

# PLAZA DEL PRADO

## CONDOMINIUM

### LEASE APPLICATION PACKAGE

# 2026

#### INSTRUCTIONS:

\* You may download and print the form to manually complete and submit via email or drop it off to the Management office on the Lobby Floor of Tower North 3.

OR

\* Complete the form electronically. Fillable fields are highlighted throughout the document and by typing some of the basic information on the following page, all corresponding fields in the document will be automatically filled so that you don't have to repeat type. Once completed, save / print and then submit it via email or drop it off the printed set to the Management office. All payments must be delivered in person, via checks, made out to "PLAZA DEL PRADO CONDOMINIUM" . Electronic Signature fields in this document is designed for Adobe issued digital signatures. You can print for ink signatures or use external services like DocuSign, SignNow or any other legally approved providers. Take guidance from your Realtor / Broker.

email: [admin@plazadelprado.net](mailto:admin@plazadelprado.net) | Cc. [management@plazadelprado.net](mailto:management@plazadelprado.net)

MINIMUM LEASE PERIOD : 6 MONTHS + 1 DAY

12-MONTHS LEASE

ALL LEASE APPLICATIONS ARE SUBJECT TO ASSOCIATION APPROVAL

# TRANSACTION TEAM CONTACT INFORMATION LEASE APPLICATION

LESSOR PARTY		LESSEE PARTY	
LESSOR'S NAME		LESSEE'S NAME	
LESSOR'S EMAIL		LESSEE'S EMAIL	
LESSOR'S CELL NO.		LESSEE'S CELL NO.	
LESSOR'S REALTOR		LESSEE'S REALTOR	
REALTOR'S EMAIL		REALTORS EMAIL	
REALTORS CELL NO.		REALTORS CELL NO.	



START HERE WITH THE UNIT NUMBER



## UNIT No.

Example: 801-N1, 1201-N2, PH2-S2

Type to complete information on this page, then proceed to complete rest of the document by typing in the highlighted fields. do not overwrite in the spaces that have auto filled already.

DAY MONTH YEAR  
this of , 20

OWNER'S FULL NAME

## UNIT

FIRST NAME MIDDLE LAST NAME  
MAIN APPLICANT'S NAME

FIRST NAME MIDDLE LAST NAME  
CO - APPLICANT'S NAME

Date of Lease Execution



## **CHECK LIST**

Please complete the application based on the following checklist. To process the application for approval, we must receive all documents requested and forms duly executed.

# UNIT

1. APPLICATION TO LEASE & CONSTRUCTION NOTICE ACKNOWLEDGEMENT
2. APPLICATION FEE \$150.00 PER APPLICANT.
3. FULLY EXECUTED LEASE CONTRACT
4. PLAZA DEL PRADO ADDENDUM TO LEASE
5. BACKGROUND SCREENING AUTHORIZATION PER APPLICANT
6. COPY OF DRIVERS LICENSE OR PASSPORT (CANNOT BE EXPIRED)
7. DIGITAL HEADSHOT PHOTOS OF ALL OCCUPANTS, INCLUDING PET PICS.
8. VEHICLE REGISTRATION & INSURANCE. \$75.00 /Vehicle
9. PET REGISTRATION & INITIAL FEE (\$100 Per Pet) \* *Subsequently \$50/pet/year - renewal fee*
10. HOLD HARMLESS AGREEMENT
11. GYM WAIVER
12. RULES & REGULATION ACKNOWLEDGEMENT RECEIPT
13. RENTERS INSURANCE (Coverage Needed: Personal Liability at \$100,000)
14. ACTIVE HOMEOWNER INSURANCE ( Coverage Needed: Personal Liability at \$300,000 & Plaza Del Prado added as additional interest or certificate holder)
15. ASSOCIATION SECURITY DEPOSIT - maintained by the landlord  
\$1,000.00 ONE THOUSAND  
Deposit already available with the Association
16. NEW MAILING ADDRESS FOR LANDLORD PROVIDED TO MANAGEMENT

## IMPORTANT NOTICE

Dear Applicant(s), we are glad that you are considering residence at Plaza Del Prado, and we look forward to your joining our community. This Notice is included with your application primarily to inform you that the condominium is currently undergoing several projects related to the 40-year recertification, which includes the exterior restoration and painting. You must read and understand what this project entails.

### Scope of Work [Exterior Maintenance]

- Stucco repairs – Building envelope.
- Concrete repairs to Balcony slab edges and corners, including railing posts.
- Concrete Repairs to other areas as needed.
- Stripping old weatherproofing and installing new

The exterior maintenance project started August 2024 and is projected to complete by Q3 2026. However, individual unit lines will see completion progressively.

