICLES, TRUCKS, BOATS, TRAILERS, MOTOR HOMES, RVs, MOTORCYCLES, ETC. PERMITTED ON THE PREMISES.
9. NO LEASE SHALL BE FOR LESS THAN 6 months.
10. NO PETS ARE ALLOWED AT ANY TIME. **NO PETS**
11. NO SUBLEASING AT ANY TIME.

PRINT OR TYPE

DATE: _____ LEASE TERM: _____ TO: _____

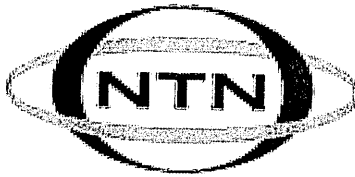
CLOSING DATE: _____

OWNER NAMES: _____ BLDG. _____ UNIT _____

NAME OF PROPOSED BUYER/LESSEE: _____

PRESENT ADDRESS: _____ PHONE: _____

REALTOR: _____ PHONE: _____



NATIONAL TENANT NETWORK

THE NATION'S PREMIER SCREENING COMPANY
TELEPHONE 1.800.330.2930 or FAX 1.800.368.1241

SUBSCRIBER NAME:

ACCESS NUMBER:

PHONE NUMBER:

FAX THIS REPORT BACK TO : FAX# :

REQUESTING AGENT(PRINT NAME) :

CHECK THE DESIRED REPORTS BELOW:

- ☐ Scored Credit Report
- ☐ Eviction/Tenant Performance
- ☒ Multistate Criminal/Sex offender search
- ☐ Credit & Eviction (SSP)
- ☐ Credit & Eviction & Criminal (PSP)
- ☐ Canadian Credit
- ☐ Canadian Criminal
- ☐ Decision Point

Monthly Income:

Monthly Rent:

Rental Property City

Rental Property State

APPLICANT (PRINT NAME)

SOCIAL SECURITY # DATE OF BIRTH.....

CURRENT ADDRESS

CITY STATE ZIP CODE

PLEASE CAREFULLY FILL IN ALL OF THE ABOVE INFORMATION. I CERTIFY.

THAT THE ABOVE INFORMATION IS CORRECT AND COMPLETE AND HEREBY AUTHORIZE YOU TO MAKE ANY INQUIRIES YOU FEEL NECESSARY TO EVALUATE MY TENANCY. IF I RENT THE UNIT, I UNDERSTAND THAT THE INFORMATION GATHERED ON, AND FROM THIS FORM AND THE RENTAL AGREEMENT MAY BE MAINTAINED BY MANAGEMENT AND NATIONAL TENANT NETWORK FOR UP TO FIVE (5) YEARS AFTER I VACATE THE PREMISES.

TENANT'S SIGNATURE.....DATE.....

MAKE SURE YOU FILL OUT FULL NAME, DOB, SOCIAL SECURITY # & FULL ADDRESS

IF YOU HAVE A SECURITY FREEZE, PLEASE LIFT WITH ALL 3 BUREAUS BEFORE APPLYING!!

NTN FLORIDA,
INGRID



NATIONAL TENANT NETWORK

THE NATION'S PREMIER SCREENING COMPANY
TELEPHONE 1.800.330.2930 or FAX 1.800.368.1241

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- ☐ Canadian Criminal
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Monthly Income:

Monthly Rent:

Rental Property City

Rental Property State

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CURRENT ADDRESS

CITY STATE ZIP CODE

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TENANT'S SIGNATURE.....DATE.....

MAKE SURE YOU FILL OUT FULL NAME, DOB, SOCIAL SECURITY # & FULL ADDRESS

IF YOU HAVE A SECURITY FREEZE, PLEASE LIFT WITH ALL 3 BUREAUS BEFORE APPLYING!!

NTN FLORIDA,
INGRID

EXPEDITE FEE

The undersigned _____ (print name)

Acknowledges that by submitting a separate check payable to Lakewood Management

For an expedite fee in the amount of (one hundred dollars) \$100; together with a COMPLETED Application for _____ (print Association name), does not guarantee the effective date for closing or lease.

Lakewood Management will complete the credit/background check within (seven) 7 business days of receipt of all applicable fees and completed application.

