

**ATTENTION: PROSPECTIVE PROPERTY OWNER(S)**

The Mainlands Section 6 Civic Association is an adult community that is comprised of 538 single-family homes, a Clubhouse, an office/library building, two swimming pools, eight shuffleboard courts and four picnic areas located on the common grounds.

There must be **at least one person fifty-five (55) years** or older residing in the home on a permanent basis. **No one under the age of eighteen (18)** can reside within our community on a permanent basis. Adult children over the age of 18 are permitted to live within the community. 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.

Please read all the following information carefully prior to the submission of your application documents. This will save you time and money and help ensure that the application process runs smoothly.

**ELIGIBILITY REQUIREMENTS & PROPERTY RESTRICTIONS**

- Each occupant must be listed on the application form.
- Lease Restrictions: Our governing documents preclude leasing property within 18 months after purchase. Thereafter, owners may execute one lease during any 12-month period, with leases to be at least three months in duration. No daily, weekly, or monthly rentals are permitted. No Sub-Leasing of rooms.
- Declaration of Restrictions, Articles of Incorporation, Bylaws, and Policies are available on the website, www.mainlands6.org.
- Rules and Regulations that govern the use of recreational facilities and provide other guidelines for living in Mainlands 6 will be reviewed at the time of the screening interview. Please take the time to familiarize yourself with all our governing documents.

**THE SCREENING AND APPROVAL PROCESS:**

**Step 1: Criminal Background Check:**

- To start the application and screening process, submit (1) Application(s) which includes a copy of the Sale contract and Realtor information, (2) the Background Check Authorization forms, and (3) a money order or certified check for the specified fees payable to “Mainlands Section 6 Civic Association.”
- Criminal History Criteria – No record of any repetitive pattern of misdemeanors involving civil or domestic disturbances or abuse of any kind, including any drug related issues, within the past 10 years. No sexual or domestic abuse history.

**Step 2: These payments are not refundable:**

- When you submit your forms, you will be required to include a single Membership Application Fee of **\$300 U.S. dollars** and paid by money order to Mainlands Section 6 Civic Association. This fee applies to all purchasers of a home in Mainlands 6.
- Background Checks: **\$65.00 per person** and is paid by check or money order to Mainlands Section 6 Civic Association. All applicants must complete the background check form in which you

will provide your Date of Birth, Drivers' License Number (and State of Issue), and Social Security Number in order start the credit report/criminal background check process.

- A background check of a criminal nature is required for all occupants in order to ensure that homeowners and other occupants will NOT represent a burden to the community. Background checks by any other agency will not be accepted in lieu of the Association's reporting agency. If you are aware of problems in the above areas, you may choose to not apply at this point.

**Step 3: Applications and Forms to be submitted:**

- If your application is approved, you will be notified to set up a Screening Interview prior to your closing date. In the rare instance of non-approval, Buyers will receive written notification of the reason(s) for denial.
- Photo identification will be required. US Citizen ID's include: Driver's License, Passport, State Identification Card, and/or Military ID. International Id's include: Driver's License and/or Passport.
- At the time of the screening interview you will be asked to provide photo identification of all applicants who will be residing in the home.
- All screenings will be conducted in English. Non-English-speaking applicants must provide their own interpreter.

**Step 4: New Owners/Residents Screening Interview:**

- With prior arrangement, interviews may be conducted by Zoom, Skype or FaceTime, provided the Association has received all completed documents signed as specified, in advance of the interview.
- Upon completion of the screening interview you will receive a Certificate of Occupancy issued with the corporate seal of Mainlands 6 that you can present at closing, which will include the address, lot and block of the property and the name(s) of the purchasers.

**Step 5: Sales Contract, Certification of Approval of Sale, and Estoppel Letters:**

- A copy of the property sales contract must be provided to the Association together with other application documents upon acceptance by all parties.
- The Association will issue an Estoppel Letter to buyer's closing agent at any time upon request of buyer and payment of an Estoppel Letter Fee of at least **US \$250.00** – payable in advance by money order through the Association's Financial Secretary.
- Estoppel Letters may be issued in advance of the Screening Interview, upon payment or authorization of payment, as above and are valid for 30 calendar days or through the date for which HOA dues have been prepaid.
- All documents may be provided to the Association by hand, by US Postal Mail, or by Express Delivery Service (without signature requirements) addressed to: Screening Committee, 4920 NW 51<sup>st</sup> Court, Tamarac, FL 33319.

We sincerely appreciate your interest in the Mainlands Section 6 community and we look forward to meeting with you very soon.