**Construction Start Date:** Aug 27, 2024

- **Construction Time Per Unit Line:** It is estimated that each unit line will take approximately 5 to 6 months for completion. Completion means, repairs, weatherproofing and final painting. The schedule may have to be adjusted for delays due to weather conditions or other unforeseen situations.

### Construction Conditions & Impact

- **Balcony Access:** When swing stages are rigged over unit lines, residents can view cabling and staging equipment out their windows and balcony. Residents must shut close and lock all windows to mitigate noise from the construction and prevent dust or debris from getting inside the unit. Sliding Glass Door(s) to the balcony must also be closed and locked, Access to your balcony will closed for construction and for the duration of approximately 5 to 6 months. The contractors will apply a safety film to the exterior glass surface for protection. Window blinds and shades should be used for privacy.
- **Noise and Dust:** Construction activity includes jackhammering which will cause continuous or intermittent noise throughout the building at different levels.
- **Hours of Construction:** Construction work will be allowed between 8 AM and 5:30 PM, Monday to Friday. The Association may allow limited work on Saturdays. *Exception to the rule - Securing the site during weather related or other emergencies.*
- **Pool Decks & Temp Closure:** Repairs on and around the pool decks will be scheduled in a manner that has at least one of the two pools will be open for use. The schedule and the duration of closures will be advised in due time.

I, \_\_\_\_\_ acknowledge having read and understood the above disclaimer regarding Plaza Del Prado Condominium Association, Inc.'s Interior / Exterior Projects.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**ASSOCIATION SECURITY DEPOSIT DISCLOSURE**

UNIT #: \_\_\_\_\_

**Requirement**

An owner who wishes to lease their unit pursuant to the Plaza Del Prado Condominium Association lease policies and by-laws, requires a security deposit with the Association. The Security Deposit with the Association must be maintained for as long as the Owner intends to lease the unit.

The Security Deposit with the Association is not to be confused with the Landlord’s security deposit for the leased unit itself.

The current policy of the Condominium Association requires that the Association Security Deposit must come from the owner. However, the prospective tenant (Applicant) is required to place the same deposit with the Landlord, in addition to the unit security deposit.

**Intent**

The intent of holding a security deposit with the Condominium Association is to claim the amount held in part or whole, if the tenant causes any damage to the common elements of the building in the process of moving in or out of the unit, or anytime during the duration of the lease. The Association may also claim appropriate amount from the Security Deposit to pay for any pending fine from unsettled or active violations. The Tenant is also responsible for any such damages or violations committed by their visiting guests or hired vendor / personal service.

The Landlord is ultimately responsible for all Association’s financial claims against the tenant, and since the Landlord has placed the Security Deposit with the Association, the Landlord must hold on to the additional and equivalent portion of the Security Deposit received from the Tenant. Upon expiration or termination of the Lease, the Landlord may not release the said portion of the Security Deposit, without getting a written clearance from the Condominium Association / Management. The Landlord has 30 Days after the Tenant vacates the unit to notify of intended claim on the Security Deposit. If the Condominium Association does not intend to make any damage claims, the Landlord will be notified to release the Association part of the security deposit back to the Tenant immediately and within 15 days of vacating. The Landlord is responsible for inspecting the unit at the time of tenant vacating or soon after to determine if a claim on the Unit Security Deposit is intended.

**Association Security Deposit withholding**

The Condominium Association holds all security deposits in a non-interest-bearing account (Escrow Account) in the State of Florida.

**Refunds**

A record of initial issuance of the Security Deposit Check is maintained with the Condominium Association. A refund check will only be processed in the name of the original issuer of the check. A proof of security deposit payment may be requested from the claimant.

I/We have read, understood and received a copy of this disclosure.

Dated this \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
OWNER / LANDLORD

\_\_\_\_\_  
TENANT / APPLICANT



# APPLICATION TO LEASE

# UNIT

To: The Board of Directors,

I/We agree to provide to the lessee a copy of the Condominium Association's Declaration, By-Laws, and Rules & Regulations prior to the occupancy of the Unit by the lessee.

