



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

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 POSSIBILITY 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 KET AT LOTS.

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



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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: _____



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2121 SW 53 COURT
DANIA BEACH, FL 33312
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APPLICATION FOR APPROVAL OCCUPANCY

A WARM WELCOME TO YOU FROM RAVENSWOOD MANAGEMENT ASSOCIATION! BEFORE 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 REQUIRED 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
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APPLICATION FOR OCCUPANCY

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

PROPERTY ADDRESS: _____

FOR PURCHASE – CLOSING DATE: _____

NAME: _____

BIRTHDATE: _____ / SSN: _____

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: _____



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2121 SW 53 COURT
DANIA BEACH, FL 33312
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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 RESIDENCE 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 many 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 pick up 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: _____

Ravenswood Management Association, Inc.

2121 S.W. 53rd Court
Dania 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



**Ravenswood Management Association, Inc.
2121 SW 53rd Court
Dania Beach, FL 33312
Phone: (954)616-3073**

PLEASE TAKE ACTION IMMEDIATELY

Stray dogs or animals on your property must be reported to Broward County Animal Care at (954)831-4000 selection Option 2.

The association advises you to immediately contact the police department and file a police report regarding dog or animal incidents.

Following the police report you must contact Broward County Animal Care at (954)831-4000 selection Option 2 to report the dog or animal incident.

After the report is filed Broward County Animal Care will connect you with an Officer who handles dog or animal bite / incident reports.

Please be advised that this matter is a civil matter that the Association is not financially responsible for. You must immediately handle and resolve this incident with the Broward County Sheriff's Office and Broward County Animal Care.

The association will violate and send letters to the violator if a property address is provided.

It is imperative to report dog or animal incidents to the Broward County Sheriff's Office, file a police report and contact Broward County Animal Care immediately.

Thank You.

Property Address: _____

Print Name: _____

Signature: _____

Phone: _____

Email: _____

Date: _____



Ravenswood Management Association, Inc.
2121 SW 53 Court
Dania Beach, FL 33321
Phone: (954)989-2657
Fax: (954)989-0252

DOG / PET AFFIDAVIT

_____, Dania Beach, FL 33312

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

I _____ (print / signature name), owner or tenant (circle one) of dog / pet description _____, attest to the fact I am aware that Ravenswood Management Association is not responsible for the actions of my dog / pet(s) **and I accept full responsibility including financially of any actions caused or inflicted by my dog / pet** who is required to be secured and leashed with the required and appropriate restraints when outside of the home at _____ (property address), Dania Beach, FL 33312.

Print / Signature Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing document was acknowledged before me this _____ day of _____, 20____.

Notary Public / Stamp

Date: _____

Ravenswood Management Association, Inc.

ANNUAL PET/ANIMAL REGISTRATION FORM

Owner/Resident Name: _____
Lot Address.: _____ Telephone No.: _____

Name of pet/animal being registered: _____
Breed of pet/animal: _____
Weight of pet/animal: _____
Color of pet/animal: _____

1. Attach a color photograph of pet/animal being registered
2. Name, address and telephone no. of pet's/animal's veterinarian:

Name _____ Telephone No. _____
Address _____
City/State/Zip code _____

3. Attach Veterinary certification:
Feline leukemia testing/vaccination
Rabies and other inoculations, when applicable

4. Attach license certificate for dog/cat
5. List emergency boarding accommodations

Name _____ Telephone No. _____
Address _____
City/State/Zip code _____

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

Name _____ Telephone No. _____
Address _____
City/State/Zip code _____

Name _____ Telephone No. _____
Address _____
City/State/Zip code _____

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

Signature of Owner/Resident

Date



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2121 SW 53 Court
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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.

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(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 Brevard 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 clothelines 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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(j) 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.

(k) 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. *Parking*

(l) 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.

(m) 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.

(n) No motor vehicles of any type or nature, motor-cyclers, 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 situated 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. *Parking*
No trailer parking in Driveway

(o) 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.

