

LIDO ISLES HOA, Inc.

c/o Blue Shield Property Management Company
18459 Pines Blvd, Suite #316
Pembroke Pines, Florida 33027
(O) 954-432-3336 (F) 954-656-5112 Email: lidoisles@blueshieldpm.com

New Homeowner Package

- **New Owner Application**
- **RF Vehicle Tag Form**
- **Open Path Application**
- **Parking Rules & Regulations**

THIS APPLICATION CANNOT BE CHANGED AND SHOULD NOT BE SCANNED AND HAVE TYPED ANSWERS OR ELECTRONIC SIGNATURES. PLEASE NEATLY HAND WRITE AND DO NOT REPRODUCE INTO A DOUBLE SIDED APPLICATION.

PLEASE RETURN ORIGINAL COMPLETED APPLICATION TO:

LIDO ISLES HOA, Inc.

c/o Blue Shield Property Management Company
18459 Pines Blvd, Suite 316
Pembroke Pines, Florida 33029

**LIDO ISLES HOA, Inc
New Owner Application**

Unit Address: _____

Closing Date: _____

Homeowner Information

Name (1): _____ Date of Birth: _____

Email: _____

Driver's License/State _____

Home Phone: _____ Cell Phone: _____ Work Phone _____

Name (2): _____ Date of Birth: _____

Email: _____

Driver's License/State _____

Home Phone: _____ Cell Phone: _____ Work Phone _____

List All Persons TO Occupy Unit Not Listed Above

Name	Email	Relationship	Age
1) _____	_____	_____	_____
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

Pet Information

Type	Breed	Color	Weight	Age	License Number
1) _____	_____	_____	_____	_____	_____
2) _____	_____	_____	_____	_____	_____

Automobile Information

Make _____ Model _____ Year _____ License # _____ State _____

Make _____ Model _____ Year _____ License # _____ State _____

Make _____ Model _____ Year _____ License # _____ State _____

Emergency Information

In case of Emergency Please Contact:

Name _____ Relationship _____

Phone: _____ Phone: _____ Email: _____

Address: _____

The following signatures of the Homeowner(s) certify that the Lido Isles HOA, Inc. Governing Documents (CCR's, Bylaws, etc.), Rules and Regulations have been reviewed/received by the title company or the previous homeowner.

Signature of Owner _____ Print Name _____

Signature of Owner _____ Print Name _____

Date Owner (1) _____

Date Owner (2) _____

LIDO ISLES

HOMEOWNER'S ASSOCIATION

1331 SW 171st. Terrace, Pembroke Pines, FL 33027
 Tel.: (954) 349 1037 - email: lihoaofc@lidoisleshoa.com

VEHICLE RF TAGS

NEW

UPDATE

DELETE

Date of Application:			
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	Name:		
	Phone Number:		Email:
<input type="checkbox"/> Co-Owner <input type="checkbox"/> Tenant	Name:		
	Phone Number:		Email:
Property Address:			
Rental Term:	Start Date:		End Date:

VEHICLE DESCRIPTION

Please list below information for all vehicles you currently own and park at your address including the new vehicle for which the RF Tag is needed. Any vehicle 'NOT' listed on this form will be 'REMOVED' from the resident access system. If the removed vehicle is used to enter Lido Isles HOA it will have to be through the Visitor's Kiosk lane.

YEAR	MAKE	MODEL	COLOR	STATE	PLATE NUMBER	RF TAG #

Note: Registration form for each vehicle **MUST** be uploaded (make sure you have a copy of the registration of each vehicle on your computer prior to upload this form to the website).

Gated Communities with and Envera Virtual Gate Guard Kiosk:

Once your form has been processed, a MyEnvera account will be created for you. Your username and password will then be emailed (if provided) or mailed to you. It is required for you to access your account online at www.myenvera.com or through our Smartphone App (available on both Android and iPhone). The Help section will explain the essentials of the system and how you may interact with it. In addition to MyEnvera, you may also schedule guests over the phone by calling Customer Service at (877) 936-8372.

Save this form on your computer in order to upload it to the Lido Isles HOA website.