THE ASSOCIATION AND ITS AGENT, IN THE EVENT IT CONSENTS TO A LEASE, IS HEREBY AUTHORIZED TO ACT AS OUR AGENT WITH FULL POWER AND AUTHORITY TO TAKE SUCH ACTION AS MAY BE REQUIRED AS NECESSARY TO COMPEL COMPLIANCE BY OUR LESSEE(S) AND/OR THEIR GUESTS, WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM, ITS SUPPORTIVE EXHIBITS, THE CONDOMINIUM ACT AND RULES & REGULATIONS OF THE ASSOCIATION. OR, IN THE INSTANCE OF VIOLATION OF ANY OF THE ABOVE BY THE LESSEE(S) AND/OR THEIR GUESTS, UNDER APPROPRIATE CIRCUMSTANCE, TO TERMINATE THE LEASEHOLD. THE LESSOR AGREES TO REIMBURSE THE ASSOCIATION FOR ANY ATTORNEY'S FEES AND COSTS INCURRED AS LESSOR'S AGENT IN SUCH ENFORCEMENT OR LEASE TERMINATION.

**In accordance to article 17.8 of the Plaza Del Prado By-Laws, each lease shall be in writing and shall specifically provide that the Association shall have the right... to collect all rental payments due to the Owner and apply same against unpaid Assessments if, and to the extent that, the Unit Owner is in default in the payment of Assessments. No lease shall be valid if the lessor is delinquent in the payment of Assessments to the Association (or becomes delinquent during the lease term) or has an outstanding fine (or incurs a fine which is not paid within five days following the adoption of same).**

In order for you to facilitate consideration of my/our Application to Lease, I/We have caused the proposed lessee to complete the attached Application. I/We am/are aware that any falsification or misrepresentation of the facts in the attached Application will result in automatic rejection of the Application to Lease. I/We agree that you may have further inquiries concerning this application, particularly of the references given below.

I/We have attached hereto a copy of the Purchase Contract or Lease Agreement, which accurately sets forth the terms of the offer that I/We wish to accept.

I/We agree that the lessee shall not move in to the property unless Association approval has been obtained and the Association has registered the lessee.

Dated this            day of            20

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Tenant

PRINT NAME:

PRINT NAME:

PLAZA DEL PRADO CONDOMINIUM ASSOCIATION INC.

OCCUPANT/RESIDENT CONTACT INFORMATION SHEET

Unit #: \_\_\_\_\_

**APPLICANT**

Full Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Telephone: CELL \_\_\_\_\_ OTHER \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**CO-APPLICANT      N/A**

Full Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Telephone: CELL \_\_\_\_\_ OTHER \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**3RD OCCUPANT      N/A**

Full Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Telephone: CELL \_\_\_\_\_ OTHER \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**4TH OCCUPANT      N/A**

Full Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Telephone: CELL \_\_\_\_\_ OTHER \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**Vehicle Registration Form**

Unit Resident's Name: \_\_\_\_\_

Unit #: \_\_\_\_\_ Building: \_\_\_\_\_ Tower: \_\_\_\_\_

Owner: \_\_\_\_\_ Resident: \_\_\_\_\_ Renter: \_\_\_\_\_

Vehicle 1 - Make \_\_\_\_\_ Model: \_\_\_\_\_

(SELF PARKING) Year: \_\_\_\_\_ Color: \_\_\_\_\_

Type: \_\_\_\_\_ Tag # \_\_\_\_\_ State: \_\_\_\_\_

Space Assignment / Decal # \_\_\_\_\_ Barcode # \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\*\*\*\*\*

Remove Vehicle: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

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**ALL VEHICLES SHOULD BE REGISTERED AND HAVE A PARKING DECAL ON THEM TO AVOID ANY INCONVIENCES. PLEASE CONTACT THE MANAGEMENT OFFICE.**

**COMMERCIAL VEHICLES ARE NOT CONSIDERED PERSONAL VECHICLES AND CANNOT AT ANY TIME BE REGISTERED FOR A DESIGNATED PARKING SPACE.**

**Parking Rules & Regulations**

1. You may only park in your designated parking space that was assigned to you at the closing
2. You may self park only one vehicle. If you have a 2<sup>nd</sup> Vehicle, it must be parked in guest parking.
3. Parking in a space other than yours will result in a fine being assigned against you and/or towing of the vehicle at your own expense.
4. Visitor and guest parking in your assigned space must register at the management office.
5. It is the Residents sole responsibility to notify Management of any vehicle changes and maintain your records updated.
6. Need to provide a copy of your vehicle regulation, Insurance and Driver License.
7. If decal is loss there is a \$15.00 Fee
1. NO REVERSE PARKING PERMITTED

**DISCLAIMER**

Please remember that self-parking is at your own risk and the association, its directors, officers, or employees, do not bear any responsibility of the security for your vehicles or its contents.

