

Vizcaya

PURCHASER ORIENTATION & INTERVIEW SHEET

Location		Date		Purchaser(s)	
Unit-#		Price no furnt		Seller(s)	

CLOSING RELATED

ADDRESS CHANGE: Snowbirds leaving Vizcaya must inform MWI 954 968 4481 of their requirement ____

DOCUMENTS: Purchaser must obtain from Seller all the recorded Governing Documents as the Purchaser will be bound by them ____

LOCKS: If locks changed, duplicate keys must be furnished to the Management Office TOGETHER WITH THE BURGLAR ALARM SECURITY CODE ____

MAILBOX NAMEPLATE, CLICKERS, PARKING STICKERS: Contact Management Office to place name on mailbox & tele-entry (Towers) and also for gate clickers, keys to access recreation area and parking stickers ____

PARKING: Spaces are allocated according to a schedule held at the Management Office. No commercial vehicles allowed ____

PET: One pet less than 30 pounds at maturity may be allowed subject to prior written BoD approval ____

PHONE LAND LINE REQUIRED. Purchaser(s) telephone # to be communicated to MWI and Association ASAP. For Tele-Entry Gate and Lobbies (Towers) a portable (cordless) phone is not operating reliably. A cell phone (wireless) is not permitted ____

PURCHASE PRICE: Fair value procedure. Florida law requires that Real property value be separated from personal property value (no sales tax on latter). Right to inspect all units before closing ____

MOVING

DEPOSIT CHECKS. MWI to obtain deposit checks of \$550 from each party (the buyer and the seller) to be used against damages ____

ELEVATOR PADS. Call MWI Maintenance 954 968 4484 to get the pads. The pads in the elevator must be removed by contractor and properly stored at the end of EACH work day ____

MOVING TRUCKS. No 18-wheelers, no trucks more than 35 feet. Use shuttle vehicle as required ____

MOVING BOXES must be flattened before placing in the Association Dumpster ____

MOVING TO BE COMPLETED: By 5:00 p.m. weekdays and Saturdays. No move-in on Sunday or Holidays ____

CONDOMINIUM LIVING AND PAYMENTS

APPLIANCES: Contracts are available for maintenance and repairs ____

DEFICIENCIES: Share responsibility in deficiencies that may occur ____

HOME-OWNER INSURANCE. Coverage highly recommended.(H-O 6 and Flood Insurance) ____

LATE PAYMENT: Five (5) % of the total quarterly maintenance is charged for late payment. After 1 month delinquency, Association attorney will automatically file a lien ____

QUARTERLY MAINTENANCE: Includes Cable TV (HBO 98 & 99), Pest Control, Security Guard & Coastal Burglar Alarm (and Fire Alarm in the Towers) monitoring and maintenance in units. Use coupons to pay by mail. ____

RENTAL: No rentals allowed the first year of ownership. Thereafter, three (3) times per twelve (12) month period, with a thirty (30) day minimum per lease ____

RENTAL TAX: If apartment is rented for less than six (6) months, a renter must pay six (6%) percent sales tax plus a five (5%) percent local option tourist development tax imposed by Broward County. (Section 212.03 Florida Statutes, effective July 19, 1982.) ____

RESALE: Neither resale to Companies, Corporations, Partnerships nor two families ____

SUN SCENE DIRECTORY: Palm Aire residents comprehensive directory. There is no charge for this service. Call 954 975 4730 ____

ALTERATIONS AND/OR STRUCTURAL MODIFICATIONS

Section 1. ALTERATIONS AND/OR STRUCTURAL MODIFICATIONS "No unit owner shall make any..... structural modification to his unit without first making applicationand obtaining prior written consent of the Board." ____

Check reserve (From unit-owner to Association) of 5% of expected work or \$1,100 whichever is greater ____

Each violation is \$100 per daily occurrence (maximum of \$1,000) and needs to be documented by digital dated photo signed by two officers or one officer and the stack captain ____

1.1 DEBRIS REMOVAL. The contractor must haul away all carpeting, tile and construction debris. These items may not be placed in the Association's dumpsters ____

1.2 HOURS OF WORKS. All removal of debris, and construction or alteration work may only be done between the hours of 8:00am and 5:00pm Monday through Saturday . Sundays and holidays are excluded. ____

HAULING OF MATERIALS WITH BOOMS, CRANES OR ROPES OUTSIDE WINDOWS above first floor is always prohibited unless a special prior written consent is obtained from the Board. ____

Section 2. AIR CONDITIONING: No air-conditioning equipment other than equipment originally in the unit is permitted without the prior written consent of the Board. ____

Section 28. PLUMBING AND ELECTRICITY: A different load factor other than equipment originally in the unit is not permitted without the prior written consent of the BoD for this change. Such a change could overburden the electrical wiring ____

Vizcaya at Palm Aire Association Inc., BoD approved January 9, 2007

Section 9. DAMAGED COMMON ELEMENTS: "The cost of repairing damage to common elements including but not limited to the condominium buildings and landscaped areas, caused by a unit owner or his guests or invitees, shall be the sole responsibility of such unit owner ____

Section 13. FLOOR COVERING. For restrictions please refer to Section 13 of the Vizcaya Rules and Regulations ____

DAILY CLEAN UP.

The elevator, main lobby and tiled entrance must be THOROUGHLY CLEANED at the end of each work day ____

Workers should wear cover-shoes inside the unit and remove them when exiting. ____

Elevator pads must be removed by contractor and stored at the end of EACH work day ____

Note 1. This sheet is to be initialed by buyer at interview time and by contractor at application time ____

Note 2. The requirements herein are separate from the City/County Permitting process ____

Buyer

Buyer

Building _____ Apartment _____

Date _____

Interviewer(s)

Pres. _____

VP. _____

Stack Captain _____

Architectural Cttee _____

Other _____

Revised 1/9/2007 8:27 PM

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