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Tel.: (954) 349 1037 - email: lihoaofc@lidoisleshoa.com

CAUTIONARY NOTE FOR ENTERING THROUGH THE RESIDENT ENTRY IF YOU PURCHASE AN - RF TAG – FOR YOUR VEHICLES

If you purchase the RF Tags for your vehicles so that you can enter through the Resident Entrance please note the following:

1. If there is no one in front of you - you can proceed directly to the first lighted gate arm where you will see a Red and Green Traffic light.
2. The RF Reader above will read the RF Tag on your windshield and once verified the Green light turns on for a brief moment and that first Gate Arm starts to open.
3. As that gate arm opens the Red light goes back on to signal anyone behind to stop. They should STOP by the Sign between the two (2) lanes of traffic, where sign shows with arrows the Visitors and Residents lane.
4. If you approach and there is a vehicle ahead of you, please stop as in three (3) above. When the first gate arm closes and the second set of two (2) lighted arms by the Gates open – you can then proceed as in one (1) above.

If you do not do as in four (4) and you approach the first gate arm when it is in the opened position you will lock the system and no one , including you, will go anywhere for one to six minutes.

Here is an explanation for why this happens.

1. It is one vehicle at a time so that only vehicles registered to an address within Lido Isles HOA Community can enter after verification by the system.
2. The RF Reader reads and verifies the RF Tag on the vehicle windshield, then commands the first Gate Arm to open.
3. As the vehicle proceeds to the Gates, underground sensors will sense the vehicle and triggers two (2) events
 - a. The first Gate Arm is commanded to close
 - b. The second set of Gate Arms are commanded to open
4. If the other vehicle approaches the first gate arm while it is opened, that gate arm is being given two commands
 - a. This second vehicle tells the arm to open
 - b. The vehicle that is in front waiting for the arms ahead to open is telling the first Opened Gate arm to close.

The result is that the first Gate Arm is receiving two commands – 1. Open 2. Close, so everyone will sit and wait while there are a lot of backing up and difficult maneuvers especially at peak times early morning and late evenings.

Please therefore be patient and careful and everything will work smoothly and efficiently.

Any questions – please email us and we'll try to assist in any way possible.

If you would like to purchase RF TAGS for your vehicles, the cost is \$25.00 each. Please forward copies of the Registration for each vehicle that you wish to purchase the RF TAG for to the Office email from where you received this email. Only vehicles Registered at an address within Lido Isles HOA is permitted to have these Tags as they are for Residents Only, therefore the vehicles will have to be registered at your address. Everyone else must use the Visitors entrance.



1331 SW 171st. Terrace, Pembroke Pines, FL 33027
 Tel.: (954) 432-3336 - email: lidoisles@blueshieldpm.com

OPEN PATH ACCESS APPLICATION

For Pedestrian, Pool Area, Bathroom and Gym

Date of Application:				
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	Name:			
	Phone Number:		Email:	
<input type="checkbox"/> Co-Owner <input type="checkbox"/> Tenant	Name:			
	Phone Number:		Email:	
Property Address:				
Rental Term:	Start Date:		End Date:	

USER ACCOUNT INFORMATION

Only Household/Renter Information are allowed to be issued access accounts with Open Path. A valid email account is needed to create an account. Verification of use will be conducted by the management company.

Last Name, First Name	Email Address	Gym Access?	Age	Office Use

The information above will remain confidential and will be used solely for the purpose stated. It is the responsibility of the resident to keep the above information current.

Note:

- *The OpenPath access are for Residents, permanently residing at a Lido Isles HOA Community.*
- *Individuals under the age of 16 will only have for the Pedestrian Gates.*
- *Those individuals under the age of 16 will not be permitted to enter the Pool area unaccompanied by an adult LIHOA Resident, to use the Pool.*
- *Those individuals under the age of 16 will not be permitted to enter and use the Gym without an adult.*

PARKING RESOLUTIONS

WHEREAS, Lido Isles Homeowners' Association, Inc. ("Association"), is a Florida corporation, not for profit located in Broward County, Florida which consists of a portion of Tract A, Sessa Eight, according to the plat thereof, as recorded in Plat Book 168, page 2 of the Public Records of Broward County, Florida; and

WHEREAS, the Association is governed pursuant to its Declaration of Covenants, Restrictions and Easements ("Declaration") as recorded in OR Book 32977 at page 1997 of the public records of Broward County, Florida; and

