

Return to: Bon Bini 1450 N Riverside Dr., Pompano Beach, FL 33062

Everything must be completely filled out with all required documents submitted with payment to constitute a complete application.

**REQUIRED DOCUMENTATION – All of the following must be provided – no exceptions!**

- Copy of executed **SALES CONTRACT** (contract cannot contain “and/or assigns” or the like). All adults intended to live/reside in the unit must be included in the application process.
- Copy of a valid **VEHICLE REGISTRATION** for all vehicles that will be parked on the property
- Completed **VET CERTIFICATE** for any animals that will be on the property (one copy included in this packet – make extras as needed)

**EACH ADULT (18 years or older) who will occupy this unit or who will be listed on the sales contract must provide:**

- Completed **APPLICANT INFORMATION SHEET** (one copy included in this packet – make extras for each adult applicant)
- Non-refundable **APPLICATION FEE of \$150** in the form of a **money order or cashier’s check** made payable to **Bon Bini Condominium Apartments Inc.**

*\*\*Married couples need only one processing fee – to be considered married, applicants must either have the same last name on all official paperwork, or must provide a copy of their Marriage Certificate \*\**

- Copy of current **DRIVERS LICENSE or OFFICIAL STATE IDENTIFICATION CARD** (no substitutions will be accepted)
- Copy of bank statements (six months)
- Copy of current **SOCIAL SECURITY CARD or DHS WORK AUTHORIZATION** (substitutions must be approved)
- PROOF OF CURRENT GROSS MONTHLY INCOME** including all lawful sources of income such as employment, child support, pension, disability, social security, subsidies, etc. Bank statements are NOT considered proof of income.
- COMPLETE APPLICATION PACKET**

**If the applicant does not have an established United States address at which they have lived for the past 12 months, they must provide:**

- A copy of a **VALID GOVERNMENT ISSUED PASSPORT** (must contain English translation) - this replaces the Driver’s License and Social Security Card requirement listed above.
- A copy of a **VALID GOVERNMENT ISSUED VISA** (must contain English translation)- this replaces the Driver’s License and Social Security Card requirement listed above. If the Visa does not give the applicant work authorization, then they must also submit a clear and legible copy of their **DHS WORK AUTHORIZATION** permit.

**If the applicant is a Corporation or Limited Liability Corporation, one of the directors/officers/registered agents of the corporation must fill out the application of behalf of the corporation. Additionally, the following information for the corporation must be provided:**

- A copy of most recent **ANNUAL CORPORATE REPORT** (must list applicant as directors/officers/registered agent of the corporation)
- If applicable, a legible copy of any **PROPERTY MANAGEMENT AGREEMENT**

**APPLICATION PACKET BUYER The Bon Bini Condominium Apartments, Inc.** Updated 01/2026

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**ADDITIONAL REQUIRED DOCUMENTATION – In addition to the completed application, Applicants must provide the following documents:**

1. Rules and Regulations with Applicants initials on each page.
2. Signed and dated Disclosure and Authorization Agreement Regarding Consumer Reports.
3. Application fee of \$150 per Applicant except for married couples whose fee is \$150 for the couple.

**PLEASE NOTE:**

- **Approval:** The Screening Committee has 30 days from receipt of a completed application, along with all required supplemental paperwork and fees, to conduct a personal interview, and render a decision. **A “status update” will not be available until a decision is issued by the committee.**
- **Interviews:** All applicants must be interviewed prior to final approval. All applicants must be present at interview (only one interview will be conducted).
- **Occupancy:** No more than 2 persons per bedroom. No one can occupy a unit without successfully going through the application process.
- **Deed:** Purchaser must notify the association’s office when the closing has taken place, and furnish a copy of the Deed and settlement statement in order to update the Association’s official records.
- **Parking Restrictions:** EACH UNIT HAS ONE (1) ASSIGNED PARKING SPACE AND IS PERMITTED ONE (1) VEHICLE (except for the one three-bedroom unit). Second vehicles may be approved by the Board, on a pay-by-month basis, depending on the availability of parking spaces. Guest parking spaces are reserved for guest parking only.
- **Pet Restrictions:** Two pets, which may be only a small caged bird, a cat, or a dog, under twenty (20) pounds, may be kept in a unit. No snakes or reptiles or any kind shall be kept in any units or anywhere on the property.
- **Lease Restrictions:** Leases must be for a period of no less than 14 days (two weeks) and must specify the number of adults and children that will occupy the unit. No sub-leasing.
- **More-in / Move-out:** Only permitted Monday through Saturday from 8am to 6pm. The Association requires that persons intending to move in/out of a unit deliver to the property manager at least 3 business days before the move in/out a \$250 refundable damage deposit payable to Bon Bini Condominium Apartments.

I/We have read and understood the above and agree to abide by these restrictions, as well as the Association’s governing documents, and any new rules promulgated by the Board of Directors in the future. I/We agree to reimburse the Association for any and all attorney fees and/or legal fees resulting from our violation of any Association restrictions, rules, or regulations.