Signature

Date

Circle below, who has signed this acknowledgement:

Lessee

Lessor

Agency for Lessee

Agent for Lessor

Buyer

Seller

Agent for Buyer

Agent for Seller

LAKEWOOD MID-RISE CONDOMINIUM ASSOCIATION, INC.
698 Lakeside Boulevard
Boca Raton, FL 33434
(561) 483-6944 * (561) 483-5699 (FAX)

TO: BUYER/LESSEE

FROM: LAKEWOOD MID-RISE CONDOMINIUM ASSOCIATION, INC.

SUBJECT: RULES & REGULATIONS AGREEMENT/
QUESTION & ANSWER SHEET

.....

I have read and understood the Lakewood Condominium Association's Rules and Regulations and agree to abide by said Regulations.

I have read and understand the "Resolution of the Board of Directors" and agree to abide by said Resolution.

If purchasing, I have received a copy of the "Frequently Asked Questions and Answers Sheet".

UNIT # _____

BUYER: _____ LESSEE: _____

BUYER: _____ LESSEE: _____

DATE: _____

LAKEWOOD MID-RISE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

1. ENFORCEMENT

All violations of the Rules and Regulations and complaints should be reported immediately to the management agent who, having verified the violation, will notify the violator without revealing the identity of the reporter. Disagreements concerning violations, including, without limitation, disputes regarding the proper interpretation and effect of these Rules and Regulations, shall be presented to and determined by the Board of Directors of the Association, whose understanding of these Rules and/or whose remedial person, firm or entity subject to these Rules, fails to abide by them, as they are interpreted by the Board of Directors of the Association, such person, firm or entity, shall be liable to be fined by the Association for each such failure to comply or other violation of these Rules and Regulations. Such fine, which shall not exceed \$25 for each violation, shall be collected by the Association. Suppose the Board of Directors of the Association deems it necessary. In that case, it may bring an action at law or in equity, in the name of the Association, to enforce these Rules and Regulations, including the provision herein for fines. In the event any such action is instituted and reduced to a judgment in favor of the Association, the Association shall, in addition, be entitled to recover its costs and attorneys' fees incurred in enforcing these Rules and Regulations.

2. USE OF THE COMMON ELEMENTS

The Common Elements of the Condominium are for the exclusive use of the unit owners and their immediate families, lessees, resident house guests, and guests accompanied by an Owner. No other person shall be permitted to use the Condominium's common elements unless accompanied by a unit owner or an owner of his immediate family without the prior written consent of the Association.

3. FLOORING

The installation of hard surface floors upon the unfinished inner surface of any perimeter floor slab, except kitchens, patios, foyers, and baths, which constitute a boundary between two units, is prohibited unless expressly authorized in writing by the Board of Directors.

4. LEASING

Units may be leased for not less than six (6) months. All leases shall be subject to the right of first refusal of the Association. The Association may charge a reasonable fee (\$100) to be fixed by the Board of Directors to defray the cost to the Association of processing the lease concerning said right of first refusal.

5. PETS

No animal of any kind shall be kept in a unit or allowed upon the Condominium property.

LAKEWOOD MID-RISE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS (cont'd.)

6. NOISE

All noise, including, without limitation, talking, singing, television, radio, record player, tape recorder, or musical instrument, shall be kept at such volume level that said noise is not audible outside of the boundaries of the Unit in which it originates.

7. OBSTRUCTIONS

There shall be no obstruction or cluttering of the Condominium property, including, without limitation, sidewalks, driveways, automobile parking spaces, lawns, entrance, elevators, stairways, patios, courts, vestibules, or other Common Element areas.

8. DESTRUCTION OF PROPERTY

There shall be no marking, marring, damaging, destroying, littering, or defacing any part of the Condominium property. Members shall be held responsible for and shall bear any expense of such damage caused by said Owner, his family, guests, lessees, and/or invitees.

9. BALCONIES, WINDOWS, TERRACES, AND DOORS

Nothing shall be dropped, thrown, swept, or otherwise expelled from any window, door, balcony, or terrace. All loose or movable objects shall be removed from balconies or terraces upon notice of an approaching hurricane or other inclement weather characterized by high wind conditions. Balconies, windows, terraces, and doors shall not be altered from the condition in which they were initially constructed, including, without limitation, alteration by painting, screening, or installation of reflective materials, unless, pursuant to the Declaration of Condominium, Articles of Incorporation and By-Laws of the Association, a standard scheme for doing so is adopted for the entire building in which any such change is proposed. To assess fines for violations shall constitute a separate violation of the Rules for which a penalty may be levied.