(p) 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, quarrying 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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Section 5. Due Dates; Duties of the Board of Directors.
All Assessments shall be payable monthly or quarterly in advance or on such other basis as is ordered by the Board of Directors. The Board of Directors of the Association shall fix the date of commencement and the amount of the assessment against each Lot and shall prepare a roster of the Lots and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Member. Upon the written request of a Member or his mortgagee, the Board shall promptly furnish such Member or his mortgagee with a written statement of the unpaid charges due from such Member.

Section 6. Effect of Non-Payment of Assessment: The Personal Obligation of the Member: The Lien, Remedies of the Association. If an assessment is not paid on the date when due, as fixed by the Board of Directors, then such assessment, together with the balance, at the option of the Board, of the annual assessments established by the Board pursuant to Sections 3, 4 and 5 of this Article, shall become delinquent and shall, together with such interest thereon, late charges and the cost of collection thereof, including reasonable attorneys' fees and court costs, as hereinafter provided, thereupon become a continuing lien on the Member's Lot which shall bind such property in the hands of the Member, his heirs, devisees, personal representatives and assigns. The personal obligation of the Member who was the Owner of the Lot when the assessment fell due, to pay such assessment, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them, provided, however, such lien shall remain for the statutory period as a lien against the Lot unless satisfied prior thereto.

If the assessment is not paid within ten (10) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the maximum permissible rate in the State of Florida, a late charge of \$25.00 shall become due and the Association may bring an action at law against the Member or former Member personally obligated to pay the same or to foreclose the lien against the property and there shall be added to the amount of such assessment the costs of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and reasonable attorneys' fees to be fixed by the court, together with the cost of the action and the aforesaid late charge.

Section 7. Selling, Leasing and Gifts of Lots, Etc.
No Member shall convey, mortgage, pledge, hypothecate, sell or lease his Lot and the Home thereon unless Section 8 of this Article has been satisfied and until all unpaid assessments assessed against such Lot shall have been paid as directed by the Board of Directors; such unpaid assessments, however, may be paid out of the proceeds from the sale of the Lot or by the Purchaser of such Lot. Any sale or lease of the Lot in violation of this section and Section 8 of this Article shall be voidable at the election of the Board of Directors.

Upon the written request of a Member or his mortgagee, the Board or its designee shall furnish a written statement of the unpaid charges due from such Member which shall be conclusive evidence of the payment of amounts assessed prior to the date of the statement but unlisted thereon. A reasonable

See
\$ Charge

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charge may be made by the Board for the issuance of such statements.

The provisions of this section shall not apply to the acquisition of a Lot by an institutional mortgagee who shall acquire title to such by foreclosure or by deed in lieu of foreclosure unless the assessment is secured by a claim of lien recorded prior to the recording of the mortgage. In such event the unpaid assessments against the Lot which were assessed and became due prior to the acquisition of title by such institutional mortgagee shall be collectible from all of the Lot Owners, including such institutional mortgagee and its successors and assigns, as an Association expense. The provisions of this Section 7 shall, however, apply to any assessments which are assessed and become due after the acquisition of title by the mortgagee and to any purchaser from such mortgagee.

Whenever the term Lot is referred to in this section, it shall include the Member's interest in the Association and the Member's interest in any property acquired by the Association. This section may not be amended without the prior written consent of Developer.

Section 8. Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Lots or Homes.

(A) Sale or Rental of Lots or Homes - Association to Have First Right of Refusal.

In the event any Owner wishes to sell, rent or lease his Lot, or the Home thereon, the Association shall have the option to purchase, rent or lease said Lot or Home upon the same conditions as are offered by the Owner to a third person. Any attempt to sell, rent or lease said Lot or Home without prior offer to the Association shall be deemed a breach of this Declaration and shall be wholly null and void, and shall confer no title or interest whatsoever upon the intended purchaser, tenant or lessee.