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Printed Name of Applicant #1	Printed Name of Applicant #2	Printed Name of Applicant #3
Signature of Applicant #1	Signature of Applicant #2	Signature of Applicant #3
Date _____	Date _____	Date _____

## APPLICANT INFORMATION SHEET

THIS FORM IS FOR ONE APPLICANT - EVERY ADULT WHO WILL BE OCCUPYING THE UNIT OR LISTED ON THE SALES CONTRACT OR LEASE AGREEMENT *MUST FILL OUT THEIR OWN* COPY OF THIS FORM. **FAILURE TO COMPLETELY FILL OUT THIS FORM IS GROUNDS TO RETURN APPLICATION AS INCOMPLETE.**

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First	Middle	Last Name	Date of Birth
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	\$		\$
Current Phone Numbers(s)	Current email address	Monthly Rent or Mortgage Payment	Monthly Income (proof required)

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Current Address if different from what is on Driver's License

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How long have you been at this address	Name and telephone number of Landlord
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Previous Address if in current address less than a year

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Dates moved into and out of above address	Name and telephone number of Landlord
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Name of Employer	Address	Telephone Number
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Date Hired	Position	Name of person who can verify employment
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**Names & Ages of any children** who will live in the unit or visit the unit on a regular basis – if you have no children, write "NO CHILDREN"

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**Name, Breed, Color, Weight, Tag# and vaccine of any animal** that will be in unit – if you have no pets, write "NO ANIMALS"

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**Year, Make, Model, Color and Tag of applicant's vehicle** – if you do not have a vehicle, write "NO VEHICLES"

- **Purchaser Only** – this unit is for (check one): \_\_\_\_\_ Permanent Residence      \_\_\_\_\_ Investment

**Arrests/Convictions:**

- Have you ever been arrested?
- Have you ever been convicted of any crime, including misdemeanors and felonies, in any jurisdiction?
- If yes to either of these questions, please explain:

**Emergency Contact:**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

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Print Name of Applicant	Signature of Applicant	Date
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**RULES AND REGULATIONS FOR  
THE BON BINI CONDOMINIUM APARTMENTS  
November 26, 2025**

Pursuant to the governing Declaration of Condominium and Bylaws for The Bon Bini Condominium Apartments ("Bon Bini"), the Board of Directors has the responsibility and authority for the operation of the Association, management of the Association Common Property and for the establishment and enforcement of Rules and Regulations.

These general Rules and Regulations may be modified, added to, or repealed at any time by the Board. Any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time, except for its approval of resale or leases. These Rules and Regulations and all others hereinafter promulgated shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said Rules and Regulations and shall use their best efforts to see to it that they are faithfully observed by their families, guests, tenants, occupants, invitees, servants, tenants and other persons over whom they exercise control and supervision.

These Rules and Regulations shall be cumulative with the occupancy and use restrictions set forth in the Declaration of Condominium for Bon Bini, **provided that the provisions of same shall control over these Rules and Regulations in the event of a conflict or a doubt as to whether a specific practice or activity is not permitted.**

In the event any Rule or Regulation heretofore set forth or hereinafter promulgated, or any sentence, clause, paragraph, phrase or word thereof is determined to be invalid or unenforceable, all remaining provisions or portions thereof shall be and remain in full force and effect.

Additional Rules and Regulations as to the use of the pool or other recreational facilities may be posted, and each Unit Owner, tenant, or occupant, as well as family, guests and invitees, shall observe all Rules and Regulations.

**MAINTENANCE AND USE OF UNIT:**

A.) Units shall be used only for residential purposes, as a single family private dwelling for the owner, the members of his or her family, approved tenants and guests. Units may not be used for any business or commercial use whatsoever except for a home office that will not result in increased traffic or noise in and around the condominium building.

B.) No structural alterations or changes shall be made to the interior portions of any Unit except as authorized, in writing, by the Board of Directors. Details of the requested change(s) including drawings and specifications must be submitted to the Board of Directors through the Property Manager for approval prior to commencing the work along with a refundable damage deposit in the amount of \$250.00. The Unit Owner shall be responsible for the cost to repair any and all damages to the common elements and/or units caused directly or indirectly by the structural alterations or changes. The Association can apply all or a portion of the damage deposit to pay for the cost to repair damages. The Association may assess the unit owner for the costs to repair the damages to the common areas and/or units caused directly or indirectly by the structural alterations or changes which assessment shall be payable and collectible in the same manner as an assessment.

C.) No changes to the exterior portions of the Units are permitted except as authorized, in writing, by the Board of Directors of the Association.

D.) Work approved by the Board of Directors to the interior or exterior of a Unit must be performed only between the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday and only by a licensed and insured contractor.

E.) No personal items of unit owners may be placed or kept in any portion of the Association's common elements.

I/We have read and understood the above and agree to abide by these restrictions, as well as the association's governing documents, and any new rules promulgated by the Board of Directors in the future. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting from our violation of any association restrictions, rules, or regulations.