WHEREAS, some residents and guests within the Association are parking their vehicles without regard to the established provisions set forth in the Declaration; and

WHEREAS, some residents are failing to adhere to other provisions of the Declaration as it pertains to parking; and

WHEREAS, the Board of Directors feels it is necessary to have more specific rules and regulations governing the use, storage and parking of vehicle within the community; and

WHEREAS pursuant to Declaration, the Board of Directors is authorized to promulgate additional rules and regulations as it pertains to parking,

WITNESSETH

NOW, THEREFORE, let it be resolved that at a duly called meeting of the Board of Directors, providing the members no less than fourteen (14) days' notice, the Board of Directors enacted the following:

DEFINITIONS

Commercial Vehicle: any vehicle herein listed which has outside lettering displaying the information identifying a business or other non-personal use of any kind or which is defined by reference to the Florida Statutes: truck; truck/tractor; semitrailer; trailer; tractor crane; power shovel; well driller and such other "off road" vehicles so constructed as designed as a tool not a hauling unit; van; bus, ambulance, wrecker, hearse. A van or bus used by someone who is deemed physically disabled shall not be considered a *commercial vehicle* provided the vehicle is registered as such or otherwise displays a state issued "handicap" tag or placard. In addition, marked vehicles used by Florida or federal law enforcement personnel shall not be deemed *commercial vehicles*.

Recreational Vehicle: any vehicle listed below, and which may be further define by reference to the Florida Statutes as a: mobile home; travel trailer; camper trailer; motor coach or motorhome; boat; boat trailer; ultra-light aircraft; air boat.

Private Passenger Vehicle: private passenger van, private passenger sport utility or private passenger pick-up truck. Any such vehicle used solely for personal activities, providing that outside lettering displaying information identifying a business or other non-personal use of any kind shall be determinative that such vehicle is a commercial vehicle. An automobile without commercial lettering used primarily for personal use shall also be deemed a private passenger

vehicle. For purpose of this rule, marked or unmarked law enforcement vehicles shall be deemed *private passenger vehicles*. No markings on any such vehicle shall be considered *commercial lettering*.

Commercial Lettering: any lettering, design, graphic, or picture placed on any portion of a vehicle designed to advertise a business entity or service. For purposes of this rule, *commercial lettering* does not include lettering placed on the perimeter of a license plate frame, lettering contained on a front tag affixed to the front end of a car or a bumper sticker.

Guest: any visitor who is not staying in an owners' home for more than seven consecutive days. A vendor (e.g. plumber, electrician, etc. are not considered guests).

Livery Vehicle: any vehicle used primarily for the purpose of transporting people for hire. Such vehicles may include, but are not limited to taxi cabs, passenger vans, passenger buses, limousines and the like.

Project: the property that comprises Lido Isle Homeowner Association, Inc.

RESTRICTIONS:

No owner shall keep any vehicle in the project which is deemed a nuisance by the Board. Except as hereinafter provided, no owner or person having the use of a *commercial vehicle*, *recreational vehicle*, or *livery vehicle* shall park said vehicle within the *Project* unless totally enclosed in a garage and not visible from the outside. These restrictions shall not apply to the following:

- a. Commercial vehicles parked within the *project* between the hours of 7:00am to 7:00pm on a temporary basis and necessary in the actual construction or repair of Lots or items therein. In addition, any magnetic sign affixed to a *private passenger vehicle* that advertises a business or trade may be kept on said vehicle from 7:00 am to 7:00 pm.
- b. Vehicles owned or operated by a physically impaired individual when a medical doctor or other qualifying person as allowed under the Florida and Federal Fair Housing, has certified that the vehicle is necessary due to said physical impairment. Notwithstanding, it shall be presumed, unless otherwise shown, that any such vehicle that displays a "handicap" license tag or permanent placard is used by a person who meets the above definition.
- c. Commercial vans, pick-up trucks or any other commercial or livery vehicles whose commercial lettering is concealed to the satisfaction of the Association, unless the Association passes a rule prohibiting the presence of such vehicle even with the concealed lettering.
- d. Boats that are permitted and utilized in accordance with article 4.1Y and stored near the rear of the lot.