10. DAMAGE TO COMMON ELEMENTS

Owners shall be responsible for and shall bear any expense of any damage to the Common Elements caused by moving to or removing from their unit household furnishings or other objects or caused by any other deliveries to or from units by their invitee.

11. REFUSE

All refuse must be deposited in the trash chutes in tied plastic containers. Boxes are to be broken down and taken to the main trash room on the first floor.

LAKEWOOD MID-RISE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS (cont'd.)

12. **SWIMMING POOL AND JACUZZI**

- Swimming is permitted only from 7:00 a.m. to 10:00 p.m.
- Children under 12 years of age must be accompanied by an adult swimmer 19 years of age or older.
- No lifeguard is provided. All persons using the swimming pool or Jacuzzi do so at their own risk.
- All persons must shower thoroughly before entering the pool or Jacuzzi.
- No running, ball playing, boisterous play, diving, floats, balls, toys, or other objects, except swimming aids attached to the swimmer permitted in or around the pool.
- No pets are allowed in the pool area.
- No food or drink or alcoholic beverages shall be brought to the pool area except by prior written consent of the Board of Directors.
- No bottles, glass, or sharp objects are permitted in the pool area.
- Persons using suntan oil, lotion, or any other similar substance shall not use poolside furniture unless such furniture is entirely covered by a towel or their protective material.
- Use of pool and Jacuzzi limited exclusively to Owners, lessees, and guests of Owners of the Condominium.
- Children under three years of age who are not toilet trained and/or wear diapers and/or rubber pants are not permitted in the pool or Jacuzzi.
- Chairs and lounges must be kept four feet from the pool's edge.
- No loud radios are allowed in the pool area.

13. **GUESTS**

Owners shall notify the Manager and Security Guard by written notice in advance of the arrival and departure of guests or family who have permission to use a unit in the Owners absence. No person under 21 years of age shall occupy a unit unless their parent or the Owner is also in residence.

13. **CHILDREN**

Children shall not play on or about the Condominium's Common Elements except under reasonable supervision by a responsible adult.

14. **SIGNS**

No sign, nameplate, signal advertisement, or illumination shall be inscribed or exposed on or at any window, door, balcony, or terrace without the express prior written consent of the Board of Directors. However, Owners may use bulletin boards in their Condominium for personal notice with the approval of the Management Agent.

LAKEWOOD MID-RISE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS (cont.)

15. KEYS

The Association shall maintain a key to each Unit in the Condominium. No Owner or lessee shall change existing locks or install additional locks unless duplicate keys are provided to the Association.

16. PARKING

Unauthorized parking shall include:

- Vehicles parked in parking spaces assigned to and reserved for individual units without the consent of the Owners or occupants of such Unit.
- Vehicles are parked to impede ingress to or egress from other parking spaces, drives, roads, or building entryways.

Unauthorized parking shall be grounds for removal of the vehicle from the Association at the expense of the vehicle owner and/or operator. Except in the event of an emergency, no vehicle maintenance or repairs shall be performed on the Condominium property. No vehicle shall be washed, polished, and/or waxed on the Condominium property except in such specific area as may from time to time be designed by the Board of Directors for such activity.

18. LAKES

Facilities for using lakes within the Village of Lakewood for boating purposes shall be limited to those provided by the Association or by the Village of Bridgewood Associations, Inc. or the Boca West Maintenance Association, Inc. Members of the Association shall not be permitted to install docks or similar structures, or to keep boats on the lakes without the consent of the Association. In no event shall motor-powered boats be allowed on the lakes.

19. COMPLIANCE WITH CONDOMINIUM DOCUMENTS

All owners and every lessee, guest, or visitor of an Owner shall comply with all of the terms, conditions, covenants, restrictions, and limitations of the Declaration of Condominium, the Articles of Incorporation, and the By-Laws.

