Each applicant 18 & over must complete their own Ravenswood application to be submitted to Verify Screening for processing at 1(888)983-9511.



RAVENSWOOD MANAGEMENT ASSOCIATION, INC.
2121 SW 53 COURT
DANIA BEACH, FL 33312
PHONE: (954)989-2657
FAX: (954)989-0252
REVISED FORMS 7/13/26

APPLICATION FOR PURCHASE OR LEASE

1. THE ATTACHED APPLICATION FOR OCCUPANCY AND AUTHORIZATION FORM FOR CREDIT / BACKGROUND CHECK MUST BE COMPLETED IN DETAIL BY THE PROPOSED APPLICANT. EACH APPLICANT 18 AND OVER MUST COMPLETE THEIR OWN RAVENSWOOD APPLICATION.

2. IF ANY QUESTION IS NOT ANSWERED OR LEFT BLANK THE APPLICATION WILL NOT BE PROCESSED AND WILL BE RETURNED. NOTE N/A IF ANY AREA DOES NOT APPLY.

3. ALL OCCUPANTS MUST BE INTERVIEWED IN PERSON PRIOR TO FINAL ASSOCIATION APPROVAL.
(9/18/25) SALE CONTRACT MUST NOTE AN INDIVIDUALS NAME AS THE BUYER.

4. **NO LEASE** SHALL BE LESS THAN ONE (1) YEAR OR MORE THAN ONE (1) YEAR. RENEWALS ARE SUBJECT TO APPROVAL BY THE BOARD OF DIRECTORS.

5. USE OF THIS UNIT IS FOR **SINGLE FAMILY** RESIDENCE.

6. YOU MUST **REGISTGER YOUR VEHICLE** WITH THE RAVENSWOOD MAIN OFFICE. **YOU WILL NEED YOUR CURRENT DRIVERS LICENSE AND VEHICLE REGISTRATION** TO HAVE YOUR CURRENT ADDRESS AT RAVENSWOOD. **OVERFLOW PARKING** - IF YOU DO NOT **REGISTER YOUR VEHICLE AND HAVE A RAVENSWOOD PASS**, YOU RISK THE POSSIBLITY OF BEING TOWED AT YOUR OWN EXPENSE.

7. THE OWNER LANDLORD OR SELLER MUST PROVIDE THE BUYER OR LESSEE WITH A COPY OF THE RAVENSWOOD RULES AND REGULATIONS. **THE BUYER MUST PURCHASE THE DOCUMENTS FROM THE RAVENSWOOD MAIN OFFICE PRIOR TO CLOSING.**

8. **IF THE UNIT OWNER FAILS TO PAY MAINTENANCE AND ASSESSMENT,** THE **TENANT WILL BE REQUIRED TO PAY THE MAINTENANCE AND ASSESSMENT** DIRECTLY TO THE BOARD OF DIRECTORS (PURSUANT TO SENATE BILL (SB1196).

9. OCCUPANT REGULATION:
   A) TWO BEDROOM UNITS: NO MORE THAN FOUR (4) OCCUPANTS.
   B) THREE BEDROOM UNITS: NO MORE THAN SIX (6) OCCUPANTS.

10. (9/18/25) PETS: NO GREATER THAN 35 POUNDS AT MATURITY. 2 DOMESTIC HOUSE PETS. NO ROTTWEILERS, NO PIT BULLS. PET REGISTRATION REQUIRED FOR ALL DOGS AND OR CATS KEPT AT LOTS.

APPLICANT NAME / PRINT & SIGN:_____ **/ DATE:** _____
PURCHASE OR LEASED ADDRESS: _____



RAVENSWOOD MANAGEMENT ASSOCIATION, INC.
2121 SW 53 COURT
DANIA BEACH, FL 33312
PHONE: (954)989-2657
FAX: (954)989-0252

PROCEDURE FOR OCCUPANCY

A. COMPLETE THE FOLLOWING DOCUMENTS IN FULL:
   1. APPLICATION FOR OCCUPANCY.
   2. RELEASE OF INFORMATION / BACKGROUND SCREENING AUTHORIZATION.
   3. INFORMATION FORM / LOAN APPROVAL.
   4. **RULES & REGULATIONS SHEET (MUST READ AND SIGN)**
   5. FOUR (4) CURRENT PAYSTUBS.
   6. CURRENT LEASE (TO BE NO MORE THAN ONE (1) YEAR.
   7. MARRIAGE LICENSE, IF APPLICABLE.
   8. COPY OF VALID DRIVERS LICENSE.
   9. BUYER REQUIREMENT – COPY OF LAST 90 DAYS BANK STATEMENT.

