

**PARADISE GARDENS SECTION II**  
**Single Family Community for Residents Age 55 years and Older**  
**1650 N. W. 68<sup>th</sup> Avenue**  
**Margate, Florida 33063**  
**Phone# 954-979-6755**

**APPLICATION PROCEDURES**  
**For Investor's**

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**ALL ITEMS BELOW MUST BE INCLUDED OR THE APPLICATION WILL BE DEEMED INCOMPLETE AND WILL BE DECLINED.**

**FALSIFICATION OF ANY INFORMATION IN THIS APPLICATION WILL RESULT IN IMMEDIATE DENIAL OF THE APPLICATION AND ALL OCCUPANTS.**

1. The \$100.00 Non-Refundable **Application Fee** must be attached to completed application. Please make check payable to P.G. II Homeowners, Inc.
2. A Copy of Contract of Sale must also be attached to Application.  
2 Forms of legal ID are required for each application.  
At least one form **MUST** be a photo ID
3. Attach is a Synopsis of our Covenants. Please read it and bring it with you to the Orientation / Screening. Please call and leave a message if you have any questions at 954-979-6755. Someone will get back to you in a timely manner.
4. Applicant's proof of Income (Last 4 pay stubs or last 4 bank statements)
5. The Completed Orientation/Screening Package is to be returned to my attention at the Paradise Gardens Clubhouse at least 10 days before the Orientation/Screening Appointment for review
6. Screening Appointments must be scheduled at least 10 days **BEFORE** closing or leasing. Our screenings are done on the first and third Tuesday of the month.

Screening Committee  
954-979-6755

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**Paul D'Andrea, President**  
**Carol Smith, Vice President**  
**Manuel Hevia, Treasurer**  
**Susan Butler, Secretary**

**To Prospective Buyers, Renters, Real Estate Agents**

**Paradise Gardens Section Two is registered as Housing for Older People. Please be aware of our age restrictions pertaining to prospective buyers or renters.**

At least one **over the age of 55 must PERMANENTLY** reside in the home and any person **under the age of 18 is prohibited from residing in the home.**

A meeting with our Screening Committee will be necessary for every prospective Buyers or Renters and must include all members who will reside at the property. These meetings are to take place **before** the Closing of a sale or lease. A copy of the contract/lease will be required for the P.G.II Homeowners' Inc. files at that time. An Application packet can be obtained from the head of the Screening Committee and outlines all necessary information.

**The purpose of these personal, face-to-face meetings is to make sure copies of the governing documents are received and understood as well as offering an opportunity to answer any questions and to make the prospective resident's transition into the Community as welcoming as possible.**

Thank you in advance for your co-operation.

Board of Directors

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**APPLICATION FOR APPROVAL FOR OCCUPANCY**

**A \$100.00 per person Non-Refundable Fee must be paid at the time of presenting of application.**  
**Please attach a copy of the Contract for Purchase or a Copy of the Lease**

**The undersigned hereby applies for approval to Purchase or Lease the following property in PARADISE GARDENS SECTION II:**

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

**OWNER/SELLERS INFORMATION:**

**Property Address:** \_\_\_\_\_

**Owner(s):** \_\_\_\_\_

**Owner(s) Address If Different From Above:** \_\_\_\_\_

**Anticipated Closing Date:** \_\_\_\_\_

**Anticipated Start Date of Lease:** \_\_\_\_\_

**Realtor's Name and Address:** \_\_\_\_\_

\_\_\_\_\_

**BUYER'S INFORMATION:**

**Name of Buyer/Lessee :** \_\_\_\_\_ **DOB** \_\_\_\_\_ **SS#** \_\_\_\_\_

**Name of Co-Applicant:** \_\_\_\_\_ **DOB** \_\_\_\_\_ **SS#** \_\_\_\_\_

**Current Address and Telephone Number:** \_\_\_\_\_

\_\_\_\_\_

**Name of Company** \_\_\_\_\_

\_\_\_\_\_

**Address of Company:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Anticipated Closing Date of Current Home:** \_\_\_\_\_

**Company Annual Report** \_\_\_\_\_

**FID#** \_\_\_\_\_

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**INFORMATION ON EACH APPLICANT**  
**To be filled out by each person**

**Each applicant individually please fill out this form and state your Name, DOB, Social Security # and Relationship. (REMINDER: No person under the age of 18 may occupy the home on a permanent basis.)**

**Name:** \_\_\_\_\_ **DOB** \_\_\_\_\_ **SS #:** \_\_\_\_\_

**Address** \_\_\_\_\_

**Name and address of the Company:** \_\_\_\_\_

\_\_\_\_\_

**Are You Now a Resident of Florida?** \_\_\_\_\_

**How long have you been in business?** \_\_\_\_\_

**State/Country of business:** \_\_\_\_\_

**Have You Ever Been Convicted of a Felony?** \_\_\_\_\_

**Cars: 1. Plate #** \_\_\_\_\_ **Make:** \_\_\_\_\_ **Model:** \_\_\_\_\_ **Year:** \_\_\_\_\_

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I hereby give Paradise Gardens Section II and/or its agent, permission to verify the information submitted on this application. I/We realize that this includes, but is not limited to, a background check on all the adults who will own and/or occupy the property. Background checks include: property ownership; bankruptcy; criminal; driver's license; professional license; vehicle information and other information which may be deemed necessary. I/We understand that this information will be used solely for the orientation/screening process and will be kept in strict confidence. I/We hereby hold the association and/or its agents harmless from liability for the gathering and verification of such information.

