



**OCEANA SOUTH
CONDOMINIUM ASSOCIATION, INC**
10600 SOUTH OCEAN DRIVE
JENSEN BEACH, FL 34957

EMAIL: OS2MANAGER@COMCAST.NET
TEL: (772) 229-1898
FAX: (772) 229-1911

Unit Sale or Transfer Application

Dear Prospective Buyer:

Congratulations on your impending purchase of a Unit here at Oceana South II. In this package, you will find a number of forms that must be completed in their entirety prior to submittal to the Oceana South II office for Association approval for sale of property.

For your convenience, each item that must be completed is preceded by a check box. Please review the forms in this packet carefully and check off each item as you complete it. **Incomplete applications will NOT be processed and will delay your closing. All documents should be submitted fifteen (15) days in advance of your scheduled closing date to allow for Association review.**

- Completed Application for membership.
- Copy of Sales Contract
- Completed Rules & Regulation Agreement Form
- Completed Pet Approval Request (must be completed even if there are no pets)
- Completed Management Entry Authorization
- Completed Voting Certificate
- Purchaser must appear before a Screening Committee (may be waived on a case-by-case basis)

Association Closing Fees:

- Estoppel Letter fee of \$100 payable to Oceana South II Condominium Association.
- Application fee of \$100 payable to Oceana South II Condominium Association.
- Capital Contribution Fee: Equal to the quarterly maintenance fee for the Unit. The capital contribution fee is collected to help fund the Association's Reserves. This fee is payable to the Association and is non-refundable. The amount is based upon the maintenance fee for the specific unit being sold and must be paid to the Association upon transfer of deed.

Once all information is received, an interview will be scheduled and, if your application is approved, a Certificate of Approval from the Association will be issued along with the Estoppel letter verifying the Unit's payments are current. The Estoppel letter will not be issued to the closing agency until the Sales Application is complete. The Certificate of Approval must be recorded with the deed and should be forwarded to your closing agent.

Sincerely,

Timothy D. Erickson
Property Manager

Oceana South II Condominium Association, Inc.
Application for Proposed Purchaser

DATE: _____

_____ intend to purchase unit # _____

In order for the Association to facilitate consideration of my/our application for the purchase of the above-designated unit in Oceana South Condominium Association, Inc., I/we represent that the following information is factual and true. I/We are aware that any falsification or misrepresentation of the facts in this application will result in automatic rejection of this application. I/We consent that the Association may make further inquiry concerning this application, particularly of the references given below, and authorize the disclosure of such information to the Association.

I will be bound by the declaration of condominium, by-laws, articles of incorporation and the rules and regulations of the condominium association, and as the same may be amended from time to time.

Full Name of Purchaser _____

Occupation (even if retired) _____

Full Name of Spouse (if purchasing jointly) _____

Occupation (even if retired) _____

Present Home Address _____

City _____ State _____ Zip _____

Home Telephone (_____) _____ Cell Telephone (_____) _____

Email Address: _____

The rules and regulations of the Oceana South II Condominium Association clearly state that the units are for single family residency. Please state the name and relationship of all other persons who will be occupying the unit on a regular basis.

NAME

RELATIONSHIP

Oceana South II Condominium Association, Inc.
Application for Proposed Purchaser

TWO PERSONAL REFERENCES (LOCAL IF POSSIBLE)

Name of Reference _____

Address _____

City _____ State _____ Zip _____

Telephone (_____) _____

Name of Reference _____

Address _____

City _____ State _____ Zip _____

Telephone (_____) _____

EMERGENCYCONTACT

Name _____

Address _____

City _____ State _____ Zip _____

Telephone (_____) _____ Cell Telephone (_____) _____

Name _____

Address _____

City _____ State _____ Zip _____

Telephone (_____) _____ Cell Telephone (_____) _____

Oceana South II Condominium Association, Inc.
Application for Proposed Purchaser

VEHICLE IDENTIFICATION

YEAR _____ MAKE _____ MODEL _____

COLOR _____ LICENSE _____ STATE _____

YEAR _____ MAKE _____ MODEL _____

COLOR _____ LICENSE _____ STATE _____

I/We understand that any violation of the terms, provisions, conditions, and covenants of the Oceana South Condominium II Association can result in fines and or sanctions against the unit.

