

MAINLANDS SECTION 6 CIVIC ASSOCIATION, INC.
4920 NW 51st Court, Tamarac, FL 33319
Tel: (954) 777-3256 Fax: (954) 777-3256
www.mainlands6.org

To a prospective Mainland's Section 6 property owner:

The Mainland's Section 6 adult community is comprised of 538 single-family homes, a Clubhouse, an office/library building, two swimming pools, eight shuffleboard courts and four common grounds picnic areas.

We pride ourselves in having developed and maintained a safe, friendly, and quiet community and strive each and every day to continue it as such.

Toward that end, all prospective Mainland's Section 6 property owners are required to undergo a mandatory pre-occupancy Background Check and Screening Interview meeting before closing on, and/or taking up residency in, any property within our community.

The Mainland's Section 6 community is intended for occupancy by households comprised of at least one person 55 years of age or older. We do not allow any full-time residents to be under the age of 18. We do however allow for occasional short-term visits by family and friends under the age of 18. Those short-term overnight visits may not exceed more than thirty (30) calendar days in any one (1) calendar year.

To arrange for your pre-occupancy Screening Interview meeting, you will need to complete all the attached forms and return them to our office, either in person or by postal mail.

Additionally, and at the same time you submit the required form(s), you must provide a clearly legible photocopy of a state-issued driving license, provincial driving license, state-issued identification card, provincial identification card or a U.S. military ID card for each and every individual applying to assume ownership of, and/or take up residency within, the property.

Properties newly-purchased, or properties whose title has been transferred after January 1, 2013, may not be leased and/or rented until a minimum of eighteen (18) months have passed following the date of the property's closing.

When you submit your forms, you will be required to include a single Membership Application Fee of \$300.00 as well as a \$65.00 Background Check Fee for each resident.

Please note, the Membership Application fee and Background Check fee can only be accepted if paid by money order or certified check, (separate checks) made payable to "Mainland's Section 6", and once accepted, these payments are not refundable for any reason.

We appreciate your interest in the Mainland's Section 6 community and look forward to meeting with you.

The Board of Directors
Mainland's Section 6 Civic Association, Inc.

For use by the primary owner-applicant only

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PRIMARY ASSOCIATION MEMBERSHIP APPLICATION

Property Address: _____ Block: _____ Lot: _____

Current Property Owner Name: _____

Purchaser Name: _____ Date of Birth: ____/____/____

Photo ID Number: _____ State/Province: _____

The undersigned recognizes and agrees that Mainland's Section 6 is an active adult community for seniors. Thus, at least one (1) permanent occupant of each home must be fifty-five (55) years of age or older. No person under the age of eighteen (18) is permitted as a permanent resident.

Purchaser's Present Address: _____

City: _____ State/Province: _____ Current Phone Number: _____

The primary resident is responsible for a \$300.00 residency application fee, plus a \$65.00 background check fee (separate checks) to be paid only by money order or certified check, made payable to "Mainland's Section 6". No approval process will commence until this fee has been paid, and a Screening Interview meeting has been scheduled and completed. Once accepted, this fee is not refundable. Approval for association membership is subject to the terms and conditions as set forth in our Declaration of Restrictions, By-Laws and Policies

Under penalty of perjury, I affirm this information to be true and correct to the bests of knowledge.

Applicant: _____ Date: _____

Interviewed by _____

Approved?

Printed name: _____

Yes ____

Title: _____

No ____

For use by the supplemental owner-applicant only

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SUPPLEMENTAL ASSOCIATION MEMBERSHIP APPLICATION

Property Address: _____ Block: _____ Lot: _____
Applicant Name: _____ Date of Birth: ____/____/____
Photo ID Number: _____ State/Province: _____

The undersigned recognizes and agrees that Mainland's Section 6 is an active adult community for seniors. Thus, at least one (1) permanent occupant of each home must be fifty-five (55) years of age or older. No person under the age of eighteen (18) is permitted as a permanent resident.

Present Address: _____ City: _____ State/Province: _____
Current Phone Number: _____

Supplemental owners are not responsible for an application fee. However, each additional resident will be required to pay a \$65.00 background check fee(s). No approval process will commence for any supplemental application until these fees have been paid by the Primary Owner, and a Screening Interview meeting has been scheduled and completed. Approval for association membership is subject to the terms and conditions as set forth in our Declaration of Restrictions, By-Laws and Policies.

Under penalty of perjury, I affirm this information to be true and correct to the best of my knowledge.