**Acknowledgment of Receipt**

The undersigned RESIDENT hereby acknowledges that he/she has received a copy of the Parking Rules and Regulation for Plaza Del Prado and agrees to abide the.

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
RESIDENT Signature

\*\*\*\*\*

Approved by Management Office staff member: \_\_\_\_\_ Date: \_\_\_\_\_

Activated by: \_\_\_\_\_ Date: \_\_\_\_\_

**Plaza Del Prado Condominium Association, Inc.**

**Release, Indemnity and Hold Harmless Agreement**



This Release, Indemnity and Hold Harmless Agreement (“Release”) is executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

by [landlord] and [[Tenant]  
the owner(s) and/or resident(s) of Unit # \_\_\_\_\_ at

Plaza Del Prado Condominium 18071 Biscayne Blvd, Aventura, Florida 33160.

In consideration for being permitted the accommodation and benefit of living or having property received, including but not limited to a packages, deliveries, parcels, mail (certified/registered excluded), dry cleaning or any other items whatsoever (the “property”) with the Association’s receiving clerk, front desk manager or employees, or any other agent, employee, or contractor of the Association, or any other personnel (collectively referred to as the “Personnel”) for pick-up, delivery or for any reason whatsoever on the undersigned’s behalf, the undersigned Owners/Residents hereby release, indemnify and hold harmless the Association, its directors and officers, and the personnel, from and against all claims, damages, losses and expenses, including attorneys’ fees at both the trial and appellate level, arising out of any claims for loss, theft or damage to the property and agree not to assert any claims against the foregoing parties for services performed hereunder. This release and the indemnification obligation set forth herein shall extend to all claims for damages, losses and expenses of any nature whatsoever attributable to loss, theft, damage and or destruction of the property whether caused in whole or in part by any negligent act or omission of the personnel. The Association shall have the right to limit or condition performance of the above-referenced services as the Board of Directors may reasonably determine from time to time in the exercise of its sole discretion, including but not limited to, the right to eliminate any of the above –referenced services.

The undersigned hereby acknowledge that the personnel are authorized to accept, receive and or deliver property at the undersigned’s sole risk. The undersigned further acknowledges that the Association is not willing to provide the above referenced services to the undersigned Owners/Residents without the benefit of this Release and agree that the services by the Association pursuant hereto are performed as a courtesy and an accommodation to the Owners/Residents and are not part of the responsibilities or duties of the Association. Accordingly, the undersigned agree that the association and the personnel shall have no responsibility or liability for any claims, damages, losses or expenses arising directly or indirectly from the performance of any of the above services on behalf of the undersigned.

The partial or complete invalidity of any one or more of the provisions of this Release shall not affect the validity or continuing force and effect of any other provision.

The undersigned acknowledge and agree that all provisions of this Release shall be binding on the undersigned as well as the undersigned’s as well as the undersigned’s heirs, agents, employees, contractor’s, legal representatives and assigns

The undersigned has read this release, understands all the terms and executes it voluntarily and with full knowledge of its significance.

IN WITNESS WHEREOF, the undersigned have executed this Release the day and year set forth above.

**Witness:**

**Owner(s)/Resident(s):**

**Signature**

OWNER SIGNATURE

**Print Name**

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

\_\_\_\_\_  
**Signature**

TENANT SIGNATURE

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

## LEASE ADDENDUM

This lease addendum is entered into this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_  
by \_\_\_\_\_ and between \_\_\_\_\_ as  
owner of unit: \_\_\_\_\_ Tower \_\_\_\_\_ of Plaza Del Prado Condominium Bldg. \_\_\_\_\_  
(hereinafter referred to as “Lessee”), supplements and modifies that certain Lease agreement dated:  
\_\_\_\_\_ by and between Lessor and Lessee for the leasing of said unit. The parties  
hereby agree as follows:

1. **RULES AND REGULATIONS:** Lessee and his/her guests, invitees, and licensees agree to take subject to, acknowledge, assume, and abide by the Declaration of Condominium and all its exhibits incorporated thereto, of Plaza Del Prado Condominium (the Declaration of Condominium), and all current By-Laws, Rules and Regulations, and Supplemental Rules & Regulations of the Association, and by execution of this lease addendum, Lessee acknowledges that they have received copies of the foregoing documents. Lessee specifically, and without limitation, acknowledges that breach by Lessee (or Lessee’s guests, invitees, or licensees) of any such rule or regulation, or of any of the terms, conditions, and covenants of the Declaration of Condominium or the exhibits thereto, shall constitute a breach of a substantial obligation under the lease. **Failure of Lessee to abide by said Condominium documents and/or rules and regulations of Plaza Del Prado shall entitle the Association to all the rights of Lessor to terminate the lease and evict Lessee and all the occupants of the unit.** The Board of Directors of the Association shall have the power, but shall not in any manner be obligated, to terminate the lease and/or to bring summary proceedings to evict Lessee, in the name of Lessor and/or itself, in the event of (i) a default by Lessee in performance of Lessee's obligations under the lease or the governing documents of the Association, including, without limitation, the Declaration of Condominium, the By-Laws, and the Rules and Regulations of the Association, or (ii) a foreclosure of a lien placed on the unit by the Association in accordance with the Declaration of Condominium. In the event the Association brings any action, proceeding, or litigation to terminate the lease and/or to evict Lessee, the Association shall recover from Lessor and/or Lessee all costs and reasonable attorney fees incurred, therefore.

2. **USE AND OCCUPANCY:** The unit shall be used solely as a private residence for Lessee. The unit shall not be occupied by more than the number of occupants allowed as per the condominium’s by-laws / rules and regulations, as stipulated. In addition, Lessee hereby specifically agrees to abide by all rules, regulations, covenants, and restrictions contained in the Declaration of Condominium and all other Condominium documents pertaining to guests within the unit and/or upon condominium property, as same may be amended from time to time. Lessee agrees not to use the unit or permit the unit or any portion of the condominium property to be used for any illegal, immoral, improper, offensive, hazardous, or unlawful purpose. All valid laws, zoning ordinances,

and regulations of all governmental bodies having jurisdiction shall be observed by Lessee. Lessee further agrees not to make, nor permit to be made, any disturbance, noise, or annoyance of any

kind, on any portion of the Condominium Property, or to create a nuisance that will disturb the comfort of any of the other inhabitants of the Condominium.

**3. ASSIGNMENT AND SUBLETTING:** Lessee shall not assign nor sublet the unit, any individual rooms, or any part thereof, including authorization of guests, friends, extended family, to reside in the units with resident status or permanent occupants. Nor shall the Lease agreement be assigned to Lessee, without the prior written approval of the Lessor and the Association.

**4. RIGHT TO RENT DEMAND:** In the event Lessor is delinquent on Lessor's obligation to pay to the Association any regular or special assessments, or any installment thereof, the Association shall have the right to require Lessee to pay said rental installments directly to the Association. Further, should Lessee fail to comply with the written demand of the Association to pay the next rent payment due (and all future rent payments due until instructed otherwise, in writing, by the Association) under these circumstances, Lessee hereby acknowledges that the Association is authorized to obtain a termination of the tenancy, in the name of the Lessor, through eviction proceedings. This right of the Association is cumulative and in addition to any and all other rights or remedies the Association may have against Lessee or Lessor.

**5. ASSOCIATION SECURITY DEPOSIT:** The Parties acknowledge that the Association requires the submission of a security deposit in the amount of \$1,000.00 (One Thousand) which shall be used to offset the cost of any damage to Association property or to the common elements of the Condominium caused by Lessee, his/her family, licensees, invitees, and guests.

**6. RIGHT OF ENTRY:** As more particularly set forth in Chapter 718 of the Florida Statutes, the Association, its employees, or their agents shall have the right of entry to the unit at all reasonable hours to examine the unit, to make repairs deemed necessary for the safety of other residents of the Condominium or the preservation of the condominium property (or any portion thereof) or to do whatever is deemed necessary to assure orderly use and proper maintenance of the unit or any portion of the condominium property.

**7. SUBORDINATION:** The lease is hereby expressly made subject and subordinate to all Condominium assessments, ground or underlying leases, mortgages, building loan agreements, and all advances which may now or hereafter affect or become a lien upon the Condominium real property of which the unit forms a part, and to any renewals, modifications, consolidations, replacements, or extensions thereof.

**8. INDEMNIFICATION:** Lessee agrees to indemnify and hold harmless the Association from and against any claims for damages to person or property arising from Lessee's use of the unit, or from any activity or work permitted or suffered by Lessee in or about the unit.



9. **NO LIABILITY:** The Association shall not be liable for personal injury, or damages to Lessee's personal property from theft, vandalism, fire, water, rainstorm, smoke, explosions, riots, or other such causes whatsoever. The provisions of this paragraph shall survive the termination of the lease.