B. **APPLICATION FEES** – PLEASE CONTACT VERIFY SCREENING REGARDING THE APPLICATION FEES PAYABLE TO RAVENSWOOD MANAGEMENT ASSOCIATION INC AT CUSTOMER SUPPORT 1-888-983-9511 OR EMAIL CUSTOMERSERVICE@VERIFYSSI.COM
   1. **APPLICATION FEES PER PERSON IS NON-REFUNDABLE.** IF MARRIED, A COPY OF THE MARRIAGE CERTIFICATE IS REQUIRED. **ALL APPLICANTS AND ADDITIONAL OCCUPANTS** 18 AND OVER MUST COMPLETE AN APPLICATION TO BE SCREENED BY THE ASSOCIATION IN PERSON.
   2. A CLEAR AND LEGIBLE COPY OF THE PURCHASE CONTRACT OR LEASE AGREEMENT THAT SHOWS ALL TERMS OF THE TRANSACTION IS REQUIRED.
   3. **FOR PURCHASE - AN ESTOPPEL IS REQUIRED** TO BE COMPELTED BY MANAGEMENT PRIOR TO CLOSING. PLEASE CONTACT THE RAVENSWOOD MAIN OFFICE AT (954)989-2657 FOR ESTOPPEL INSTRUCTIONS.
      THE ESTOPPEL WILL OUTLINE ALL FEES THAT ARE DUE AT CLOSING, REQUIRED TO BE PAID BY THE SELLER AND BUYER.
   4. **FOR PURCHASE** – THE BUYER IS REQUIRED TO PAY A $2,500.00 AT CLOSING.
   5. **FOR PURCHASE** – ALL VIOLATIONS MUST BE CORRECTED ON THE PROPERTY PRIOR TO CLOSING.

C. **PROCESSING DETAILS** – VERIFY SCREENING SOLUTIONS WILL PROCESS THE SCREENING INVESTIGATION. AFTER THE APPLICATION FORMS ARE PROCESSED BY VERIFY SCREENING, THE APPLICATION WILL BE SENT TO THE RAVENSWOOD MAIN OFFICE FOR THE SCREENING COMMITTEE TO REVIEW AND SCHEDULE THE IN PERSON SCREENING. THE BUYER OR SELLER WILL OBTAIN THEIR CERTIFICATE OF APPROVAL AT THEIR IN PERSON SCREENING IF APPROVED. **THE APPLICATION PROCESS CAN TAKE UP TO 30 DAYS.**

D. **IF ANY INFORMATION IS MISSING YOUR APPLICATION WILL BE RETURNED. IF RETURNED THE PROCESS CAN TAKE UP TO ANOTHER 30 DAYS FROM THE DATE WE RECEIVE THE COMPLETED PACKAGE.**

NOTE: ALL INFORMATION MUST BE FILLED IN. LEAVE NO BLANK SPACES. IF THE QUESTION DOES NOT PERTAIN TO YOU PLEASE WRITE "N/A"

APPLICANT NAME / PRINT & SIGN: _____ **/ DATE:** _____
PURCHASE OR LEASED ADDRESS: _____



RAVENSWOOD MANAGEMENT ASSOCIATION, INC.
2121 SW 53 COURT
DANIA BEACH, FL 33312
PHONE: (954)989-2657
FAX: (954)989-0252

APPLICATION FOR APPROVAL OCCUPANCY

A WARM WELCOME TO YOU FROM RAVENSWOOD MANAGEMENT ASSOCIATION! BEFFORE COMPLETING THIS, YOU WILL NEED TO REVIEW OUR BY-LAWS, DECLARATION OF COVENANTS, AND ARTICLES OF INCORPORATION AS WELL AS THE DISCLOSURES REGARDING THE BACKGROUND CHECKS REQURIED FOR APPROVAL. PLEASE USE THEM FOR YOUR REFERENCE AND KEEP THEM IN A SAFE PLACE. BELOW IS SOME BASIC INFORMATION ABOUT OUR COMMUNITY.

THE MONTHLY MAINTENANCE OF $80.00 PER MONTH IS DUE ON THE FIRST DAY OF EACH MONTH AND LATE ON THE 15TH, LATE FEE $25.00. THE ASSOCIATION DOES NOT SEND OUT BILLS OR OFFER COUPON BOOKS. AS A REMINDER, WHEN BUYING A NEW UNIT, IT MAY NOT BE RENTED IN ANY CAPACITY OR DURING THE FIRST YEAR OF OWNERSHIP.

THE COMMON GROUND AREAS INCLUDE THE SWIMMING POOLS, BARBECUE PIT. CLUBHOUSE, SHUFFLEBOARD, PARANAQUE AND TENNIS COURT, PLAYGROUND, LAUNDRY ROOM AND A HALF BASKETBALL COURT. THEY ARE ACCESSIBLE ONLY TO RESIDENTS, AND THEIR GUESTS, (7) SEVEN DAYS A WEEK FROM 9:00 A.M. TO 9:00 P.M. I.D. CARDS ARE NECESSARY WHEN USING ANY OF THE FACILITIES, AND CAN BE OBTAINED FROM THE OFFICE. THE CLUBHOUSE AND BARBECUE AREAS CAN BE RESERVED FOR SPECIAL EVENTS THROUGH THE OFFICE AS WELL.