GENERAL RULES

- a. No vehicle shall be constructed, reconstructed or repaired within the *project* unless totally enclosed in a garage and not visible from the outside. Notwithstanding, the following shall not be prohibited:
 1. Changing tires/wheels
 2. Jump starting a vehicle or changing out a bad battery
 3. Changing light bulbs on vehicles
 4. Running a diagnostic test on vehicle using portable equipment
 5. Performing minor electronic repairs
 6. Changing of windshield or other glass
- b. No fluid changes may be conducted except within an enclosed garage.
- c. No vehicle shall be left within the project for more than one business day if not capable of self-propulsion unless totally enclosed in a garage and not visible from the outside.
- d. Except as otherwise provided herein, no vehicle shall be parked on the grass, any landscaped areas, blocking a sidewalk or egress/ingress of someone else's driveway.
- e. Unless a vehicle is housed in its garage, any vehicle situated in a driveway or parked anywhere else with the Association Community must display a valid license tag.
- f. Only licensed and insured drivers may operate a motorized vehicle within the Association Community. This includes, but not limited to, mopeds, go-peds, golf carts, scooters, go-karts and the like. This provision is not meant to apply to any battery-operated child driving toys while used under the supervision of an adult.
- g. All vehicles, including motorcycles, mopeds, etc. shall be equipped with effective sound muffling devices.
- h. The Association may, but shall not be obligated, to designate certain portions of the Common Properties, which may be relocated from time to time for the parking of *commercial, livery and/or recreational vehicles*. Such designation may be revoked at any time by the Board of Directors.
- i. Vehicles dripping or leaking fluids shall not be allowed to park on the street of the Association.

PARKING PROVISIONS

- a. **Normal Parking:** Owners/residents cannot park their vehicle on the street or common areas. Vehicles must be parked in the garage or home's driveway. In the event a vehicle belonging to an owner/resident or guest cannot be parked in the driveway or garage because of the presence of additional vehicle(s) in said driveway or garage, owner/resident or guest may park said vehicle on the Apron. BLOCKING THE SIDEWALK EITHER PARTIALLY OR COMPLETELY IS NEVER PERMITTED AND PARKING ON THE SWALE IS PROHIBITED. NO VEHICLE SHOULD EVER TOUCH THE SWALE/GRASS. THE PARKING OF A PICK-UP TRUCK, VAN OR LARGE SUV ON ANY APRON IN THE COMMUNITY IS NOT PERMITTED.

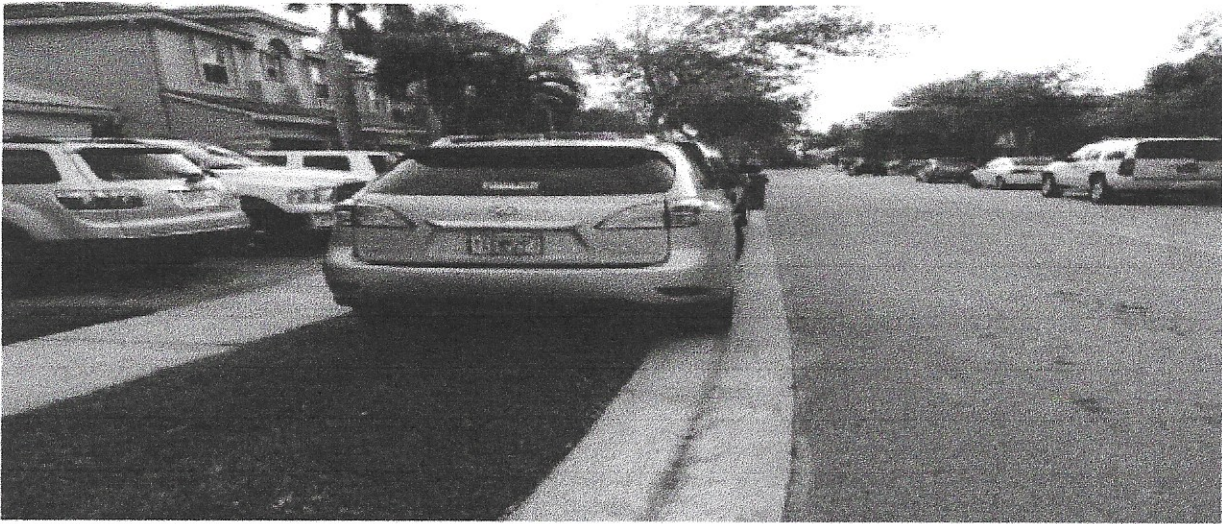
All owners/residents' vehicles must be registered with the HOA. The owner/resident's vehicle registration must match the HOA address for the owner/resident. Registration will be limited to five (5) vehicles for a home with a two (2) car garage and seven (7) vehicles for a home with a three (3) car garage.