\_\_\_\_\_  
Printed Name of Applicant #1

\_\_\_\_\_  
Printed Name of Applicant #2

\_\_\_\_\_  
Printed Name of Applicant #3

\_\_\_\_\_  
Signature of Applicant #1

\_\_\_\_\_  
Signature of Applicant #2

\_\_\_\_\_  
Signature of Applicant #3

Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_ Application Packet

- F.) No rugs, towels or other materials may be hung, thrown or dusted from the windows of the Units.
  - G.) No owner, tenant, occupant or resident may post or erect any poster, sign or advertisement in or on their Unit or other property of the Association except with the prior authorization, in writing, by the Board of Directors of the Association. This restriction applies to the posting of "For Sale" and "For Lease" signs in windows and on front entries.
  - H.) All Units must be maintained in good condition and repair at all times. Each owner of a Unit shall maintain all interior surfaces of a Unit including interior walls, ceilings, air conditioning systems and appliances in the Unit. To prevent the growth of mold and mildew in a Unit, the occupant of the unit shall run the air conditioning at a maximum temperature of 80 degrees Fahrenheit during the months of May through October. During the remainder of the year, owners, tenants, occupants, and/or residents shall properly ventilate the Unit.
  - I.) No owner, tenant, resident or occupant of a Unit shall install wiring for electrical or telephone installations, or install any type of television antenna, dish, machines or air conditioning equipment on the exterior portion of the condominium building or in any common area of the Condominium except as authorized, in writing, by the Board of Directors.
  - J.) No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or storage area, except for standard household substances.
  - K.) No waterbeds are permitted in any Unit.
  - L.) No window or other portable air conditioning units are permitted in any Unit.
  - M.) Only service and maintenance personnel hired by the Association are permitted in the attic or on the roof of the condominium building; provided however, that roof access will be provided by the Board of Directors to Unit owners and/or their licensed and insured vendors for air conditioning unit repairs or other emergency situations. Access to the roof or attic by a Unit Owner or vendor shall be conditioned upon deposit by the Unit Owner or Resident of a refundable damage deposit in the amount of \$250 to cover damage to the attic or roof that may be incurred as a result of such access. The damage deposit or the portion of the deposit not utilized by the Association to repair damage to the attic or roof incurred in conjunction with such access, will be returned after completion of the work in the attic or on the roof and an inspection of the common elements by the Association.
  - N.) Holiday lights and decorations may be tastefully displayed on Unit balconies between Thanksgiving and January 6<sup>th</sup> of the following year provided that no holes are made to the exterior portions of the building. The decoration shall be removed on or before January 6.
  - O.) Hurricane shutters shall not be closed or put up prior to issuance of a hurricane warning for the area and must be re-opened or removed from the Unit within 5 days after cancelling of the hurricane warning or passing of the storm.
  - P.) There shall be no solicitation permitted by any persons anywhere in or about the condominium property for any cause, charity or for any purpose whatsoever, unless specifically authorized in writing by the Board of Directors of the Association.
  - Q.) Occupancy in any unit is limited to two persons per bedroom.
  - R.) Unit owners must maintain liability insurance on the interior portions of their units including, but not limited to, cabinetry, flooring, appliances and personal property.
  - S.) Refuse and garbage must be sealed in garbage bags and be deposited only in the designated garbage areas.
- I/We have read and understood the above and agree to abide by these restrictions, as well as the association's governing documents, and any new rules promulgated by the Board of Directors in the future. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting from our violation of any association restrictions, rules, or regulations.

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T.) Owners or residents/lessees that will leave a unit vacant for any period of time in excess of fourteen consecutive days, must take the following actions prior to leaving the unit:

1. Leave the water on in the unit if permitted by the unit owner's insurance carrier.
2. Leave the air conditioning on set to a temperature of 80 degrees or cooler.
3. Install a rat blocker in each toilet in the unit. In the alternative, cover each toilet with at least three layers of plastic wrap, close the lid to the toilet and place a heavy object on top of the toilet seat.
4. Place all sink stoppers in the closed position.
5. Designate a person or company to check on the unit when vacant. The designated person or company must enter the unit no less than every 14 days to flush the toilets and check on the condition of the unit. The owner of the vacant unit must provide a copy of an invoice or other written statement confirming the unit check and toilet flush every 14 days while the unit is vacant to the Association's management company.
6. For emergency contact, provide to management the name and phone number for the person or company authorized and designated to enter the unit in the owner's/resident's absence.

Unit owner will be liable for any damage to the common property and other units that may result from failure to maintain a unit during the owner's occupancy and absence from the unit. This includes, but is not limited to, the cost of pest control for rodents, insects, iguanas or other pests.

**USE OF COMMON AREAS:**

- A.) The owner of a Unit shall be liable for the expense of maintenance, repair, replacement or damage to the common elements, including limited common elements, rendered necessary by his or her acts or by those of any member of his family or his guests, employees, agents, tenants or occupants as well as any and all attorneys' fees and costs incurred by the Association in collection of such damages.
- B.) Disorderly or nuisance-like conduct is grounds for expulsion from any common area.
- C.) Guests may use the Association common areas and/or recreational facilities only if the Owner or approved tenant accompanies the guest.
- D.) All owners, tenants, occupants, guests and/or invitees of a Unit shall limit noise (from televisions, radios, amplifiers, loud speakers, musical instruments, etc.) to a level that does not disturb other residents.
- E.) Smoking is prohibited in Association common areas.

**RESPONSIBILITY OF MANAGEMENT AND EMPLOYEES:**

A.) It is the duty of the Property Manager to conduct the day to day business of the Association under the supervision of and as directed by the Board of Directors.

I/We have read and understood the above and agree to abide by these restrictions, as well as the association's governing documents, and any new rules promulgated by the Board of Directors in the future. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting from our violation of any association restrictions, rules, or regulations.

B.) Owners, tenants, residents or occupants of a Unit shall contact the Property Manager regarding issues involving the Association and shall not approach Board members at their homes or on the common properties.

\_\_\_\_\_  
Printed Name of Applicant #1

\_\_\_\_\_  
Printed Name of Applicant #2

\_\_\_\_\_  
Printed Name of Applicant #3

\_\_\_\_\_  
Signature of Applicant #1

\_\_\_\_\_  
Signature of Applicant #2

\_\_\_\_\_  
Signature of Applicant #3

Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_ Application Packet

C.) Employees of the Association and Management Company cannot perform private services for residents during assigned working hours.

**PARKING AND STREETS:**

A.) Parking on any grass, swale or other area not designated for parking within the community is strictly prohibited.