By signing below, I/we acknowledge receipt of the Association Documents, including the Declaration of Condominium, the Articles of Incorporation, the official By-Laws and the published Rules and Regulations in force at the time of this contract. Further, by signing below I/we acknowledge that I/we have read, understand and agree to abide by these documents.

DATED: THIS _____ DAY OF _____ 20 _____

ATTACHED IS PROCESSING FEE OF \$100

SIGNED : _____

Print Name: _____

SIGNED : _____

Print Name: _____

=====
Unit # _____

APPROVED _____

DISAPPROVED _____

CONDOMINIUM BOARD MEMBER

CONDOMINIUM BOARD MEMBER



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OCEANA SOUTH II PET APPROVAL REQUEST

- I have reviewed restrictions of Article XIV regarding pets and agree to comply with them at all times.
- I have no pets at this time, but will notify the Association if this changes.

Pursuant to Article XIV of the Declaration of Condominium, I hereby request approval of my pet

_____.

Unit # _____

Purchaser

Purchaser

Date: _____

Approved by: _____

Declaration of Condominium Article XIV Use and Occupancy Restrictions

No pets are permitted unless approved in writing by the Condominium Association. The Association shall not approve any pet which when fully grown is anticipated by the Condominium Association to weigh more than thirty (30) pounds. If any pet becomes annoying to other Unit Owners by barking or otherwise, the Unit Owner in whose Unit the pet is kept shall immediately cause the problem to be corrected, and if the problem is not corrected after written notice from the Condominium Association the Unit Owner shall no longer be able to keep the pet in his Unit or shall be required to take such other steps as the Condominium Association may direct. No pets shall be permitted in any portion of the Common Elements within the building unless it is carried and no pets shall be permitted upon any portion of the Common elements outside of the building at any time except under leash. Pets shall be "curbed" only in those portions of the Common Elements specifically designated by the Condominium Association for such purposes.



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Oceana South II
Condominium Association Inc.

VOTER AUTHORIZATION CERTIFICATE

We, the undersigned, being all the owners of Unit Number _____ do hereby certify that the following named ONE of us is the authorized voter for the foregoing unit, and shall remain such designated voter until this certificate is revoked by subsequent certificate.

NAME OF AUTHORIZED VOTER * _____

DATE THIS FORM COMPLETED _____

Select the category below, which describes your form of ownership, and sign in the appropriate places:

- We are all individual, natural persons who are owners of the above-described unit.
The Unit is not owned by a Corporation, or general or limited partnership

Signed

Signed

- We are the President or Vice President, and Secretary or Assistant
Secretary of the Corporation, which owns the above, described unit.

President/V.P.

Secretary

- I am the General Partner of the general or limited
partnership, which owns the above-described unit.

Signed

This Certificate made pursuant to the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

*This name must be a name listed in one of the sections. It must be an owner, or officer or partner, etc.
This is not a proxy.



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OCEANA SOUTH II

MANAGEMENT ENTRY AUTHORIZATION

I, _____ being the Deeded owner(s) of Oceana South II Condominium Association, Unit # _____, 10600 South A1A, Jensen Beach, FL, do hereby authorize the Association's Manager or his designated employee to enter into and upon my unit only after it's been vacated by myself, guests, or lessees, solely for the purpose of inspection to insure that the unit's water supply valve is closed. If such valve is found open, it shall be closed at the time of inspection and the water heater electrical circuit breaker shall immediately be switched to the OFF position.

In addition, I do hereby authorize the Association's Manager or his designated employee to enter into and upon my unit in case of an emergency.

This authorization agreement relieves the Association and its employees from claim of property loss and damage to my property.