CURBSIDE GARBAGE SERVICE IS PROVIDED FOR EACH RESIDENT EVERY TUESDAY AND FRIDAY OF THE WEEK. BULK PICKUPS ARE AVAILABLE THE (2) SECOND FRIDAY OF EACH MONTH.

PETS, RESIDENTS ARE PERMITTED TO HAE 2 PETS PER HOUSHOLD (1 CAT + 1 DOG = 2 PETS) THE PET WEIGHT LIMIT IS 35 POUNDS AT IT'S MATURITY WEIGHT. NO, ROTTWEILERS, PIT-BULLS OR MIXES OF SUCH BREEDS ARE PERMITTED IN RAVENSWOOD. RESIDENTS ARE REQUIRED TO REGISTER THEIR PETS WITH THE RAVENSWOOD OFFICE.

WE HOPE THAT YOU WILL BE VERY HAPPY WITH YOUR NEW HOME AND THE MANY AMENITIES PROVIDED HERE. QUESTIONS AND COMMENTS ARE ALWAYS WELCOME AND SHOULD BE DIRECTED TO THE RAVENSWOOD OFFICE. OUR HOURS OF OPERATION IS MONDAY THROUGH FRIDAY FROM 9:00 A.M. TO 5:00 P.M. AND CLOSED FOR LUNCH FROM 12:30 P.M. TO 1:30 P.M.

WELCOME TO THE COMMUNITY!

SINCERELY,

BOARD OF DIRECTORS
RAVENSWOOD MANAGEMENT ASSOCIATION, INC.

APPLICANT NAME / PRINT & SIGN:_____ **/ DATE:** _____
PURCHASE OR LEASED ADDRESS: _____



RAVENSWOOD MANAGEMENT ASSOCIATION, INC.
2121 SW 53 COURT
DANIA BEACH, FL 33312
PHONE: (954)989-2657
FAX: (954)989-0252

APPLICATION FOR OCCUPANCY

PLEASE PRINT CLEARLY AND COMPLETE ALL QUESTIONS AND FILL IN ALL BLANKS

PROPERTY ADDRESS: _____

FOR PURCHASE – CLOSING DATE: _____

NAME: _____

BIRTHDATE: _____

DRIVERS LICENSE: _____ **/ TELEPHONE:** _____

_____**SINGLE** _____**MARRIED** _____**WIDOW** _____**SEPARATED** _____**DIVORCED**

MAIDEN NAME: _____

NUMBER OF PEOPLE, WHO WILL OCCUPY: ADULTS (OVER 18): _____

NAMES AND AGES OF THE CHILDREN WHO WILL OCCUPY: _____

_____

_____

*****ROTTWEILER, PITBULL AND MIXES OF SUCH BREED ARE NOT PERMITTED*****

IN CASE OF AN EMERGENCY NOTIFY: _____

APPLICANT NAME / PRINT & SIGN: _____ **/ DATE:** _____
PURCHASE OR LEASED ADDRESS: _____



RAVENSWOOD MANAGEMENT ASSOCIATION, INC.
2121 SW 53 COURT
DANIA BEACH, FL 33312
PHONE: (954)989-2657
FAX: (954)989-0252

YOU MUST PRINT OR TYPE ALL INFORMATION ON THESE FORMS:

OWNERS NAME: _____

PROPERTY ADDRESS: _____

TELEPHONE: _____ / EMAIL: _____

NAME OF REALTOR HANDLING THE SALE: _____

TELEPHONE: _____

EMAIL: _____

NAME OF BUYER / LESSEE:

NAME: _____ / NAME: _____

OTHER PERSONS WHO WILL OCCUPY RESLIDENCE WITH YOU:

NAME	AGE	RELATIONSHIP
_____	_____	_____
_____	_____	_____

IF RETIRED PLEASE STATE THE COMPANY'S NAME AND ADDRESS YOU RETIRED FROM AND WHEN RETIRED:

_____

APPLICANT NAME / PRINT & SIGN: _____ **/ DATE:** _____
PURCHASE OR LEASED ADDRESS: _____

1. I HEREBY AGREE TO THE FOLLOWING FOR MYSELF AND ON BEHALF OF ALL PERSONS WHOM MAY USE THE UNIT WHICH I SEEK TO PURCHASE / LEASE.

A) I WILL ABIDE BY ALL OF THE RESTRICTIONS CONTAINED BY THE BY-LAWS RULES & REGULATIONS WHICH ARE OR MAY IN THE FUTURE BE IMPOSED BY RAVENSWOOD MANAGEMENT ASSOCIATION, INC.

B) I UNDERSTAND THAT I MUST BE PRESENT WHEN ANY GUEST OR CHILDREN WHO ARE NOT PERMENANT RESIDENTS OCCUPY THE RESIDENCE OR USE THE RECREATIONAL FACILITIES.