10. **MODIFICATION OF LEASE:** The lease may not be modified, amended, extended, or assigned without the prior written consent of the Board of Directors of the Association.

All other terms, conditions, and provisions of the Lease agreement shall remain in full force and effect, except as modified herein.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
Owner (Lessor)

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Co-Owner (Lessor)

\_\_\_\_\_  
Co-Lessee

## PLAZA DEL PRADO CONDOMINIUM ASSOCIATION

18071 BISCAYNE BLVD  
AVENTURA, FLORIDA 33160

### WAIVER, RELEASE OF LIABILITY AND COVENANT-NOT-TO-SUE

**I UNDERSTAND AND AGREE THAT** the Plaza Del Prado Condominium Association is not responsible to any person for any injury (or loss of property) while that person is practicing, training, Working out, taking class, competing, participating in open gym, or in any other way involved in any activities at Gym(s) for any reason whatsoever, including ordinary negligence on the part of the Condominium Association, its owners, board of directors, officers, agents, employees, or trainers (collectively referred to as the "The Association" hereafter). I understand and agree that the Gym(s) are available to me, and other residents, guests and affiliates, and that, it is an unsupervised facility. I use this facility at my own risk. I agree that I am prohibited from allowing anyone who is not a registered guest or affiliate of mine to use the Gym(s), and I will not lend, share or transfer my FOB (Access Key) to anyone. If I breach this agreement, the Association will charge me a violation of Condominium Rules & Regulations. I understand and agree that the Association may use all available means to enforce this policy, including electronic surveillance.

I have consulted my physician within the last 12 months, before starting to use the Gym facilities, and I agree to maintain regular consultations with a physician. I understand and agree that the Association bears no responsibility whatsoever for my physical health.

In consideration of my access to the Gym Facilities, I hereby agree not to sue, and release the Association from any and all past, present, or future claims resulting from accidents, acts of God, errors, omissions, or ordinary negligence on the part of the Association for property damage, personal injury, or wrongful death arising out of my engaging in, or receiving instruction in, weight-lifting, weight-training, exercise routines, or any other activities related to the use of the Association facilities, or training by any person, regardless of whether that person is or is not working on behalf of the Association, regardless of wherever, whenever, or however such a claim may arise. I voluntarily waive any and all claims under this agreement that may be made by me, my family, estate, heirs, or assigns.

Further, I am aware that weight lifting/training is a vigorous sporting activity involving height and rotation in a unique environment, and as such it poses an abnormal risk of injury. I understand that weight lifting/training, and related activities, always involve certain risks, including but not limited to, death, serious neck and spinal injuries, complete or partial paralysis, brain damage, and serious injury to any and all bones, joints, muscles, and internal organs. I understand and agree that both the mats or other safety equipment and apparatus provided for my protection, and the active participation of a trainer or coach who will spot or assist in the performance of certain skills, may still be inadequate to prevent certain injury. The risk of harm may be limited by the proper use of all of the safety equipment and trained coaches, but never eliminated. I agree to properly use all safety equipment while using the Association facilities.

I also understand that participation in weight lifting-training, including moving from machine to machine, conditioning, stretching and other activities, may leave me vulnerable to the reckless

actions of other participants who may not have complete control over their actions or who may not be aware of others around them. I am voluntarily participating in this activity with knowledge of the risks involved and hereby agree to accept any and all inherent risks of property damage, personal injury, or death.

I understand and agree that this waiver, and covenant-not-to-sue, are intended to be as broad and as inclusive as permitted by the laws of the State of Florida and I agree that if any portion is held invalid, the remainder of the waiver, and covenant-not-to-sue will continue in full legal force and effect. I further agree that the jurisdiction and venue for any legal proceedings arising out of this agreement will be within the State of Florida, County of Miami - Dade.

I affirm that I am of legal age and am freely signing this agreement. This is the entire waiver and release, and there are no other oral or implied agreements that in any manner super cede this waiver and release. I have read this agreement and fully understand that by signing this form, I am giving up legal rights and/or remedies which may be available to me for the ordinary negligence of the Association.