For the convenience of all residents the following schedule will be adopted for parking on the Streets so that everyone can share the burdens of having vehicles parked on the Streets in front of their homes but never blocking their driveways.

1. On even numbered dates parking on the streets will be on the south side of 8th, 10th, 12th, 14th and 16th streets. On 171st Terrace parking will be on the west side.
2. On odd number dates parking will be permitted on the north side 8th, 10th, 12th, 14th and 16th streets.
3. On 171st Terrace parking will be permitted on the East side.
4. On 167th avenue, parking will be permitted on the west side only. On any day.
5. On the cul-de-sacs of 167th avenue, 171st Terrace, 8th, 10th, 12th and 14th streets, vehicles may park in such a fashion to create one row on the outer perimeter.

Overnight parking shall not be allowed in the street(s) at any time. All vehicles must be parked in the direction with the flow of traffic and conform with the Traffic Laws of the State of Florida, and both County and City Ordinances.

PARKING ON THE STREETS IS NEVER PERMITTED WITHOUT A VALID PARKING PASS ISSUED BY THE LIDO ISLES HOA AND DISPLAYED ON THE DASHBOARD OF THE VEHICLE FOR WHICH IT WAS ISSUED AND FOR THE DATE AND TIME IT WAS ISSUED.



No person shall park a vehicle on any street within the Association Community in such a way to impede the free flow of traffic or interfere with the passage of emergency vehicles.

There shall absolutely be no parking in front of fire hydrants or the emergency exit between the homes located on SW 16th street. The emergency exit/entrance is for the exclusive use for the police and the fire department.

Double Parking, parking on corners where there are double yellow lines painted on the roadway (or "no parking signs") and/or parking overnight on the roadway within the Association shall not be permitted. Vendors (e.g. delivery people, plumber, electrician, etc.) may park in front of their customer's home provided that said parking does not interfere with the flow of traffic. Any such vendors who are plumbers, electricians, contractors and the like must be licensed and insured.

Proof of same must be provided to the Association if requested.

DESIGNATED PARKING AREAS – POOL, GYM AND PLAYGROUND.

The designated parking areas in the pool/gym area must only be used by someone who is using the pool/gym area. If a vehicle is parked in any of the spaces by someone who is not using the pool/gym area, said vehicle will be towed within three hours after the notice is placed

Proof of same must be provided to the Association if requested.

The designated parking areas in the pool/gym area must only be used by someone who is using the pool/ gym area. If a vehicle is parked in any of the spaces by someone who is not using the pool/gym area, said vehicle will be towed within three hours after the notice is placed on the vehicle. In the event the same vehicle is parking in the parking area thereafter, and the person who controls said vehicle is not using the gym/pool area, the vehicle is subject to being towed without further notice.

Parking in the handicapped space shall only be allowed if the vehicle displays an appropriate state issued handicapped license plate or placard.

There shall be no parking anytime on the driveway or in front of the driveway of the Pembroke Pines Lift Station located on the west side of 167th Avenue north of 16th street.

Except as otherwise provided herein, any vehicle that is impermissibly parked is subject to being towed without further direct notice.

Boats shall not be parked on roadways or driveways at any time. Boats brought onto the Project for storage shall be stored completely under cover in the garage, which must be closed unless in use, or in the rear of the lot wherein it must also be fully concealed so as not to be seen from anywhere.

If any of these rules are deemed invalid by a court of law, it shall not invalidate any remaining provisions.

The Homeowners Association has entered into both Traffic and Trespass agreements with the city of Pembroke Pines Police Department. The roadways within the Lido Isles HOA Community are therefore subject to all Traffic Laws and anyone can be Ticketed by the City of Pembroke Pines Police for Traffic Infractions and Violations.

LIDO ISLE HOA, INC.