C) I UNDERSTAND THAT ANY VIOLATION OF THE TERMS, PROVISIONS, CONDITIONS, AND COVENANTS OF THE RAVENSWOOD MANAGEMENT ASSOCIATION, INC. DOCUMENTS PROVIDES CAUSE FOR IMMEDIATE ACTION

APPLICANT NAME / PRINT & SIGN:_____ **/ DATE:** _____
PURCHASE OR LEASED ADDRESS: _____



Ravenswood Management Association, Inc.
2121 SW 53 Court
Dania Beach, FL 33312
Office Phone: (954)989-2657

Q: How many vehicles, of what type are permitted in Ravenswood Estates?

A: Residents are permitted to have as may vehicles as they can park legally on their driveway. All vehicles other than cars / suv have to park under their carport not to exceed the front of their house. Vehicles can consist of boats up to 24", on trailers, motorcycles, vans, cars and up to 1 ton pickup trucks. All vehicles must be operable. Commercial and recreational vehicles are not permitted.

Q: How many pets, of what breed or size are permitted in Ravenswood Estates?

A: Residents are permitted to have 2 pets per household (1 cat + 1 dog = 2 pets) 35 pounds at its maturity. Rottweiler's, Pit-bull or mixes or such breeds are not permitted in Ravenswood Estates. Owners are required to pickup after their pets and must not allow their pets to become a nuisance or a danger to other residents of the community.

Q: Can I add on or make improvements to my home?

A: Yes, typically, most home improvements are permitted. You must submit a request to the Board of Directors for your home improvements with a simple drawing and a list of the materials you will use. The Board of Directors will answer your request no later than their next Board Meeting. Please be sure to check with the Association office before making any improvements, you may be surprised what you might need a permit for.

Q: Who takes care of my property (grass or landscape)?

A: Each homeowner is responsible for the maintenance of their own property. Home inspections are performed by the property manager or the Board of Directors at least quarterly. If a deficiency is found on your property during the home inspection, you will receive a letter and will be given 14 days to correct the violation.

APPLICANT NAME / PRINT & SIGN:_____ **/ DATE:** _____
PURCHASE OR LEASED ADDRESS: _____

Q: Can I rent my property?

A: After you have owned the property for a period of one year, you may rent the property to tenants that are properly screened and approved by the Association.

B: As therein provided or termination of the lease holder under appropriate circumstance, the tenant will pay directly to the Board of Directors the maintenance / assessment if the unit owner fails to pay same (pursuant to SB 1196)

Q: Is Air bnb rental allowed?

A: No. Ravenswood Management Association, Inc. does not permit Air bnb rental in the Association.

Q: How can I use the facilities, are there any fees?

A: After your closing, your title company should forward a copy of the deed to our office.
At that time, you may come to the office to obtain your pool pass.
The clubhouse and barbecue area are available for rent for residents.
There is a $300.00 security deposit and $300.00 rental fee for the use of the Clubhouse.
The Barbecue has a $175.00 security deposit and a $75.00 fee to rent it.

The laundry room area is coin operated, and you must bring your own change. The rest of the common areas are available for residents use free of charge. A resident may bring 2 guests with them to the common areas. The Association charges guest visiting a resident of Ravenswood Management Association to use pool, tennis court, ect. for a fee of $5.00 per person per week. Please refer to the rules and regulations for more information regarding pool cards and common grounds access.

Q: What if I do not use the common areas, do I still have to pay a monthly fee?

A: Yes. The monthly fee is mandatory, regardless of whether or not you utilize the facilities. Non-payment of the monthly fees could result in a lien against your property and foreclosure.

Q: Do I get a bill every month for the fee?

A: No. The Association does not send out bills or offer coupon books. The monthly payment is due on the first of each month and past due on the 15th of each month. Effective April 1, 2026, the monthly assessment is $80.00 and the late fee is $25.00

APPLICANT NAME / PRINT & SIGN:_____ **/ DATE:**_____
PURCHASE OR LEASED ADDRESS: _____

This form is required to be completed! If you do not have any pets, please note (No Pets) in the pet area. Use the property address you are applying for, not current address.

Ravenswood Management Association, Inc
Annual Pet/Animal Registration Form

Owner/Resident Information

Name:_____ Email Address:_____

Address:_____ Phone Number:_____

City:_____ State/ Zip Code:_____

Pet/Animal Information:

Name:_____ Weight:_____

Breed:_____ Color:_____

Pet/Animal Veterinarian Information:

Name:_____ Email Address:_____

Address:_____ Phone Number:_____

City:_____ State/ Zip Code:_____

1. Attach a color photograph of pet/animal being registered
2. Attach Veterinary certification
3. Feline Leukemia testing/vaccination
4. Attach Rabies and other inoculation records, when applicable
5. Attach license certificate for canine / feline

List emergency boarding accommodations in the event temporary housing or care is required

Name:_____ Email Address:_____

Address:_____ Phone Number:_____

City:_____ State/ Zip Code:_____

List two alternate caretakers who will assume immediate responsibility for the care of the pet/animal should the owner become unable to provide care.

Caretaker Name:_____ Relationship to Owner:_____

Address:_____ Phone Number:_____

City:_____ State/ Zip Code:_____

Caretaker Name:_____ Relationship to Owner:_____

Address:_____ Phone Number:_____

City:_____ State/ Zip Code:_____

I hereby certify that the information contained herein or provided herewith is true and accurate.