B.) For units that are owner occupied, the unit owner may obtain one parking pass from the Association for one designated vehicle (2 for unit 201 only) which vehicle is registered to the unit owner or the owner's spouse. The unit owner may only park this designated vehicle in the parking space assigned to the unit and must display the parking pass in the vehicle at all times when parked in the assigned parking space for the unit. No other vehicle shall be parked in the parking space assigned to the unit nor shall the owner park the designated vehicle in a guest parking space.

C.) For units that are leased, the approved tenants may obtain a parking pass from the Association for one designated vehicle (2 for unit 201 only) which vehicle is registered to the approved tenant(s). The approved tenant(s) may only park this designated vehicle in the parking space assigned to the unit and must display the parking pass in the vehicle at all times when parked in the assigned parking space for the unit. No other vehicle shall be parked in the parking space assigned to the unit nor shall the tenant(s) park the designated vehicle in a guest parking spaces.

D.) Guest parking spaces are reserved for guest parking between the hours of 8 am and 6 pm. Parking in the guest parking spaces between the hours of 6 pm and 8 am is reserved for vehicles that are registered for overnight parking with the Association and that display an overnight parking permit. Only persons who have been approved by the Board of Directors for occupancy/tenancy of a unit and who pay a monthly parking fee of \$100 a month or such other amount as may be determined by the Board of Directors from time to time, are eligible for an overnight parking permit; provided, however, that the Association may issue a temporary overnight parking permit to a registered guest as set forth in these Rules. The Board's issuance of overnight parking permits to occupants/tenants to park overnight in guest parking spaces is conditioned upon availability of such guest parking spaces. Overnight parking permits will be issued on a first come first served basis. Further, no unit shall be entitled to issuance of more than one overnight parking permit at any one time.

E.) Owners and approved tenants may request a temporary overnight parking permit for guests that will be staying in the unit. Upon registration of a guest and guest vehicle and payment of a fee for a parking pass, the Association may issue a temporary overnight parking permit valid for up to fourteen (14) days for use by the registered guest. The fee for the overnight parking pass shall be \$5 per night or such other amount as may be determined by the Board of Directors from time to time. The Board's issuance of overnight parking permits to guests to park overnight in guest parking spaces is conditioned upon availability of such guest parking spaces. Overnight parking permits will be issued on a first come first served basis. Further, no unit shall be entitled to issuance of more than one guest overnight parking permit at any one time and no more than three guest overnight parking permits in any calendar year. The registered guest must display the overnight parking pass in the registered vehicle at all times when parked in a guest parking space between the hours of 6 pm and 8 am.

F.) Parking in all parking areas is limited to non-commercial passenger vehicles, which do not exceed seventeen (17) feet in length, with a current automobile registration. Vehicles that are registered to a current Bon Bini resident as of the effective date of this Rule amendment that exceed the seventeen (17) foot length restriction will be permitted to park in the parking area for so long as the resident owns the vehicle (and if a tenant, for so long as the tenant continuously resides in Bon Bini Apartments) provided the vehicle does not violate any other provisions of the Declaration or Rules. Replacement vehicles must comply with the length restrictions.

G.) Commercial trucks shall be permitted to enter the property temporarily for pick-up and delivery and for repairs and maintenance services only between 8:00 a.m. to 6:00 p.m., and only when authorized by an owner or tenant.

I/We have read and understood the above and agree to abide by these restrictions, as well as the association's governing documents, and any new rules promulgated by the Board of Directors in the future. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting from our violation of any association restrictions, rules, or regulations.

\_\_\_\_\_  
Printed Name of Applicant #1

\_\_\_\_\_  
Printed Name of Applicant #2

\_\_\_\_\_  
Printed Name of Applicant #3

\_\_\_\_\_  
Signature of Applicant #1

\_\_\_\_\_  
Signature of Applicant #2

\_\_\_\_\_  
Signature of Applicant #3

Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_ Application Packet

- H.) No other vehicles (including but not limited to campers, mobile homes, motor homes, trailers, recreational vehicles, ATVs, motorcycles, scooters, etc...) shall be permitted to park on the Association property without the prior written consent of the Association.
- I.) No vehicle that cannot operate on its own or that has an expired license or tag shall remain on the Association property for more than twenty four (24) hours. No vehicle that leaks fuel or other fluids shall be permitted on the Association property.
- J.) No vehicle repairs (except charging of battery or changing of a tire) shall be made on the Association property.
- K.) Any violation of the parking Rules and Regulations may result in booting or towing of the vehicle **AT THE OWNER'S EXPENSE**. In addition, The Bon Bini Condominium Association shall be held harmless for any damages incurred to the vehicle or other property.
- L.) The speed limit throughout the community is 15 mph.
- M.) All vehicles shall be parked front end first. No vehicle shall be backed into a parking space.
- N.) Only one vehicle shall be parked in each parking space and no tandem parking is permitted unless the Board of Directors has provided specific written authorization for tandem parking in a specific parking space and has issued a parking permit for a registered vehicle to park in tandem in the specific parking space.

**POOL AREA:**

- A.) All persons using the swimming pool do so at their own risk. There is no lifeguard on duty.
- B.) The pool is open from dawn to dusk except that swimming is prohibited during lightning or thunderstorms.
- C.) Excessive noise, loud talking and shouting are prohibited in and around the pool area. Audio equipment in the pool area must be kept at a volume audible only to the person using such equipment by the use of headphones.
- D.) No glass bottles or containers, ceramic or china dishware, or any other breakable items shall be brought into the pool area. No electrical devices shall be brought into the pool area.
- E.) Running, biking, skating, skateboarding or use of similar toys or devices around the pool area is prohibited.
- F.) Any individual who is incontinent or not fully toilet-trained, must wear swim diapers intended for that purpose when using the pool or spa.
- G.) Surf boards, balls, Frisbees, drones and similar items are not permitted on or near swimming pools, except those inflatables attached to the person, or noodle type flotation items used for safety purposes. No toys, playpens or similar items are permitted in or near the pool.
- H.) Food is not permitted in or near the swimming pool or pool area.
- J.) Lounge chairs shall not be reserved and may be used on a first come, first served basis. No pool equipment may be removed from the pool or pool area.
- K.) All persons must shower before entering the pool.
- L.) Tanning lotions must be removed before entering the pool.