The Board of Directors  
Mainlands Section 6 Civic Association, Inc.

**PRIMARY ASSOCIATION MEMBERSHIP APPLICATION**

Property Address: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Photo ID Number: \_\_\_\_\_ State/Province: \_\_\_\_\_

**The undersigned recognizes and agrees that Mainlands Section 6 is a retirement housing community for the elderly. 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: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_ Mobile Phone Number: \_\_\_\_\_

Current Email: \_\_\_\_\_ Social Security #: \_\_\_\_\_

The primary owner-applicant is responsible for submitting 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 "Mainlands 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, our By-Laws and official Policies, all of which can be viewed by visiting [www.mainlands6.org](http://www.mainlands6.org).

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

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

Interviewed by \_\_\_\_\_ Approved?

Printed name: \_\_\_\_\_ Yes \_\_\_\_

Title: \_\_\_\_\_ No \_\_\_\_

**ADDITIONAL ASSOCIATION MEMBERSHIP APPLICATION**

*(Make as many additional copies as necessary)*

Property Address: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Photo ID Number: \_\_\_\_\_ State/Province: \_\_\_\_\_

**The undersigned recognizes and agrees that Mainlands Section 6 is a retirement housing community for the elderly. 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: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_ Mobile Phone Number: \_\_\_\_\_

Current Email: \_\_\_\_\_ Social Security #: \_\_\_\_\_

Additional owner-applicants are each responsible for submitting a \$65.00 background check fee, to be paid only by money order or certified check, made payable to "Mainlands 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, our By-Laws and official Policies, all of which can be viewed by visiting [www.mainlands6.org](http://www.mainlands6.org).

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

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

Interviewed by \_\_\_\_\_ Approved? \_\_\_\_\_

Printed name: \_\_\_\_\_ Yes \_\_\_\_\_

Title: \_\_\_\_\_ No \_\_\_\_\_

**APPLICATION ADDENDUM**

Mainland Section 6 Property Address: \_\_\_\_\_

This Association has been advised by legal counsel that all potential owners and/or residents of Mainlands Section 6 must sign this addendum 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 make plans to vacant the premises with ninety (90) days, 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 of age covenant requirement of this Association.”***

I/we realize that by signing below, we are indicating we have read, understand, and agree to comply with the above statement.

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

**BACKGROUND CHECK AUTHORIZATION**

*(Make as many additional copies as necessary)*

1. Please read and complete this form in the spaces provided below .
2. Your signed authorization is necessary for completion of the application process.
3. One of these forms **must be completed for each and every person** that will be living in the property you are applying to purchase and/or occupy.

I, \_\_\_\_\_, do hereby voluntarily authorize Mainlands Section 6 Civic Association, Inc. to investigate my financial qualifications and criminal history for the purposes of evaluating whether or not 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, sexual offense records, domestic abuse records, foreclosure records, and eviction records.

I understand that Mainlands Section 6 Civic Association, Inc. will utilize an independent firm, or firms, to assist in the collection of such information, and I specifically authorize such investigations by the information services 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 "Mainlands Section 6") in order for my 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.

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

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

Printed Name: \_\_\_\_\_ Social Security #: \_\_\_\_\_

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

**LISTING OF RESIDENTS**

Property Address: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

I, \_\_\_\_\_, at this time, by signing below, do hereby declare under penalty of perjury that the following individuals are the only persons who will be living at the property address listed above. Furthermore, I fully understand and agree that should any other person wish to reside at the same property address, they will not be allowed to take up residency until they submit an Association Membership Application form, a Background Check Authorization form, submit all necessary fees, and successfully pass a screening interview.

Primary Owner-Applicant's Signature \_\_\_\_\_ Date: \_\_\_\_\_

**PLEASE PRINT LEGIBLY**

Name of Primary Resident: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Name of Resident #2: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Relationship to Primary Resident: \_\_\_\_\_

Name of Resident #3: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Relationship to Primary Resident: \_\_\_\_\_

Name of Resident #4: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Relationship to Primary Resident: \_\_\_\_\_

**DISCLOSURE SUMMARY**

1. As an owner, or as the spouse of an owner, you would automatically become a member of the Mainlands Section 6 Homeowners Association.
2. Restrictive covenants, by which you will be bound, have been recorded with Broward County, Florida, governing the use and occupancy of properties within this community.
3. As a parcel owner, you will be obligated to pay normal common-grounds and facilities 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 may be imposed by a vote of the Association's membership. 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 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 and/or a lien on your property, equal to the amount of any unpaid fees and/or special assessments, plus any and all legal and court costs associated with the collection of such unpaid fees and/or special assessments.
6. The statements contained within this disclosure form are only summary in nature, and as a prospective property owner and Association member, you should refer to, and fully understand, all covenants and related governing documents of Mainlands Section 6 Civic Association, Inc. before purchasing any property. All such documents are matters of public record and can be reviewed in full by visiting our Association website at [www.mainlands6.org](http://www.mainlands6.org).