Signature:_____ Date:_____

Ravenswood Management Association, Inc.
2121 SW 53" Court
Dania Beach, FL 33312
Phone: (954)989-2657
Fax:(954)989-0252

This form is required to be completed!

Stray Animal Form

PLEASE TAKE IMMEDIATE ACTION

Stray dogs or animals on your property must be reported to Broward County Animal Care at (954) 831-4000.

The Association advises you to immediately contact the Broward County Sheriff's Office and file a police report regarding any dog or animal incident.

After filing the police report, you must contact Broward County Animal Care at (954) 831-4000, select option 2, to report the incident. Broward County Animal Care will then connect you with an officer who handles dog bite and animal incident reports

Please be advised that this is a civil matter. The Association is not financially responsible for any related cost/damages. You are required to promptly address and resolve the matter directly with the Broward County Sheriff's Office and Broward County Animal Care.

The Association will issue violation notices and correspondence to the party responsible if a valid property address is provided.

It is imperative that all animal incidents be reported immediately to the Broward County Sheriff's Office, a police report be filed, and Broward County Animal Care be contacted without delay.

Resident Name:_____

Address:_____

Phone: _____

Email:_____

Resident Signature:_____Date:_____

Ravenswood Management Association, Inc.
2121 SW 53" Court
Dania Beach, FL 33312
Phone: (954)989-2657
Fax:(954)989-0252

This form is required to be completed and notarized! If you do not have any pets, please note (No Pets) in the pet description.

Pet/ Animal Affidavit

Note: This document must be notarized and returned with your pet registration and current/ vet records.

I_____(print name)

Owner or Tenant (circle one)

of Pet/ Animal Name:_____Description:_____
hereby acknowledge and attest that Ravenswood Management Association is not responsible for any actions of my pet/ animal(s), **and I accept full legal and financial responsibility for any actions caused or inflicted by my pet/ animal. Property owners face potential legal and financial liability for any damage caused by an owner's or a tenant's pet/ animal, including claims filed by/ or against the Association. All emotional support and service pet/ animal outside of HOA guidelines MUST wear ESP/Service harness when walking outside.**

Application is not valid without the property owner's signature!

All pet/animals must be secured and leashed with the required and appropriate restraints when outside the home at:

Property Address:_____Dania Beach, FL 33312

Owner Signature:_____

Tenant Signature:_____

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing document was acknowledged before me this_____day of_____ 20____.
Day Month Year

_____ _____
Notary Public Name Notary Public Signature/Stamp

Date:_____

(f) Except for tropical fish and parakeet-size birds, no more than two (2) domestic house pets, i.e. dog(s) of not greater than 35 pounds at maturity (except as hereinafter provided) or small house cat(s), shall be permitted to be kept in a Home, provided that such pet is registered with the Association. A dog(s) of a weight greater than 35 pounds will be permitted to be kept in a Home, provided that such dog(s) is owned by a lessee or occupant of a Lot as of the date of the recording of this Declaration in the Public Records of Broward County, Florida, and such dog(s) was registered with the Developer or the Association, and further provided that upon the demise of such dog(s), the lessee or occupant of a Lot shall not be entitled to replace such dog(s) with a dog(s) of similar size and thereafter shall be subject to the terms and provisions of this paragraph. Notwithstanding the foregoing, dogs of a weight greater than 35 pounds at maturity shall be permitted to be kept in a Home, provided that the written approval of the Pet Control Committee is first obtained. The purpose of permitting dog(s) of a weight greater than 35 pounds upon the approval of the Pet Control Committee is certain dogs in excess of 35 pounds are not objectionable by reason of the normal temperament or perceived temperament of the particular breed or combination of breeds, taking into account the nature of the community which is comprised by the Properties. The Board of Directors of the Association shall be the Pet Control Committee, unless the Board of Directors appoints a Pet Control Committee from members of the Association, and such Committee shall be composed of three (3) or more individuals as the Board of Directors determines. Any decision of the Pet Control Committee, where such Committee consists of individuals other than the Board of Directors of the Association, is appealable to the Board of Directors of the Association within 30 days after the decision of the Pet Control Committee. An appeal can be made or filed by the Association or any member of the Association, or the affected person even though such person is not a member of the Association. All decisions of the Pet Control Committee shall be made within five (5) days after a written request has been submitted to such Committee and if a decision of such Committee is not made within said five (5) day period, such request shall be deemed approved, subject to the right of appeal as provided above. Permitted pets shall be kept subject to the rules and regulations adopted by the Association for the keeping of pets. Pets shall not be kept, bred or maintained for any commercial purposes and pets causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Home, Lot and Property upon three (3) days written notice from the Association. The number of birds permitted in a Home shall be as determined by the Board of Directors of the Association. The owner of a pet shall be responsible for any and all damage caused by such pet. No pets shall be permitted on the Common Property.