Should an Owner wish to sell, lease or rent his Lot or Home, he shall, before accepting any such offer to purchase, sell or lease or rent, deliver to the Board of Directors a completed application form and a written notice containing the terms of the offer he has received or which he wishes to accept, the name and address of the person(s) to whom the proposed sale, lease or transfer is to be made, one (1) bank reference and three (3) individual references - local, if possible, and such other information (to be requested within five (5) days from receipt of such notice) as may be required by the Board of Directors, together with such processing charge as is determined by the Board of Directors. The Board of Directors is authorized to waive any or all of the aforementioned and they shall determine the format of the application form.

The Board of Directors, within ten (10) days after receiving such notice and such supplemental information as is required by the Board of Directors, shall either consent to the transaction specified in said notice, or by written notice to be delivered to the Owner's Lot (or mailed to the place designated by the Owner in his notice), designate the Association, or the Association may designate one or more persons then Owners, or any other person(s) satisfactory to the Board of Directors who are willing to purchase, lease or rent, upon the same terms as those specified in the Owner's

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RAVENSWOOD MANAGEMENT ASSOCIATION, INC.

AMENDMENTS
TO THE
RULES AND REGULATIONS

Landscaping

3. Landscape and lawn should be maintained in first class condition. In addition, each lot owner is responsible to maintain any swale area in the public right-of-way which may abut his property. Detailed descriptions of required home and lot maintenance are provided in the "Declaration".

(a) ~~Posted plants and yard decor should not be excessive and if present must be maintained in a neat and uniform manner.~~

~~5. Motor vehicle speed in the "community" must not exceed thirty (30) miles per hour except where posted otherwise.~~

13.

(f) No food, alcoholic beverages or soft drinks in the pool or on the pool deck. Food and beverages can be consumed in the barbecue area or under the canopy only. An area for consuming beverages will be designated by the Board of Directors.

(g) No floats of any type are allowed in the main pool except for those used to exercise or for assistance in swimming. Those individuals who cannot swim shall remain out of the deep end of the pool.

(i) Pool on Common Ground hours are 9:30 2:15 A.M. to 9:30 P.M. Hours shall be subject to change by the Board and shall be posted.

(k) Should the air temperature exceed 105°F 104°F the pool must not be used.

14.

(c) In the case concerning children or grandchildren of an owner, as well as in the case concerning parents (Father and Mother) of an owner, a photo ID card will be issued that remains in effect for as long as the owner will be the same. There will be a one-time charge of \$2.00 per photo.

15.

(a) The tennis courts shall be open from 9:30 2:15 A.M. to 9:30 P.M. Hours shall be subject to change by the Board and shall be posted.

17. Clubhouse rules and regulations:

(c) Roofs:

1. All roofs shall be completed with composition shingles or metal. No roof shall have any building paper exposed. Flat roofs are prohibited. Roofs shall not exceed thirteen feet, seven inches (13'-7") in height above elevation as required by Federal law and Local Ordinances.

(d) Driveways and parking areas:

1. Each Lot shall include a driveway providing parking spaces for two (2) vehicles, regardless of the existence of an attached garage or enclosed carport. Said parking spaces shall total a minimum of nine (9) feet by eighteen (18) feet and must be located a minimum of two (2) feet from any side property line. Tandem parking (one vehicle parked behind the other) is permitted.

(e) Landscaping:

1. A minimum of twenty-five percent (25%) of the total square footage of each Lot shall be landscaped. No "rock" yards are permitted.

(f) Exterior composition:

1. The exterior of all Homes shall only be composed of imitation siding, including imitation wood, PVC siding or cement siding. Wood siding is prohibited.

(g) Home orientation

1. The front of the Home shall be the side containing a minimum of two (2) thirty (30) inch wide windows or one (1) thirty (30) inch wide window and door. The front of the Home as described herein shall face the street.

(h) Exterior color

1. Commencing with the effective date of this provision, Homes, including skirting and trim, may only be painted colors appearing on the approved color palette posted in the Association office. Sheds and "add-ons" shall be painted to match Homes.

no more than two (2) ~~dogs~~ (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