I/We have read and understood the above and agree to abide by these restrictions, as well as the association's governing documents, and any new rules promulgated by the Board of Directors in the future. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting from our violation of any association restrictions, rules, or regulations.

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Signature of Applicant #1	Signature of Applicant #2	Signature of Applicant #3
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- M.) Smoking is prohibited in the pool and pool area.
- N.) Pets are not permitted in the pool or pool area at any time.
- O.) The pool is only for the use of owners, tenants or their guests. Guests must be accompanied by the approved owner or tenant at all times when using the pool.
- P.) Any child under the age of fourteen (14) must be supervised at all times by an adult (over the age of 18) in the pool and pool area.
- Q.) Anyone using the pool must be a proficient swimmer or accompanied and supervised by a proficient swimmer.
- R.) No diving. No pushing or shoving near or in the pool.
- S.) Additional pool rules may be posted in the vicinity of the pool.

**MOVING:**

- A.) Moving trucks or "UHaul" style trucks shall only be parked for purposes of move-in or move-out in a manner so as not to block access to the street by residents, guests and emergency vehicles. No moving trucks or UHaul style trucks may be parked on the condominium property overnight.
- B.) Move-ins or Move-outs are only permitted Monday through Saturday from 8:00 am to 6:00 pm.
- C.) Any resident intending to move, must notify the Board, through the Property Manager, of the dates and time for the move and must deliver, no later than three days prior to the move, a refundable damage deposit in the amount of \$250 to cover damage to the common areas that may occur during the move. The damage deposit or the portion of the deposit not utilized by the Association to repair damage to the Condominium incurred in conjunction with the move, will be returned after completion of the move and an inspection of the common elements by the Association.

**SECURITY:**

- A.) The condominium is not located in a gated community. All residents should report suspicious activity to the police department immediately.
  - B.) Any resident having work done or deliveries to their Unit must be present while the work is being performed.
- I/We have read and understood the above and agree to abide by these restrictions, as well as the association's governing documents, and any new rules promulgated by the Board of Directors in the future. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting from our violation of any association restrictions, rules, or regulations.

**PETS:**

- A.) Two pets, which may be only a small caged bird, a cat or a dog, twenty (20) pounds or under, may be kept in a Unit. No snakes or reptiles of any kind shall be kept in any units or anywhere on the property. No pets shall be permitted on any portion of the property (other than a Unit) unless leashed or caged, as appropriate. No pets shall relieve themselves on Association property. No pets shall be permitted in any pool or other recreation area at any time. Any owner or resident who keeps a pet shall hold the Association harmless against any and all claims, debts, demands, obligations, costs and expenses which may be sustained or asserted against the Association or the Board of Directors because of acts of any such pet committed in or about the Property, and the owner will be responsible for repair of all damage caused by such pet.
- I/We have read and understood the above and agree to abide by these restrictions, as well as the association's governing documents, and any new rules promulgated by the Board of Directors in the future. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting from our violation of any association restrictions, rules, or regulations.

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Signature of Applicant #1	Signature of Applicant #2	Signature of Applicant #3
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- B.) All pets must be registered with the Association on forms provided by the Association prior to bringing the pet into a unit or on the common areas.
- C.) Pets must be on a leash no longer than 6 feet at all times while on the Association common property. Pets shall not be walked or curbed near the buildings, walkways, shrubbery, gardens or any common areas, including the pool area. Pet owners must pick up after their pets.
- D.) Pets are not to be kept on balconies/patios at any time, etc.
- E.) Pet owners shall assume full responsibility for any damage to persons or property caused by his or her pet. In the event that a pet owner fails to register the pet or in the event that the Board of Directors, in its sole discretion, determines that a pet has become a nuisance, threat or disturbance to the other residents or guests, the pet owner must remove the pet from the property upon ten (10) days' written notice from the Board of Directors.
- F.) No pit bull, pit bull mixes or other dogs of a vicious breed, as determined by the Board of Directors in its sole discretion, shall be permitted in any Unit or on the common areas of the Association.

**PAYMENT OF ASSESSMENTS, FINES AND OTHER AMOUNTS DUE TO THE ASSOCIATION:**

- A.) Every owner is responsible for prompt payment of maintenance assessments, special assessments, fines and/or other charges authorized by the Association.
- B.) The Association cannot accept cash as payment for maintenance, special assessment, security deposits or other fees. All payments to the Association shall be made in the form of a check, money order, or official bank check payable to The Bon Bini Condominium Apartments, Inc..