Print Name: _____

Sign Name: _____

Property Address: _____

Date: _____

Ravenswood Management Association, Inc.
2121 S.W. 53rd Court
Davie Beach, Florida 33312

July 1, 2022

RE: Ravenswood Management Association, Inc.
Pet/Animal Restrictions

Dear Homeowner:

In December 2000, an amendment to Article XII, subsection (f), of the Declaration of Covenants and Restrictions was approved by the homeowners and was recorded in the Broward County Public Records shortly thereafter. That amendment addressed restrictions on pets/animals in the community. More specifically, the amendment (i) allowed a maximum of two (2) animals (dogs and/or cats) at a lot, (ii) prohibited Rottweilers and Pit Bulls, and (iii) required registration of all dogs and/or cats kept at lots.

Unfortunately, over the past several years, portions of this restriction have (arguably) not been strictly enforced. In particular, it has been suggested to the Association that there may be issues with the number of animals and/or the breeds of dog present at some of lots in the community. The Association is investigating the situation, and while the Association might, at this point, have issues in enforcing the number and breed restrictions as to particular homeowners who are presently not in compliance with these restrictions, the Association is hereby placing all homeowners on notice that, from this point forward, the Board intends to strictly enforce these pet/animal restrictions as originally intended. The Association may be in a position to "grandfather-in" and permit some pets/animals presently at lots to remain in the community, but the Association intends to strictly and aggressively enforce these restrictions going forward.

In order to properly record information regarding the pets/animals in the community (including those which may be "grandfathered-in"), and in compliance with the Declaration provision, all homeowners who have dogs and/or cats present at their lots must, within 30 days from the date of this letter, complete and return the enclosed Annual Pet/Animal Registration form to the Association. Failure to do so is a violation of the Association's rules and restrictions and will be pursued by the Association. Further, any pets/animals for which the required information is not provided within the time set forth herein will be considered to have been acquired after the date of this letter, and should such pets/animals violate the number/breed restrictions on pets/animals, the Association will take appropriate legal action to enforce its rules and restrictions on these points, seeking to have violative pets/animals removed from the community.

Further, as to any pets/animals which the Association is required to "grandfather-in", their owners must comply with ALL rules and restrictions regarding the presence of pets/animals in the community. Such rules include, but are not limited to, leash requirements, cleaning up after animals, preventing nuisances, etc. Copies of the rules and restrictions will be provided upon request. THE BOARD STRONGLY ENCOURAGES YOU TO REVIEW AND RE-FAMILIARIZE YOURSELF WITH ALL OF THE ASSOCIATION'S GOVERNING DOCUMENTS.

Should you have any questions or comments regarding the above, please feel free to attend the next Board of Directors meeting at which the pet/animal restrictions may be discussed.

Very truly yours,

BRIAN VEITH, President
For the Board of Directors
Ravenswood Management Association, Inc.
Enclosure

Print Name: _____

Sign Name: _____

Property Address: _____

Date: _____

Department), and all obligations of the Developer under permits issued by the South Florida Water Management District and Broward County with respect to water management are hereby expressly assumed by the Association.

ARTICLE XI
INSURANCE

Section 1. Common Property. The Board of Directors shall maintain public liability insurance with respect to the Common Property, to the extent obtainable, covering each Association Member, lessee and occupant, and the managing agent, if any, against liability for any negligent act of commission or omission attributable to them which occurs on or in the Common Property. To the extent obtainable, the Board of Directors shall also be required to obtain the following insurance: (a) fire insurance with extended coverage, water damage, vandalism and malicious mischief endorsements, insuring the facilities on the Common Property, in an amount equal to their full replacement values and (b) workmen's compensation insurance. In addition, the Board shall have the right to obtain Directors' and Officers' liability insurance, fidelity insurance and other insurance it may deem proper to protect the Association, its members and property. All insurance premiums for such coverage shall be paid for by the Association and assessed as appropriate to all Owners.

ARTICLE XII
USE OF PROPERTY

The use of a Lot or of the Common Properties by a Member or other occupant shall be subject to the rules, regulations and provisions of this Declaration, the By-Laws, the Rules and Regulations of the Board of Directors and the following covenants and restrictions:

(a) No more than two (2) persons per bedroom shall occupy a Home on a permanent basis. A "permanent basis" as the term is used herein shall mean occupancy for more than thirty (30) days in total in a calendar year.

(b) The Board of Directors shall, at the request of the mortgagee of the Lot, report any delinquent assessments due from the Owner of such Lot.

(c) No nuisances shall be allowed upon the Properties nor shall any use or practice be allowed which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the Properties by its residents.

(d) No improper, offensive or unlawful use shall be made of the Properties nor any part thereof, and all valid laws, zoning ordinances and the regulations of all governmental bodies having jurisdiction thereof shall be observed.

(e) Regulations promulgated by the Board of Directors, or any committee established by the Board of Directors, or any committee established by the Board concerning the use of the Properties shall be observed by the Members and their family, invitees, guests and tenants; provided, however, that copies of such regulations are furnished to each Member prior to the time the said regulations become effective.