### **User Agreement**

1. This agreement represents the complete understanding between the Resident or user and the Condominium Association, Inc. No representations, written or oral, other than those contained within this agreement are authorized by or binding upon Floridian of Miami Beach Condominium Association, Inc.
2. The terms of this agreement is as agreed upon signing.
3. Residents may bring Guests or trainers only in accordance with the Condominium Association rules and regulations. Members shall be responsible for the conduct of their guests including damages, violations and fines.
4. Management of the Association may suspend or cancel the rights, privileges, of any Resident, Owner or Guests, whose actions are detrimental to the enjoyment of the Gym facilities by other Residents.
5. The Association or management may, from time to time, change the rules and regulations governing the operations of the Gym(s). Notice of these changes will be made available to residents through normal means of communication.
6. The resident acknowledges and accepts the risks inherent in the use of Gym Services and facilities. By use of the Association's gym facilities and services, the resident / guest hereby voluntarily assumes the risks of injury, accident, death, loss, cost, or damage to his or her person or property which might arise from the use of the gym services or facilities. The Resident or Guest, his or her heirs, executors, representatives, or assigns, hereby releases the Association from all claims or liabilities for personal injury or property damage of any kind sustained by the resident or the guest while on the premises of the Condominium except for injuries or damage directly caused by the willful misconduct of the officers, employees, or agents of the Association. Resident / Guest further certifies that he or she is in good physical health and able to



undertake and engage in the physical exercise or sports activities in which he or she chooses to participate.

7. The purpose of this agreement is to insure that the Resident / Guest understand the duties and responsibilities of the Association and facilities usage. This is a legally binding agreement and if it is not understood by the resident / guest, he or she should consult an attorney of his or her choice.

**General Rules of Plaza Del Prado facilities**

**Gym**

1. Wear proper gym attire. (Athletic shoes, T-shirt, shorts, or sweat pants. NO: Jeans, sandals, open toe shoes or boots)
2. You must check in every time you come into the gym.
3. NO MUDDY SHOES in the gym.
4. Re-rack all weights in their appropriate place.
5. Replace benches back to their appropriate area.
6. Must have towel at all time in the gym.
7. Wipe down equipment with sanitizer after each use.
8. Wipe down cardio machines after use.
9. Do not put hands on mirrors.
10. Please be considerate to other members and do not exceed more than 30 minutes on the cardio machines.
11. Guests of yours must sign guest waiver before entering the gym.

**Shower / Locker Rooms**

1. Do not leave any bath or personal items in locker room. The Association and staff is not responsible for any lost personal items.
2. Please flush toilets after each use.
3. Please do not leave paper disposables on the floor.
4. REMEMBER: The Association is not responsible for lost or missing items.

By my signature I/We indicate that I/We have read and understand this Waiver of Liability. I am aware that this is a waiver and a release of liability and I voluntarily agree to its terms.

Participant's Name (Please Print):

\_\_\_\_\_

Participant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**TO BE COMPLETED AND SIGNED BY PARENT OR LEGAL GUARDIAN IF PARTICIPANT IS A MINOR**

I represent that I am the parent or court appointed legal guardian of the above individual and hereby consent to the individual using the Gym Facility In consideration for The Association allowing the above individual to use the Facility, I agree, personally and on behalf of the individual, to be bound by the terms and conditions of this Release. I further agree to indemnify, hold harmless and defend The Association and all other Released Parties from and against any loss, damage, liability and expense, including costs and attorneys' fees, incurred by The Association or the other Released Parties caused by the above individual using the Facility or participating in any other activity involving The Gym, even if I misrepresent and/or fraudulently claim myself to be the parent or court appointed legal guardian of the above individual. I attest that as the parent or court appointed legal guardian of the above individual I have reviewed the risks, dangers and rules with said individual and they voluntarily choose to participate.

\_\_\_\_\_  
Date Printed name of Parent or Court-Appointed Legal Guardian Signature of Parent or Court-Appointed Legal Guardian

\_\_\_\_\_  
Relation to Participant Home Telephone Number Secondary Telephone Number

**THIS RELEASE IS A BINDING LEGAL CONTRACT, PLEASE READ IT CAREFULLY BEFORE SIGNING.**

**\*PLEASE PRINT ALL OF THE REQUIRED INFORMATION LEGIBLY**

\_\_\_\_\_  
**PLAZA DEL PRADO CONDOMINIUM ASSOCIATION, INC / AGENT OR  
MANAGEMENT**

Check here if  NOT APPLICABLE



## RULES AND REGULATIONS RECEIPT FORM

[click here to view/download Rules & Regs of the condominium](#)

### **Applicant**

I \_\_\_\_\_ am a prospective lessee of Unit # \_\_\_\_\_ at Plaza Del Prado Condominium. I acknowledge having read, understood and received a copy of the Rules and Regulations of **Plaza Del Prado Condominium Association, Inc.** and agree to abide by it.