**BUYING AND LEASING OF UNITS:**

- A.) Prior to selling or leasing a Unit or entering in to any other occupancy arrangement, the Unit owner shall submit to the Association a completed tenant or purchase application which shall be accompanied by a copy of the lease or purchase contract, as applicable, along with the screening fee. Upon receipt of the completed application and application fee, a screening committee or agent assigned by the Board of Directors shall interview all prospective tenants, occupants and purchasers. A tenant, occupant or purchaser of a Unit may not take possession of the Unit prior to obtaining the written approval of the Association.
- B.) In the event of a purchaser of a unit by an entity (corporation, LLC, trust, partnership...) the entity must seek and obtain the approval for the purchase prior to purchasing the unit. The Association's approval of an entity for purchase of a unit shall not entitle any individuals to occupy the unit. Each intended occupant must seek and obtain the Association's approval for the occupancy prior to taking occupancy of a unit.
- C.) The screening committee or authorized agent has up to 30 days to approve an applicant. If the screening committee approves the application, a written approval shall be issued. If the application is denied, the applicant will be notified.
- D.) No lease shall be for a period of less than 14 days (two weeks). Sub-leasing is prohibited.
- E.) Any person who stays in a unit for more than thirty (30) days in any calendar year shall be deemed a tenant, regardless of whether remuneration is paid, and subject to the screening requirements for tenants.

I/We have read and understood the above and agree to abide by these restrictions, as well as the association's governing documents, and any new rules promulgated by the Board of Directors in the future. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting from our violation of any association restrictions, rules, or regulations.

Printed Name of Applicant #1	Printed Name of Applicant #2	Printed Name of Applicant #3
Signature of Applicant #1 Date _____	Signature of Applicant #2 Date _____	Signature of Applicant #3 Date _____ Application Packet

**BICYCLES, SCOOTERS, SKATES:**

A.) Persons riding scooters, bicycles, roller skates/blades or any similar device shall use care and yield to pedestrians.

**FINING RULES & REMEDIES:**

A.) Every Unit Owner, tenant, resident, occupant and/or guest shall comply with the Rules and Regulations as set forth herein, which from time to time may be amended or appended to, as well as the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association and any amendments thereto. Failure to comply shall be grounds for legal action, which may include, without limitation, an action in arbitration, to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, fines and/or common element use right suspension may be imposed upon a Unit Owner for failure of the Unit Owner, his family, guests, invitees, tenants, employees, or contractors to comply with any restriction, rule or regulation contained herein.

B.) The party against whom the fine or suspension is levied by the Board shall be afforded an opportunity for a hearing before a violations/fining committee after reasonable notice of not less than fourteen (14) days and such notice shall include: (a) a statement of the date, time and place of the hearing; and (b) a statement of the alleged violation.

C.) The party or parties, against whom the fine has been levied, shall have an opportunity to respond, present evidence, and to provide written or oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the violations/fining Committee.

D.) The Committee may impose fines against the applicable Unit of \$100 per violation, per day up to a maximum of \$1,000 until said violation has been remedied.

E.) Fines shall be paid not later than 5 days following the date on which the Committee approves the fine.

F.) Fines and suspensions of common element use rights are not an exclusive remedy for the Association and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled. Any fine paid by the Unit Owner shall be in addition to any actual costs incurred by the Association for repairs or damages resulting from any such violation.

**INSPECTION OF RECORDS AND WRITTEN INQUIRIES:**

A.) Each Unit shall be permitted to inspect the records of the Association upon written request delivered to the Association by regular mail. Record inspections shall be limited to two times per unit in any given thirty (30) day period.

B.) The Association is obligated to respond to (1) one written inquiry per unit in any given thirty (30) day period. In the event that a unit owner makes more than one inquiry in any thirty (30) day period, the Association is only obligated to respond to one inquiry and the additional inquiry or inquiries will be responded to in the subsequent thirty (30) day period, or periods, as applicable.

C.) The Association will not accept correspondence from unit owners by e-mail. The Board members will not accept correspondence from unit owners regarding the Association sent to their personal mailing addresses or to their personal e-mail addresses. All correspondence to the Association must be sent by U.S. Mail to the Association's mailing address or to the Association's Property Manager. Owners can report emergencies only by telephone.

I/We have read and understood the above and agree to abide by these restrictions, as well as the association's governing documents, and any new rules promulgated by the Board of Directors in the future. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting from our violation of any association restrictions, rules, or regulations.

\_\_\_\_\_  
Printed Name of Applicant #1                      Printed Name of Applicant #2                      Printed Name of Applicant #3

\_\_\_\_\_  
Signature of Applicant #1                      Signature of Applicant #2                      Signature of Applicant #3

Date \_\_\_\_\_                      Date \_\_\_\_\_                      Date \_\_\_\_\_ Application Packet

DISCLOSURE AND AUTHORIZATION AGREEMENT  
REGARDING CONSUMER REPORTS

**DISCLOSURE**

The undersigned acknowledges that a consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

**AUTHORIZATION**

The undersigned acknowledges that they are authorizing and requesting, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

If you dispute any information found in your consumer report and would like to request a copy of the report, please send a request letter via certified mail to;

AmeriCheckUSA  
7777 Davie Rd Extension #101B  
  
Hollywood, FL 33027

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.