10288 PAGE 89

The association bylaws must be transferred at closing from the seller to the buyer or purchased from Ravenswood Management Association for $35.00, money order payable to Ravenswood Management Association
Deliver to:
2121 SW 53 Court
Dania Beach, FL
33312
Phone:
(954)989-2657

Print Name:

Sign Name:

Date:

Property Address:

(f) Except for tropical fish and parakeet-size birds, no more than two (2) domestic house pets, i.e. dog(s) of not greater than 35 pounds at maturity (except as hereinafter provided) or small house cat(s), shall be permitted to be kept in a Home, provided that such pet is registered with the Association. A dog(s) of a weight greater than 35 pounds will be permitted to be kept in a Home, provided that such dog(s) is owned by a lessee or occupant of a Lot as of the date of the recording of this Declaration in the Public Records of Broward County, Florida, and such dog(s) was registered with the Developer or the Association, and further provided that upon the demise of such dog(s), the lessee or occupant of a Lot shall not be entitled to replace such dog(s) with a dog(s) of similar size and thereafter shall be subject to the terms and provisions of this paragraph. Notwithstanding the foregoing, dogs of a weight greater than 35 pounds at maturity shall be permitted to be kept in a Home, provided that the written approval of the Pet Control Committee is first obtained. The purpose of permitting dog(s) of a weight greater than 35 pounds upon the approval of the Pet Control Committee is certain dogs in excess of 35 pounds are not objectionable by reason of the normal temperament or perceived temperament of the particular breed or combination of breeds, taking into account the nature of the community which is comprised by the Properties. The Board of Directors of the Association shall be the Pet Control Committee, unless the Board of Directors appoints a Pet Control Committee from members of the Association, and such Committee shall be composed of three (3) or more individuals as the Board of Directors determines. Any decision of the Pet Control Committee, where such Committee consists of individuals other than the Board of Directors of the Association, is appealable to the Board of Directors of the Association within 30 days after the decision of the Pet Control Committee. An appeal can be made or filed by the Association or any member of the Association, or the affected person even though such person is not a member of the Association. All decisions of the Pet Control Committee shall be made within five (5) days after a written request has been submitted to such Committee and if a decision of such Committee is not made within said five (5) day period, such request shall be deemed approved, subject to the right of appeal as provided above. Permitted pets shall be kept subject to the rules and regulations adopted by the Association for the keeping of pets. Pets shall not be kept, bred or maintained for any commercial purposes and pets causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Home, Lot and Property upon three (3) days written notice from the Association. The number of birds permitted in a Home shall be as determined by the Board of Directors of the Association. The owner of a pet shall be responsible for any and all damage caused by such pet. No pets shall be permitted on the Common Property.

(g) No resident of the community shall post any advertisement or posters of any kind in or on the Properties except as authorized by the Board of Directors. This paragraph shall not apply to Developer.

(h) No garments, rugs, etc., shall be hung from windows or doorways of Homes, and no clotheslines or similar type structure shall be permitted on any Lot, except as approved by the Board of Directors of the Association.

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(i) No television antenna, radio antenna or any other type of antenna shall be erected on the exterior of Homes, except as permitted by the Rules and Regulations of the Association, without the prior written consent of the Board of Directors, provided however antennas, if any, which are installed by the Developer shall be permitted.

(j) No person shall park a vehicle so as to obstruct or otherwise obstruct any resident's use of ingress or egress to any parking space.

(k) No Owner shall install or permit to be installed any window mounted or through the wall mounted air conditioning unit in his Home, unless originally installed by the Developer or approved by the Architectural Control Committee.

(l) No flammable, combustible, or explosive fluid or chemical substance shall be kept in any Home or on any Lot except such as are required for normal household use or use with portable gas barbeque grill or lawn mower or boat motor, and same shall be kept within the Home or in a safe place. No Lot Owner shall permit or suffer anything to be done or kept in his Home or upon his Lot which will increase the rate of insurance as to other Lot Owners or as to their Lots or to the Association as to the Common Property.

(m) No motor vehicles of any type or nature, motorcycles, trailers, recreation vehicles, motorhomes, campers, vans, trucks (except as hereinafter provided), boats, or boat trailers may be parked upon any swale area adjoining a Lot or abutting a Lot or within the Common Property, except commercial vehicles and the like may be parked briefly for delivery or maintenance purposes only and permitted motor vehicles (motor vehicles permitted to be parked on a Lot) shall be entitled to park in parking areas of the Common Property where applicable. No trucks over the standard measurement rating of one ton (except pick-up style trucks), recreation vehicles (except for van styled campers or pick-up trucks with camper bodies), motorhomes, boat (not on trailer as hereinafter provided), boat trailer (except as hereinafter provided), trailer or campers shall be parked in any driveway or upon any Lot or in any carport, if applicable, or on any swale area abutting a Lot. Notwithstanding the foregoing, a boat situate upon a boat trailer may be parked only on the driveway of a Lot, provided such boat does not exceed 25 feet in length. No repair work to any type of motor vehicle shall be conducted on any Lot other than very minor repairs.