Applicant: _____ Date: _____

Interviewed by _____
Printed name: _____
Title: _____

Approved?
Yes ____
No ____

For use by owner-applicant(s) only

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DISCLOSURE SUMMARY

1. As an owner of property in this community, you automatically become a member of the Homeowners Association.
2. Restrictive covenants have been recorded with Broward County, Florida, governing the use and occupancy of properties within this community.
3. You will be obligated to pay normal maintenance fees to the Association. These fees may be subject to periodic change. The amount of the current maintenance fee is **\$90.00** per quarter. You will also be obligated to pay any special assessments as imposed upon itself by the members of the Association. Such special assessments may be subject to periodic change.
4. There may be an obligation to pay a fee for the delivery of irrigation waters to your property site. The current irrigation fee is **\$24.00** per quarter.
5. Your failure to pay any of these fees and/or special assessments in a timely manner could result in the revocation of your membership rights within the community and/or a lien on your property equal to the amount of any unpaid assessment, plus any and all legal and court costs associated in the collection of such unpaid fees and/or assessments.
6. The statements contained in this disclosure form are only summary in nature, and as a prospective owner, you should refer to and fully understand all covenants and related governing documents of this Homeowners Association before purchasing any property.
7. These documents are matters of public record and can be reviewed in full by visiting our Association website at www.mainlands6.org.

The undersigned hereby acknowledge they have been presented with a master copy of this disclosure summary prior to the closing of, or occupying of, any property within the Mainland's 6 community.

Owner _____

Date: _____

Owner _____

Date: _____

Owner _____

Date: _____

Owner _____

Date: _____

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PROPERTY RENTAL POLICY

The following policy applies to all properties located within the Mainland's Section 6 community that have been purchased, and/or had their title transferred, after January 1, 2013.

- 1) *No property may be leased and/or rented until **eighteen (18) months** have passed following the date of the property's closing and/or title transfer.*
- 2) *No property may be leased and/or rented more frequently than **once per any (12) twelve month period** unless previously approved by the Mainland's Section 6 Board of Directors.*
- 3) *No sub-leasing of property or any portion thereof.*
- 4) *At the time of any tenant leasing, and annually thereafter, **property owners must prepay a minimum of twelve (12) months of their property's maintenance fees.** These fees will be treated as a standard annual prepayment and applied to the property's maintenance fee obligation on a quarterly basis as appropriate..*

The undersigned hereby acknowledge they have been presented with a master copy of this policy prior to the closing of, or occupying of, any property within the Mainland's 6 community.

Owner _____

Date: _____

Owner _____

Date: _____

Owner _____

Date: _____

Owner _____

Date: _____

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BACKGROUND CHECK AUTHORIZATION

Please read and sign this form in the space provided below. Your written authorization is necessary for completion of the application process.

I, _____, do hereby voluntarily authorize the Mainland's Section 6 Civic Association, Inc. to investigate my background and qualifications for the purposes of evaluating whether I meet the residency expectations of their community. These background checks may include, but shall not necessarily be limited to, credit history records, criminal records, foreclosure records, eviction records and sexual offense records.

I understand that Mainland's Section 6 Civic Association, Inc. will utilize an outside firm, or firms, to assist in the collection of such information, and I specifically authorize such an investigation by information services companies and outside entities of the Association's choice.

I also understand that I must pay a \$65.00 processing fee (payable by certified check or money order made payable to "Mainland's Section 6" in order for these background checks to be performed.

I also understand that following a review of the results of these background checks, the Association may choose to reject my application for residency without cause and/or justification.

I also understand that I may withhold permission for such background checks, but in doing so, I realize my application for residency will automatically be rejected.

Signature of Applicant

Date

Applicant's Name – Printed

Social Security Number

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COMMUNITY RESIDENCY APPLICATION

Addendum

Mainland's Section 6 Property Address: _____

This Association have been advised by legal counsel that all potential owners and/or residents of Mainland's Section 6 must sign the following declaration in order to be approved for residency:

"If and when the age-qualified permanent occupant(s), who is/are required to be 55 years of age or older, is/are no longer occupying the residence listed above on a permanent basis, any remaining occupants who are not yet 55 years of age must immediately vacate the premises unless a replacement occupant who is 55 years of age or older is screened and approved as a permanent occupant of the premises, thereby meeting the 55 years age requirement of this community."

I/we understand and hereby indicate by signing below and therefore I/we agree to comply with the above statement.

Owner/Occupant _____ Date: _____

Owner/Occupant _____ Date: _____

Owner/Occupant _____ Date: _____

Owner/Occupant _____ Date: _____

For use by an owner-applicants and/or non-owner-applicants

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SUMMARY OF DECLARATION OF RESTRICTIONS

1. All homes within the Mainland's Section 6 community must be occupied by at least one person who 55 years of age or older.
2. No person under the age of 18 may be a permanent resident.
3. All homes in Mainland's Section 6 are restricted to the use of a single family.
4. Permanent outdoor storage sheds are not allowed.
5. Portable buildings and trailers are not allowed.
6. No trade, business or profession is allowed.
7. Gravel or blacktop driveways are not allowed.
8. Cement block parking strips are not allowed.
9. Any new fences or hedges are not allowed without approval of the Board of Directors.

I/we certify that I/we have read and fully understand this summary of restrictions of Mainland's Section 6 and agree to fully comply at all times.

Owner/Occupant _____ Date: _____

Owner/Occupant _____ Date: _____

Owner/Occupant _____ Date: _____

Owner/Occupant _____ Date: _____

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RESIDENT EMERGENCY CONTACT DATA COLLECTION FORM

The following information is required for us to maintain our database of emergency contacts and next-of-kin notifications for all residents. Without this information, we'd be unable to assist you in case of an emergency or other unfortunate situation. Please PRINT LEGIBLY.