20. RULE CHANGES

The Board of Directors of the Association reserves the right to change or revoke existing Rules and Regulations and to make such additional Rules and Regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the buildings and their occupants, to promote cleanliness and good order of the property and to assure the comfort and convenience of Owners

This instrument was prepared by:
PETER C. MOLLENGARDEN, ESQUIRE,
Becker & Poliakoff, P.A.
500 Australian Avenue South
9th Floor
West Palm Beach, FL 33401
(W-C112)

**CERTIFICATE OF AMENDMENT TO THE
DECLARATIONS OF CONDOMINIUM FOR
LAKEWOOD MID-RISE CONDOMINIUM I, LAKEWOOD MID-RISE CONDOMINIUM III,
AND LAKEWOOD MID-RISE CONDOMINIUM IV**

WHEREAS, the **Declarations of Condominium for Lakewood Mid-Rise Condominium I, Lakewood Mid-Rise Condominium III, and Lakewood Mid-Rise Condominium IV** have been duly recorded in the Public Records of **Palm Beach County, Florida**, in Official Record Book **2512 at Page 239**, Official Record Book **2845 at Page 170**, and Official Record Book **3099 at Page 751**, respectively; and

WHEREAS, at duly called and noticed meetings of the membership of Lakewood Mid-Rise Condominium Association, Inc., a Florida not-for-profit corporation, the aforementioned Declarations of Condominium were amended pursuant to the provisions of said Declarations on **March 27, 2002** (Lakewood Mid-Rise Condominiums I and IV) and **April 17, 2002** (Lakewood Mid-Rise Condominium III).

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Declarations is a true and correct copy of the amendment as amended by the membership:

**AMENDMENT TO THE DECLARATIONS OF
CONDOMINIUM FOR LAKEWOOD MID-RISE CONDOMINIUM I, III AND IV**

(Additions shown by "underlining",
deletions shown by "strikeout")

XVI (E) LEASING

After approval by the Association as elsewhere herein required, entire Units, but not less than entire units, may be leased; provided occupancy is only by the lessee and his family, servants and guests. No unit may be leased for a period of less than six (6) months. ~~ninety (90) days.~~

WITNESS my signature hereto this 5 day of May, 2002, at Boca Raton, Palm Beach County, Florida.

**LAKEWOOD MID-RISE CONDOMINIUM
ASSOCIATION, INC.**

By: LELA CANNON President

Ginnie Henline
Witness Ginnie Henline

GINNIE HENLINE
(PRINT NAME)

Jose Leon
Witness Jose Leon

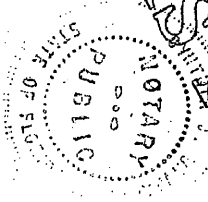
JOSE L. LEON
(PRINT NAME)

Attest: Jim Haas Secretary

STATE OF FLORIDA :

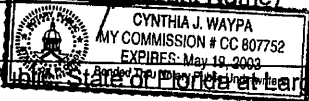
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 6 day of MAY 2002,
by LELA LANNON and JIM HAAS, as
PRESIDENT and SECRETARY TREASURER
respectively, of Lakewood Mid-Rise Condominium Association, Inc., a Florida not-for-profit
corporation, on behalf of the corporation. They are personally known to me, or have
produced _____ as identification and did take an
oath.



Cynthia J. Waypa (Signature)

CYNTHIA J. WAYPA (Print Name)



Notary Public, State of Florida at large

211749_1

Not a Certified Copy

WHEREAS, the Association through its Board of Directors has the responsibility and authority for regulating the maintenance, repairs and replacement of the limited common elements of the Condominium property pursuant to Article XIII of the Declaration of Condominium; and,

WHEREAS, the Association has discovered that water retentive floor coverings on patios of units such as indoor/outdoor carpeting lead to structural damage of the Condominium property; and,

WHEREAS, it is the desire of the Board to fulfill their fiduciary responsibilities concerning regulation of these areas.

NOW THEREFORE, be it resolved that the Board of Directors hereby adopts the following policy with respect to floor coverings of the patio areas of Condominium units in the Lakewood Mid-Rise Condominium Association, Inc.