(n) No person shall be permitted to use the Common Property or the recreational facilities located thereon except in accordance with the rules and regulations established by the Association's Board of Directors.

(o) No Owner shall make or permit any disturbing noises on any Lot or in any Home or do or permit anything to be done therein which will interfere with the rights, comforts or conveniences of other Owners. No Owner shall play upon or suffer to be played upon any musical instrument or operate or permit to be operated a phonograph or a radio or a television set or other loud speaker in such Owner's Home between the hours of 11:00 P.M. and the following 8:00 A.M. if the same shall disturb or annoy other residents of the Development, and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of 10:00 P.M. and the following 9:00 A.M.

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(p) No garbage, refuse, trash or rubbish shall be deposited on any Lot or on the Common Property, except for such area as may be designated by the Board of Directors of the Association.

(q) No oil drilling, oil development operations, oil refining, quarring or mining operations of any kind shall be permitted upon or in a Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in a Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any portion of the Properties.

(r) No individual water supply system shall be permitted on any Lot, except for irrigation purposes.

(s) No change in the color of the exterior of a Home situate on a Lot shall be made unless such color change is first approved by the Architectural Control Committee.

(t) No fuel or gas storage tanks shall be permitted on any Lot, except for a gas cylinder commonly used with a portable barbecue grill, gasoline in a gasoline container of not greater than five (5) gallons or two marine gas tanks kept in or affixed to a boat.

(u) No Lot Owner shall be permitted to place foil, window tinting materials or other sun shielding materials or devices upon any windows or sliding glass doors which are part of his Home without first receiving the prior written approval of the Architectural Control Committee.

(v) No solar panels shall be erected on a Lot or on a Home without the prior written consent of the Architectural Control Committee.

(w) Owners shall not be entitled to place or plant trees, bushes, plants, grass or the like on their Lot without the prior written approval of the Architectural Control Committee. The provisions of this paragraph (w) are inapplicable to the Developer.

(x) No Lot and improvements thereon shall be used for any purpose other than residential purposes, except for sales, models and offices by the Developer and as provided in this Declaration. No Home or improvements shall be permitted on any Lot which replaces the original Home or improvements constructed or installed by the Developer unless such Home or improvements are new and at least of similar size and type as the Home or improvements destroyed or removed, subject, however, to the requirements of the Architectural Control Committee and the Rules and Regulation of the Association.

(y) An Owner shall not display on a Lot or from a Home, any sign, except one sign advertising the Lot or Home for sale or rent shall be permitted with a single sign face of not greater than four (4) square feet.

(z) Should a Home or any part thereof be destroyed or damaged by fire or other casualty and such damage or destruction is repairable, the Owner shall within sixty (60) days repair such Home. If the Home is totally destroyed it shall be removed by the Owner from the Lot within fifteen (15) days from its destruction.

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(aa) Lots shall only be landscaped with live plants, grass, trees, shrubs or flowers. No artificial plants, grass, turf, trees, shrubs or flowers shall be installed on a Lot except inside of the Home. No stone or artificial landscaping is permitted in place of grass in such areas where grass was originally installed by the Developer.

ARTICLE XIII
GENERAL PROVISIONS

Section 1. Beneficiaries of Easements, Rights and Privileges. The easements, licenses, rights and privileges established, created and granted by this Declaration shall be for the benefit of and restricted solely to, the Association and the Owners of Lots on the Properties; and any Owner may also grant the benefit of such easement, license, right or privilege to his tenants and guests and their immediate families for the duration of their tenancies or visits, subject, in the case of the Common Property to the Rules and Regulations of the Board of Directors, but the same is not intended nor shall it be construed as creating any rights in or for the benefit of the general public.

Section 2. Duration and Amendment. The covenants and restrictions of this Declaration shall run with and bind the Properties and shall inure to the benefit of and be enforceable by the Association, any Member or Owner of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns until December 31, 2132, unless otherwise expressly limited herein, after which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by Members holding not less than seventy-five (75%) percent of the votes of the membership entitled to vote has been recorded, agreeing to change said covenants and restrictions in whole or in part. Notwithstanding the foregoing, the easements, licenses, rights and privileges established and created with respect to the Properties by Article IV and Article V shall be perpetual, run with the Properties and shall survive any destruction, reconstruction and relocation of the physical structures, unless said provisions are abrogated by the unanimous written consent of all the Owners. Unless specifically prohibited herein, this Declaration may be amended by an instrument signed by Members holding not less than seventy-five (75%) percent of the votes of the membership or by an instrument signed by the President and Secretary of the Association attesting that such instrument was approved by Members entitled to vote seventy-five (75%) percent of the votes of the Association at a meeting of the Members called for such purpose. Any amendment must be properly recorded in the Public Records of Broward County, Florida, to be effective.

Section 3. Disposition of Assets Upon Dissolution of Association. Upon dissolution of the Association, its real and personal assets, including the Common Property, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. No such disposition of the Association's Common Property shall be effective to divest

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