***The undersigned hereby acknowledge they have reviewed a copy of this Disclosure Summary prior to the closing of, or occupancy of, any property in the Mainlands Section 6 community.***

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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



**PROPERTY RENTAL POLICY**

The following policy applies to all properties located within Mainlands Section 6 Civic Association 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 more frequently than once per any twelve (12) month period, unless previously approved by the Mainlands Section 6 Board of Directors.
3. The sub-leasing/renting of any property, or any portion therefore, is strictly prohibited.
4. At the time of any tenant leasing/rental, and annually thereafter, property owners must prepay a minimum of twelve (12) months 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 reviewed a copy of this Property Rental Policy prior to the closing of, or the occupancy of, any property in the Mainlands Section 6 community.***

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

**SUMMARY OF DECLARATION OF RESTRICTIONS**

1. All homes within the Mainlands Section 6 community must be occupied, on a permanent basis, by at least one person who is 55 years of age or older.
2. No person under the age of 18 may be a permanent resident.
3. All homes in Mainlands Section 6 are restricted to the use of a single family.
4. Permanent outdoor storage sheds are not permitted.
5. Boat and/or trailers are not permitted unless complete garaged.
6. No trade, business or profession is allowed to be conducted.
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 the prior approve of the Board of Directors.

**I/we understand that by signing below, we are indicating we have read, understand and agree to comply with each of the above statements.**

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

**PARKING POLICY SUMMARY**

The following policies apply to all owners, residents and guests:

1. The parking or storage of vehicles except upon paved areas is prohibited.
2. The parking of vehicles, or any portion thereof, 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 any vehicles upon the public right of way is prohibited.
5. No homeowner, resident or guest may display, at any time, commercial signage 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 completely garaged and/or hidden from view.
7. The regular parking of any pickup 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 tons is prohibited.
9. All vehicles regularly parked by residents must display an Authorized Parking Permit sticker on the lower left corner of the rear window. If no rear window is visible, the sticker must be displayed on the most visible lower left portion of the rear of the vehicle.

**I/we understand that by signing below, we are indicating we have read, understand and agree to comply with each of the above statements.**

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

**PET POLICY SUMMARY**

The following policies apply to all owners, residents and guests.

1. No animal shall be allowed to roam free within the community
2. Pit bull breed (including mixes) must be leashed and muzzled when outside the home.
3. All animals allowed off-property must be leashed at all times in compliance with Tamarac City Code. All animals outside a home, but on the property of that home, must be restrained at all times by leash, tether or chain of sufficient strength to restrain the animal from wandering beyond the boundaries of the home's property lines.
4. No animal shall be allowed within the confines of any Association building and/or 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.
5. There shall be a limit of not more than two (2) dogs permitted per property. (Grandfather clause effective prior to January 1, 2013).
6. There shall be a limit of not more than two (2) cats permitted per property. (Grandfather clause effective prior to January 1, 2013).
7. Birds and fish all allowed as household pets within the community.
8. All other pets are prohibited unless permission is granted by the Board of Directors.

**I/we understand that by signing below, we are indicating we have read, understand, and agree to comply with each of the above statements.**

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

**EMERGENCY CONTACT INFORMATION SHEET**

The following information is necessary for us to maintain a database of emergency contacts, and next-of-kin notification programs, for all residents. Without this information, we'd be unable to assist you in the case of an emergency, or other unfortunate situation.

**PLEASE PRINT LEGIBLY**

Primary Resident's Name: \_\_\_\_\_

Your Mainlands Section 6 Address: \_\_\_\_\_

Your Home Phone Number: \_\_\_\_\_

Your Mobile Phone Number: \_\_\_\_\_

Additional Resident's Name: \_\_\_\_\_

Additional Resident's Name: \_\_\_\_\_

Additional Resident's Name: \_\_\_\_\_

Your Out-Of-Town Address: \_\_\_\_\_

Your Out-Of-Town Phone Number: \_\_\_\_\_

In Case Of An Emergency, Please Call: \_\_\_\_\_

Their Phone Number: \_\_\_\_\_

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

I've Given A Key For My Residence To: \_\_\_\_\_

Their Phone Number: \_\_\_\_\_