

Lyndhurst C Condominium Association
Deerfield Beach FL 33443

UNIT # _____ INTERROGATORY

INTERROGATORY TO BE ANSWERED BY ALL PROSPECTIVE PURCHASERS

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

1. What is/are your full name(s) and present addresses?

2. Are the foregoing the same person(s) named in the original purchase application?
If not, explain.

3. Will you be a permanent and full-time resident and occupant of the unit you seek to purchase? Yes ____ No ____
If No, please explain.

4. Do you own any other real property (i.e. house, condominium, etc.) in Florida or elsewhere? If so, please list the complete addresses whether you presently reside in any of these locations or not. Yes ____ No ____
Please list the complete addresses

5. Do you lease or rent any of these properties to others? Yes ____ No ____

6. Question. What is your present business, trade, or occupation?
Answer.

7. Question. If not retired, when do you intend to retire?
Answer.

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8. Question. If retired, when did you retire and what were your former business, trade, or occupation?

Answer.

9. Are you aware that Lyndhurst C is "Not a Rental Building". Are you aware that under the Lyndhurst C documents as amended, the rental of units as a business or for investment is prohibited except in special cases of undue hardship (defined as death and/or illness) and at the discretion of the board of directors? Yes _____ No _____

10. Are you aware that Article 9.1 of the Declaration of Condominium as amended reads in part as follows: "Each Unit is hereby restricted to residential use as a single family residence by the owner(s) thereof, their immediate families, guests and invitees."? Yes _____ No _____

11. Are you aware of the restrictions contained in the documents requiring occupancy (defined as being in physical possession of the unit) by at least one (1) person fifty-five (55) years or older; and that any occupant under the age of fifty-five (55) years, who may be residing in the unit without a person who is fifty-five years or older simultaneously occupying the unit, may not be permitted to remain? Yes _____ No _____

12. Are you aware that Article 12.1(b) as amended reads as follows: "No unit owner may dispose of a Unit or any interest in a unit by lease or allow the occupancy thereof without the approval of the Lessee or occupant by the Association? No lease may be made for less than a three month consecutive period, but only one (1) such lease may be made within any 12 month consecutive period, nor shall any transient accommodations be provided. Leasing of units as a regular practice for business, investment, speculation or such purpose is prohibited..." Yes _____ No _____

13. Do you agree that, if approved, you will abide by and comply with our Condominium documents, including the Declaration of Condominium, the By-Laws and the Articles of Incorporation which require, regulate and control the use of and conduct in the condominium property? Yes _____ No _____

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14. Are you aware that, in view of the foregoing amendments, the Association has prohibited the leasing or renting of units; and has refused approval of any purchaser who intends to use the units for such purposes., Yes ___ No ___
15. If you plan to have anyone occupy your unit in your absence, are you aware of provisions which require the consent of the Board? Yes ___ No ___
16. Do you plan to make any alterations/modifications to the unit before or after you take possession of the unit if approved? Yes ___ No ___
17. Are you aware that any alterations/modifications require the approval of the Association? Yes ___ No ___
18. Are you aware of the restrictions prohibiting pets? Yes ___ No ___
19. Are you aware that each unit has an assigned parking space and that no Unit Owner may have exclusive use of any Guest space? Yes ___ No ___
20. Do you have any children? If so, set forth their names, ages and addresses.
21. 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 two (2) consecutive weeks, with a total of not more than thirty (30) days per calendar year? Yes ___ No ___
22. How many persons will reside in the unit permanently? Only a maximum of three (3) adults may reside in a one bedroom unit and four adults may reside in a two bedroom unit. Only a maximum of two (2) ID's will be issued in a one-bedroom unit and a maximum of three (3) ID's in a two-bedroom unit. ID's required _____ (indicate number). Are you aware that all permanent residents are to be approved by the Association? Yes ___ No ___

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23. 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 ___

24. Are you aware that the Association must approve any mortgage or encumbrance on the Unit? Yes ___ No ___

25. Are you aware Florida Law requires that the purchase of any articles of furniture or other personal property be handled separately and apart from the purchase of the unit; that the purchase price set forth in the contract must not include any consideration for such items and that the documentary stamps to be placed on the deed submitted for recording will be based only on the value of the unit, excluding furniture or other personal property? Yes ___ No ___

26. Please supply the following breakdown information:

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

Please provide details / amounts of any mortgage or encumbrance that has been incurred in the purchase of unit \$ _____

Please list the complete details with name(s) and addresses / telephone number

27. Please provide amount of monies / equity that you used from your own funds for the total purchase of the unit \$ _____

28. Have you ever been convicted of a felony? Yes ___ No ___

If Yes, give details of conviction:

29. Have you ever served time in prison? Yes ___ No ___

If Yes, give details of offence:

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30. Are you on parole? Yes ____ No ____ Are you on probation? Yes ____ No ____

31. Are you aware of the fact that the approval, if given, is based upon the reliance of the truth of the statements made herein, especially with respect to the occupancy and proposed use of the unit? Yes ____ No ____

INTERROGATORIES TO BE SIGNED BY PROSPECTIVE PURCHASER(S)

Date _____ Purchaser's signature _____

Purchaser's signature _____

Purchaser's 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)