Primary residents' name: _____

Your Mainland's 6 address: _____

Your home phone number: _____

Your cell phone number: _____

Supplemental occupant: _____

Supplemental occupant: _____

Supplemental occupant: _____

Your out-of-town address: _____

Your out-of-town phone number: _____

In an emergency, please call: _____

Their phone number: _____

Their address: _____

Who has a key to your local residence? _____

Their phone number: _____

For use by owner-applicants and non-owner-applicants

Mainland's Section 6 Civic Association, Inc.

Census Data Form

Please PRINT clearly as you complete all applicable sections. Information must be filled in for each and every individual intending to reside at the address below, regardless of age. A permanent resident is defined as one who currently resides in the home and/or has/will reside there for more than thirty (30) calendar days during the year.

PROPERTY STREET ADDRESS: _____

PROPERTY OWNER(S) Contact Information

Name: _____

Mailing Address: _____

Resident #1

Full Name: _____

Date of Birth: _____ Gender: Male Female

Resident #2

Full Name: _____

Date of Birth: _____ Gender: Male Female

Resident #3

Full Name: _____

Date of Birth: _____ Gender: Male Female

Resident #4

Full Name: _____

Date of Birth: _____ Gender: Male Female

Verification Of Information Being Submitted

(To be completed by the owner(s) of the property)

Under penalty of perjury, I affirm this information to be true and correct to the best of my knowledge.

Today's Date: _____

Name (Printed) _____

Name (Signature) _____

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PET POLICY SUMMARY

The following policy, as sanctioned by the Board of Directors and approved by the membership of Mainland's Section 6, apply to all owners, residents, and guests of residents.

1. No animal shall be allowed to roam free within the community.
2. **Owners must clean up after their pets.**
3. Pit bull breed (including mixes) **must be leashed and muzzled** when outside of the home.
4. All animals allowed off property **must be leashed at all times** in compliance with city code. All animals outside a home, but on the property of that home, must be restrained at all times by a leash, tether or chain of sufficient strength **to restrain the animal from wandering beyond the boundaries of the home's property lines.**
5. No animal shall be allowed within the confines of any Association building and/or the fenced-in pool area, with the exception of legally-sanctioned service animals. Owners of service animals requiring access to such areas must provide evidence of authorization when requested to do so.
6. There shall be a limit of not more than two (2) dogs permitted per property. Grandfather clause effective prior to January 1, 2013.
7. There shall be a limit of not more than two (2) cats permitted per property. Grandfather clause effective prior to January 1, 2013.
8. Birds and fish are allowed.
9. All other pets are prohibited unless permission is granted by the Board of Directors.

The undersigned hereby acknowledge they have been presented with a copy of this disclosure summary prior to occupying property within the Mainland's 6 community.

Owner/Resident _____

Date: _____

Owner/Resident _____

Date: _____

Owner/Resident _____

Date: _____

Owner/Resident _____

Date: _____

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PARKING POLICY INFORMATION SHEET

The following policy, as sanctioned by the Board of Directors and approved by the membership of Mainland's Section 6, apply to all owners, residents, and guests of residents.

This list, though not intended to be fully comprehensive, does clearly summarize the most significant parking policies of this community.

1. The parking or storage of vehicles except upon paved areas is prohibited.
2. The parking of vehicles, or any portion of a vehicle, upon any grassed area is prohibited.
3. The parking of any vehicle not drivable and/or not legally registered is prohibited.
4. The overnight parking of vehicles of any kind upon the public right of way is prohibited.
5. No homeowner, resident or guest may display any type of commercial sign or advertising on a vehicle parked overnight, or for an extended period of time, except for hired contractors who shall be exempt between the hours of 6:00 am and 9:00 pm.
6. The parking of boats and trailers upon any land is prohibited, unless such are completely garaged and/or hidden from view.
7. The regular parking of any pick-up truck or van is restricted to those that are rated three-quarter ton capacity or less.
8. The overnight parking or storage of trucks or commercial vehicles in excess of three-quarter ton is prohibited.
9. All vehicles regularly parked by residents of the Mainland's Section 6 community must display a valid Authorized Parking Permit sticker on the lower left corner of the rear window of their vehicle. If no rear window is visible, the sticker must be displayed on the most visible lower left portion of the rear of the vehicle.

This form is for use by owner-applicants and/or non-owner-applicants

10. The parking areas adjacent to the clubhouse are primarily for the use of our residents and/or their guests while attending activities in the clubhouse or using any of the recreational facilities. While not being used for its primary purpose, residents and/or their guests must be approved to use the parking areas at other times. A **Guest Parking Permit** may be obtained at the Association Office, during office hours, for temporary use. Vehicles parked in violation of this policy may be towed away at the owner's expense.

The undersigned hereby acknowledge they have been presented with a copy of this disclosure summary prior to occupying property within the Mainland's 6 community.

Owner/Resident _____

Date: _____

Owner/Resident _____

Date: _____

Owner/Resident _____

Date: _____

Owner/Resident _____

Date: _____