Bon Bini Ref # \_\_\_\_\_

**RESIDENTIAL SCREENING REQUEST**

First: \_\_\_\_\_ Middle: \_\_\_\_\_ Last: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

SSN: \_\_\_\_\_ DOB (MM/DD/YYYY): \_\_\_\_\_

Tele: \_\_\_\_\_ Cell#: \_\_\_\_\_

**CURRENT EMPLOYER**

Company: \_\_\_\_\_ Tele #: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Salary: \_\_\_\_\_

Employed from: \_\_\_\_\_ To \_\_\_\_\_ Title: \_\_\_\_\_

**CURRENT LANDLORD**

Company: \_\_\_\_\_ Tele #: \_\_\_\_\_

Landlord: \_\_\_\_\_ Rent: \_\_\_\_\_

Rented From: \_\_\_\_\_ To: \_\_\_\_\_

**CHARACTER REFERENCE**

Name: \_\_\_\_\_ Tele #: \_\_\_\_\_

Relationship: \_\_\_\_\_ Years Known: \_\_\_\_\_

*I have read and signed the Disclosure and Authorization Agreement.*

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

As of January 17, 2026

## **FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET BON BINI CONDOMINIUM APARTMENTS, INC.**

Q. What is the name of the condominium?

A. The name of the condominium is the Bon Bini Condominium.

Q. What is the name of the Association?

A. The name of the Association is the Bon Bini Condominium Apartments, Inc.

Q. How many units are in the condominium?

A. The condominium consists of 16 units.

Q. What are the shared common elements in the condominium?

A. The condominium property consists of 1 building, a common parking area, and a non-heated swimming pool.

Q. How are the units configured?

A. The units consist of 9 one bedroom 1 bath units consisting of approximately 792 square feet; 2 one bedroom 1 bath units consisting of approximately 748 square feet; 1 one bedroom 1 bath unit consisting of approximately 913 square feet and 2 two bedroom 2 bath units consisting of approximately 1071 square feet; 1 two bedroom 2 bath unit consisting of approximately 1205 square feet; and 1 three bedroom 3 bath unit consisting of approximately 1489 square feet.

Q. Are there any other units allowed to be constructed in the condominium?

A. There are no other buildings or units provided for in the Declaration of Condominium. The condominium is complete and no further construction is contemplated. The maximum number of units that will use facilities in common with the condominium is 16. There is to be no increase in the number of units.

Q. Where are the condominiums' governing documents recorded?

A. The condominium documents containing a plot plan and survey of the condominium are recorded in Official Records Book 6242 at Page 567 of the Public Records of Broward County, Florida and amended in Official Records Book 6415 at Page 120 of the Public and under instrument number 116509312 all as recorded in the Public Records of Broward County, Florida

Q. How is an Owner's legal interest to their unit held?

A. The condominium units have been created and are being sold as fee simple interests.

Q. Are timeshares units permitted?

A. There are no timeshare estates permitted to be created.

Q. Are the common elements and swimming pool to be shared with any other condominium?

A. The swimming pool and other commonly used facilities will be used only by unit owners of the condominium.

Q. Are there any other facilities at the condominium?

A. There are no other facilities existing at the condominium.

- Q. Is there any lease connected with the use of swimming pool or common elements of the condominium?  
A. There is no lease. A Unit owner is not obligated to pay rent or land use fees for recreational and other commonly used facilities.
- Q. Does the Association have the right to place a lien on the unit?  
A. THERE IS A LIEN OR LIEN RIGHT AGAINST EACH UNIT TO SECURE THE PAYMENT OF ASSESSMENTS OR OTHER EXACTIONS COMING DUE FOR THE USE, MAINTENANCE, UPKEEP, OR REPAIR OF THE RECREATIONAL OR COMMONLY USED FACILITIES. THE UNIT OWNER'S FAILURE TO MAKE THESE PAYMENTS MAY RESULT IN FORECLOSURE OF THE LIEN.
- Q. Is there a property manager that manages the condominium?  
A. Contract with Aqua Terra Pending.
- Q. Are there any restrictions on the sale or lease of a unit?  
A. THE SALE, LEASE, OR TRANSFER OF UNITS IS RESTRICTED OR CONTROLLED. UNITS MAY BE SOLD OR LEASED ONLY WITH THE PRIOR WRITTEN CONSENT OF THE BOARD OF DIRECTORS AFTER AN APPROVED FORM OF APPLICATION AND ALL REQUIRED DOCUMENTS HAVE BEEN FULLY COMPLETED AND SUBMITTED TO THE PROPERTY MANAGER.
- Q. Who pays for utility services?  
A. Each owner is responsible for paying the utility service charge for electric, phone and internet. The condominium pays for water, sewer and waste removal services and common element electrical.
- Q. How much are my assessments to the condominium association for my unit type and when are they due?  
A. Assessments per unit are set forth in the Operating Budget attached hereto. The assessments are due on the 1<sup>st</sup> day of each month. Assessments not paid on or before 10 days after the due date bear interest at the highest rate permitted by law from the date when due until paid and are subject to an administrative late fee in the amount not to exceed the greater of \$25 or five percent of the delinquent installment.
- Q. Are there any special assessments certified or pending?  
A. No
- Q. How can a copy of the Association's governing documents be acquired by a unit owner?  
A. A copy of the declaration of condominium, the articles of incorporation creating the association and the By-Laws are available to be purchased from the Property Manager for \$100.00.
- Q. What are my voting rights in the condominium association?  
A. Each unit owner has a vote on all issues upon which a unit owner is entitled to vote. However, each vote is weighted; that is, a unit owner's vote is equal to the percentage of ownership that unit has in the condominium.
- Q. What restrictions exist in the condominium documents on my right to use my unit?  
A. Units shall be used as a residence only. No commercial use of the units is permitted. Various additional restrictions exist regarding Units. Please refer to Article VII of the Declaration, the Rules and Regulations and the Bylaws for additional restrictions and details.
- Q. Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?  
A. A Unit Owner is not obligated to join or be a member of any other association.