1. Patio areas shall not be permitted to have floor coverings of a water retentive nature, including but not limited to indoor/outdoor carpeting.
2. All patio floor coverings must consist of waterproof tile properly grouted to maintain its waterproof characteristics.
3. All patio floor coverings must be maintained in a timely and suitable manner in order to sustain their waterproof characteristics.
4. Any non-conforming patio floor coverings must be removed in order to prevent structural damage to the Condominium property. Replacements of said floor coverings must be made in accordance with the specifications described above. Unit owners must make written application for and receive written approval of the Association for all patio floor covering installations on forms which may be supplied by the Association.
5. Failure of any unit owner to follow the above-stated policy shall force the Association to consider making whatever repairs or replacements are necessary and charge the responsible unit owner accordingly pursuant to Article XIII, Paragraph C of the Declaration of Condominium.

BY ORDER OF THE BOARD OF DIRECTORS. Dated this 16th day of April, 1992.

Catherine M. Dietrich
Richard B. Gorman
John Cannon
John Cannon
Betty Lee Markel
Raymond Blaylock
William T. Hollman

LAKEWOOD MID-RISE CONDOMINIUM ASSOCIATION, INC.

698 Lakeside Boulevard
Boca Raton, FL 33434
(561) 483-6944 * Fax: (561) 483-5699

PERMISSION TO ENTER

This form authorizes the release of your Unit key to the person(s) listed below. **NO OTHER FORM WILL BE ACCEPTED.**

I/We _____, Owner(s)/Lessee (Circle one) of Unit # _____, in the Lakewood Mid-Rise Condominium Association, Inc., in my/our absence, designate the authorized person(s) to request a key to my Unit from Manager's office. **THIS KEY IS TO BE RETURNED ON THE SAME DAY AS IT IS REQUESTED.**

NAME		REASON / DATE	
*	Charly's Pest Control *	*	Monthly Interior Service *
*	_____ *	*	_____ *
*	_____ *	*	_____ *
*	_____ *	*	_____ *
*	_____ *	*	_____ *
*	_____ *	*	_____ *

In consideration of my/our designation of the person mentioned above (s), I/We agree to hold the Board of Directors, the Property Manager, and the Condominium Association harmless against all claims arising out of loss or damage to the Unit while such person(s) is/are in possession of a key. I/We specifically acknowledge that the availability of a key to my/our Unit for use by the person named earlier (s) is a courtesy for my benefit. **SUCH COURTESY MAY BE REVOKED AT ANY TIME BY THE BOARD OF DIRECTORS, THE PROPERTY MANAGER, OR THE CONDOMINIUM ASSOCIATION.** I/We understand that no one will accompany or supervise the person named earlier (s) while possessing a key to my Unit. I/We accept full responsibility for the conduct of such person(s) and release the Board of Directors and the Condominium Association from all liability due to a key release.

When not in residence, I/We can be reached at:

HOME - TELEPHONE # _____

CELL - TELEPHONE # _____

OFFICE - TELEPHONE # _____

SIGNATURE

DATE

LAKEWOOD MID-RISE CONDOMINIUM ASSOCIATION, INC.

698 Lakeside Boulevard
Boca Raton, FL 33434
(561) 483-6944 * Fax: (561) 483-5699

EMERGENCY CONTACT INFORMATION

Occasionally, a maintenance or security problem will occur when contacting an out-of-town owner or a local representative is imperative. Repair work can be hampered when unit owners are away on vacation or living in another state. Extensive damage can be prevented if we have a method of contacting the owner.

To avoid this problem, we request that you fill in the information below and return it to our office. This information will remain confidential.

Please be assured that we will protect your property to the very best of our ability.

=====

NAME OF OWNER/LESSEE: _____

UNIT NUMBER: _____

(if applicable)

MAILING ADDRESS: _____

OTHER THAN LAKEWOOD

CITY/STATE/ZIP: _____

TELEPHONE #:	HOME: ()	*BUSINESS: ()	*
	FAX: ()	*FAX: ()	*
	CELL: ()		*

=====

EMERGENCY CONTACT: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

TELEPHONE #:	HOME: ()	* BUSINESS: ()	*
	FAX: ()	* FAX: ()	*

PLEASE ADD ANY ADDITIONAL INFORMATION YOU FEEL MAY ASSIST IN NOTIFYING YOU
IN THE EVENT OF AN EMERGENCY:

DATE: _____ **Owner/ Lessee Signature:** _____