Signature:

Date:

\_\_\_\_\_

### **Co-Applicant**

I \_\_\_\_\_ am a prospective lessee of Unit # \_\_\_\_\_ at Plaza Del Prado Condominium. I acknowledge having received a copy of the Rules and Regulations of the Condominium Association, Inc.

Signature:

Date:

\_\_\_\_\_

\_\_\_\_\_

18071 Biscayne Blvd. Aventura, FL 33160  
Ph: {305} 931-5643 or Fax: {305} 931-9685



**PACKAGE RECEIPT AUTHORIZATION FORM**

Please return this form to:  
**Management Office Attn: Property Manager**  
Email: [management@plazadelprado.net](mailto:management@plazadelprado.net)

TO: PLAZA DEL PRADO CONDOMINIUM

FROM: UNIT OWNER/RESIDENT: .....

UNIT#: \_\_\_\_\_

THE UNDERSIGNED, the owner(s) of Unit listed above (the "Unit") of PLAZA DEL PRADO CONDOMINIUM hereby authorizes the personnel employed by PLAZA DEL PRADO CONDOMINIUM (the "Association") to accept, receive and sign for any parcels, deliveries, or mail addressed to the Unit, without imposing any liability thereon for the condition or substance of any such parcels so received.

Understanding that this Authorization is solely for the benefit of the undersigned, we hereby release the Association, its employees and agents, from any liability arising from this Authorization, including, without limitation, liability arising from the misplacement of parcels, and/or the negligence of the Association, its employees or agents in such regard.

EXECUTED THIS \_\_\_\_\_ Day \_\_\_\_ Of \_\_\_\_\_ 20\_\_\_\_

By \_\_\_\_\_ & \_\_\_\_\_  
Applicant Signature Co-Applicant Signature  
(On behalf of all residents of above unit)

Print Name(s): \_\_\_\_\_

## Del Prado Policies

I/we hereby agree for myself and on behalf of all persons who use the unit in which I seek to purchase or lease:

- Buyer/lessee must abide by all of the restrictions contained in the Declaration of Condominium, Bylaws, Rules and Regulations, and all other Association policies which are or may in the future be imposed by the Plaza Del Prado Condominium Association.
- **Occupancy regulations:**
  - One bedroom apartment (<1005 sqft) no more than **2** occupants
  - Convertible apartment (<1251 sqft) no more than **3** occupants
  - Two bedroom apartment (<1565-1605 sqft) no more than **4** occupants
  - Three bedroom apartment (<1800 sqft) no more than **6** occupants
- All approved applicants must attend an interview held by our screening committee and property manager.
- All checks or money orders to be paid to: **Plaza Del Prado Condominium**
- All outstanding charges against the unit must be satisfied prior to the Association giving the consent to lease or sale.
- By signing below, I authorize Plaza Del Prado Condominium Association to send me official communications via email.

### FOR LEASE ONLY:

1. I understand that any violation of these terms, provisions, and conditions, or any violations of the Declaration of Condominium, By-Laws, or Rules and Regulations of the association, will permit the Association to commence an action to terminate the lease and seek the removal/ eviction of the tenant, as appropriate under the circumstances.
2. A renewed lease contract must be submitted for approval should i/we decide to remain past the current approved lease agreement.

### FOR PURCHASE ONLY:

1. Provide a copy of the Preliminary HUD with application
2. Provide a copy of the closing statement and copy of the recorded deed within 30 days after closing.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Email: \_\_\_\_\_

Co-Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Email: \_\_\_\_\_

**PET REGISTRATION FORM**

Resident Name: \_\_\_\_\_ Unit #: \_\_\_\_\_

1st Pet Information:

Pet Name: \_\_\_\_\_

Please attach photo of Pet here

Type of Pet: \_\_\_\_\_ Weight: \_\_\_\_\_

Age: \_\_\_\_\_ Breed: \_\_\_\_\_

Color: \_\_\_\_\_

Vaccines Certificates: \_\_\_\_\_

2nd Pet Information:

Pet Name: \_\_\_\_\_

Please attach photo of Pet here

Type of Pet: \_\_\_\_\_ Weight: \_\_\_\_\_

Age: \_\_\_\_\_ Breed: \_\_\_\_\_

Color: \_\_\_\_\_

Vaccines Certificates: \_\_\_\_\_

I have read and understood the Rules and Regulations of the condominium, regarding pets and agree to abide by them.

Pet Owner's Name & Signature:

\_\_\_\_\_

Date: \_\_\_\_\_