- Q. Are there any restrictions on pets?
- A. Yes, there are restrictions on pets. No more than two pets, which may be a small caged bird, a cat or a dog, twenty (20) pounds or under, may be kept in a Unit. No snakes or reptiles of any kind shall be kept in any unit or anywhere on the property. All pets must be registered with the Association. See the Rules and Regulations for all other restrictions on pets.
- Q. Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.
- A. No

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.**

Updated  
01/2026

Approved  
2026 Budget

Maintenance **152,203**  
Reserve  
Income **19,955**  
Total  
Operating  
and Reserve **172,158**

Engineer	0
Bad Debt	0
Bank Fees	0
Electricity	2,500
Fees and	
Taxes	4,000
Insurance	73,150
Janitorial	1,920
Landscaping	
(tree/bed	
mtn)	2,000
Lawn Care	1,920
Management	24,000
Office	
Expense	1,200
Pest Control	2,000
Pool Care	3,460
Professional	
Fees	3,500
Repairs and	
Maintenance	20,000
Trash	
Removal	3,600
Water and	
Sewer	8,953
	<hr/>
Total Operating Expenses	152,203
\\\Total Pooled Reserve Contributions	19,955
	<hr/>
	172,158
	<hr/>

2024 Monthly Maintenance with Reserves by Unit

		Mtn	Reserve
Unit 101	\$1,201.00	1,062	139
102, 103, 104, 105, 106, 202, 204, 205, 206:	\$791.00	699	92
107, 207:	\$747.00	660	87
108, 208:	\$1,069.00	945	124

Unit 201	\$1,489.00	1,317	173
Unit 203	\$908.00	803	105

## Welcome to Bon Bini

(updated 6/11/2024)

The HOA would like to welcome you to the Bon Bini community! We want you and everyone to have a safe and welcoming atmosphere. Below is a list of things that all residents should know to make their time at Bon Bini more enjoyable. Should you need greater detail, please refer to the governing documents and the rules and regulations.

- 1) **Parking** – Each unit has deeded parking. Park only in your deeded, numbered spot. Our lot is monitored by a third-party. The property manager will issue a decal to be placed visibly in your car. A fee applies for lost, misplaced decals.
- 2) **Guest parking** – Guests are welcome! Six signs and the yellow stops indicate the allocated guest spots. Guest passes are required and must be visible. If your guest is here from 6 pm-overnight or longer you must make arrangements with the manager during business hours – fees apply. Parking is enforced by a third party and cars can be towed. Metered, street and free parking is nearby including 15<sup>th</sup> Street, 16th Street and the parking lot near the water taxi.
- 3) **Guest or resident** – If you have a significant other, friend, or relative who will be staying at Bon Bini cumulatively more than 30 days a year, they are required to go through the application and approval process – non-negotiable. All applicants must be approved BEFORE moving in – no exceptions.
- 4) **Common areas** – The common areas are maintained by the association and cannot be altered by residents in any way. No personal items can be left in the common areas. Please do not install or remove existing plants. Any damage to common/limited common areas will be charged to the appropriate ledger, e.g., patios, plumbing, roof, etc.
- 5) **Patio** – only patio furniture can go on patios – no animals, rugs, boxes, construction materials, etc.
- 6) **Plumbing** – under NO circumstance should wipes, tampons, OR anything besides toilet paper, feces, or urine go down the toilets. If it is determined that someone in an individual unit has placed things in the plumbing, the expense to clear the line will be attributed to your ledger.
- 7) **Pool** – the pool area is open from dawn to dusk. No glass, pets, or smoking at the pool. You are welcome to play music and enjoy company. Just please be aware that sound echoes from the pool area and the sound is amplified inside the condo units. Please do not leave floats, towels, etc. poolside once you leave the pool area.
- 8) **Grilling** – Bon Bini provides a community grill. You can feel free to use it! However, the grill needs to be cleaned really well before and after you use it. There are a lot of animals in south Florida that like to explore. We don't want them interested in the grill.
- 9) **Remodeling and a/c roof access** – Only licensed and insured contractors are allowed to do plumbing, a/c, electric, drywall, bathrooms, and kitchens. This protects you and the association. The manager/administrator can provide the necessary architectural review application and provide guidance about whether board approval is required for your project. The roof can only be accessed by licensed and insured contractors. The manager can provide the code once your vendor provides the necessary paperwork. Arrangements must be made in advance, during office hours.
- 10) **Smoking** – No Smoking on Bon Bini common areas. If you smoke, you must do so off Bon Bin property or inside your own unit.
- 11) **Pets** – Pets are welcome at Bon Bini. They must be kept on leash and walked off property. Pets are not allowed outside off leash at any point. Please clean up after your pets, and do not let them relieve themselves near or in the rear of the building. No pets are allowed on patios. Please do not feed your pet or any other animal outside. This invites rodents, which is costly to remediate.

- 12) **Recycle, garbage & bulk pick-up** – Bon Bini encourages you to recycle. Boxes must be broken down or they will not be picked up. Recycle pick-up is Monday and our regular pick-up is Wednesday and Saturday. Please do not block the dumpster or recycle bins. It prevents access! The city only provides free bulk pick-up twice a year, which must be coordinated in advance. Do not leave bulk items or empty boxes anywhere on the property unless you see a notice that a bulk pickup day has been scheduled!
- 13) **Pest Control** – Pest control comes monthly.
- 14) **Cleaning** – The building and grounds are cleaned once per quarter. Grass is mowed every other Tuesday.
- 15) **Non-owners** – Your landlord is the first point of contact on all issues. Although infrequent, you may be asked to attend a community forum for time-sensitive information.
- 16) Please do not knock on Board of Directors doors. If you have any problems, questions, complaints, or you need to report issues, please reach out to: [Louise@camaccounting.com](mailto:Louise@camaccounting.com) or [CAMaccounting@yahoo.com](mailto:CAMaccounting@yahoo.com).