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Incorrect or fraudulent information is sufficient reason for the  
Orientation/Screening Committee and the Board of Directors to deny your application.**

**OWNERS ARE RESPONSIBLE FOR THEIR GUEST AT ALL TIMES**

**Character References (No relatives):**

1) \_\_\_\_\_ **Phone:** \_\_\_\_\_

2) \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Emergency Contact Infor:**

1) \_\_\_\_\_ **Phone:** \_\_\_\_\_

2) \_\_\_\_\_ **Phone:** \_\_\_\_\_

New Owner Cell #: \_\_\_\_\_ Email address: \_\_\_\_\_

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**Maintenance payments are paid Quarterly and are due on: JANUARY 1; APRIL 1; JULY 1; and OCTOBER 1. Any payment not received on or by the 20<sup>th</sup> of the month due will be charged a late fee. Payments not received two (2) quarters concurrently will be subject to a property lien and all legal fees incurred in the collection of said debt.**

**Signed Acknowledgment:** \_\_\_\_\_

**Signed Acknowledgment:** \_\_\_\_\_

## **PARADISE GARDENS SECTION TWO**

### **SYNOPSIS OF PROTECTIVE COVENANTS**

The following protective Covenants were recorded by Oriole Corporation in the official records of Broward County.

The Protective Covenants for **Paradise Gardens Section Two** are established and imposed to assure the present and future owner or owners of all or any part of said property, all of whom have a community of interests, that the entire property platted into and known as **Paradise Gardens Section Two** will be kept, maintained and improved in such manner as will protect and preserve the integrity and high quality of said property and improvements situate thereon from time to time, subject to and in compliance with the following covenants, restrictions, reservations, servitudes and easements, and to provide a means to enforce these Protective Covenants for the mutual benefits of all interested parties.

These Protective Covenants were in turn incorporated in the Chapter of Paradise Gardens Section Two, Inc., and registered with the Secretary of State of Florida.

We, as Homeowners, benefit by their existence and enforcement.

**Single Family Homes** – The lots are restricted to the use of single family homes, to be used by a single family, servants and guest. No renting of rooms in a single family home.

**Commercial Use** – No trade, business, profession or any other type of commercial activity shall be carried on.

**Fences and Hedges** – No fences or Hedges are permitted; all clothes lines or poles are restricted to the rear yard and must be a removable.

**Antennas** – No exterior radio/television/internet antenna is permitted on any residence roof.

**AGE LIMITATION ON PERMANENT RESIDENTS** – In recognition of the fact the lots described herein have been platted and the structures to be located thereon designed primarily for the comfort, convenience and accommodation of adult person, the use of all lots in the foregoing described land are hereby limited to permanent residents 55 YEARS OF AGE OR OLDER WITH NO PERMANENT RESIDENT UNDER THE AGE OF 18.

**Parking** – The parking or Storage of automobile except upon paved areas is prohibited. Overnight parking or storage of trucks or commercial vehicles in excess of one-half (1/2) ton rated capacity is prohibited. The overnight parking of vehicles of any kind upon public right-of-way is prohibited. The parking or storage of boats, boat trailers or RV'S upon any of the foregoing described lands is prohibited except in spaces expressly provided for the same, or as may be approved in writing in advance by the committee.

**No parking on the grass or blocking someone's driveway.**

**Building maintenance** – Each homeowner is obligated to share the pro-rate cost of maintaining the lawn and the exterior building painting. If sod becomes unsightly and needs to be replaced, the individual homeowner is responsible for the entire cost of such replacement. **Watering and maintaining sprinkler systems** is the sole responsibility of the homeowner.

**Recreation Facilities** – Each homeowner is responsible for the pro-rata cost of the operation, maintenance, repair and taxes of the recreation and the parking facilities.

**Maintenance Assessment** – Each homeowner is liable for the pro-rata cost of maintenance (and leasing) of the recreation building and area. Such cost is by the monthly assessment determined by the Board of Directors.

**Lien Rights** – In event of failure to pay on the part of any homeowner of both ground rent and maintenance assessment, and the amount due remains unpaid for a period of thirty (30) days, a lien against the particular home involved may be filed in the official records of Broward County. This lien can be satisfied only by the payment of the total amount due, plus costs and reasonable fees. (this can make the sale of the home difficult, as the lien must be lifted in order to transfer a clean title.)

**Architectural Committee** – This committee is now composed of members of the Board of Directors. No structure of any kind may be placed, altered or erected on the lot of any homeowner unless the plans and specifications have been submitted to the Committee and approved by the Committee in writing. The Committee shall be permitted to employ aesthetic values in making its determinations.

**Enforcement** – The above restrictions and requirements may be enforced by an action in a court of law by any of the land owners **in Paradise Gardens Section Two**.

**Lease Restrictions:** No application for, nor consideration of, the leasing of property shall be entertained by the association, until the property has been owned by the party applying for approval of the leasing thereof, for not less than one (1) full calendar year, from the date of title recording. No Portion of a property (other than the entire property) may be leased. No rooms may be rented/leased and no transient tenants shall be permitted. No property may be leased for a period of more or less than (12) consecutive months, and only one lease, irrespective of its duration, may be approved during any on 12 months period. Tenants may not sublease the property.

**ALL OF THE ABOVE COVENANTS AND RESTRICTIONS ARE ENTERED IN THE OFFICIAL RECORDS OF  
BROWARD COUNTY**