Owner Signature _____

Witness Signature _____

Print Name _____

Print Name _____

Owner Signature _____

Witness Signature _____

Print Name _____

Print Name _____

DATE : _____



Rules & Regulations Agreement Form

- Pets are allowed by written permission of Board of Directors only. Pets must not exceed 30 pounds when fully grown. Permission must be obtained prior to bringing pet on condominium property. Pets must be on a leash when on Association property. Pets of owners or tenants (guests may not have pets) **MUST** be carried in the lobby, elevators, and walkways. Unit owners are required to clean up after their pets in the "Pet Area" on the North side of the building, west of the maintenance sheds. No pets shall be left on the balcony when the unit owner is not home. Pets must comply with all Florida State and St. Lucie County regulations for vaccinations and owners should have vaccination records available upon request.
- All trash must be bagged prior to disposal in the trash chute Boxes and other bulky materials must be placed in the dumpster room, not in the chute. Chutes are **NOT** to be used between 10:00 p.m. and 8:00 a.m. Boxes **MUST** be broken down and carried to one of the trash rooms on the ground floor.
- When entry door locks are changed, a key must be provided to the Management Office.
- All passenger trucks, vans and motorcycles must park in the North parking lot. No commercial trucks, campers, trailers, or boats may be parked on condominium property. Recreation Vehicles are to be parked in the North parking lot for a period up to but not to exceed three days. The parking of such vehicles must have **PRIOR** approval of the Board of Directors. Requests for RV parking must be made to the Condominium Manager in writing at least 3 days in advance to ensure timely approval
- Vehicles must be registered with the Association Office and display the official Parking Permit. Vehicles of guests must also be registered with the Association Office and display a Temporary Parking Permit. Permits are available in the Association Office during business hours. Vehicles may not back in to parking spaces.
- No workmen employed by a unit owner shall be permitted to do work in the Unit between 6:00 p.m. and 8:00 a.m. except for emergency repairs that have been cleared by a member of the Board of Directors or the Management Office. No work on Sundays or legal holidays if such work is likely to disturb other unit owners.
- All hard surface flooring installed in Unit areas other than the kitchen, bathrooms or entry must be cushioned with approved ¼" sound insulation.
- Proper attire is required in the Lobby, Social Room and elevators. Shoes and cover-ups over bathing suits must be worn in the common areas at all times. No wet bathing suits are allowed in the Lobby and elevators.
- Maintenance payments and Recreation Center assessments are due quarterly (January 1, April 1, July 1, and October 1) and are delinquent on the 15th of the month due. Delinquent accounts will be charged a one-time \$25.00 late fee and a monthly interest fee until paid. Please provide the Management Office with the correct mailing address to which statements should be mailed.

Oceana South II Condominium Association, Inc.
Application for Proposed Purchaser

- All Oceana South II Unit Owners are automatically a member of the Oceana South Association (OSA). This Association provides recreational services, (pools, tennis courts, etc.) plus water and sewer service to both Oceana South II and Island Crest. The assessments for OSA are divided between the two associations and are included in the Oceana South II quarterly assessment.
- Leases of individual units are to be for a minimum of three months and must be approved 15 days in advance by the Board of Directors. The Rental Packet is available in the office. All rentals require a \$100.00 application fee. Failure to file a Rental Application will result in the denial of service to the tenant, including but not limited to entry codes and gate remotes being deactivated from the system without warning.
- No open flame cooking (LP gas or charcoal briquette) on any upper floor is permitted. Electric grills are permitted on upper floor balconies
- The Condominium Manager must be advised in **writing** as the names, mailing addresses, and length of stay of your Tenants/Guests if you are not with them. Tenants/Guests must register with the Condominium Manager the next business day after their arrival.
- Recycle bins for newspapers, plastics, and glass bottles are located beside the basketball courts. We thank you for using them.
- No rollerblading or skate boarding on Association property.
- Smoking is only permitted in the interior of your unit. Smoking is not permitted on any balcony or terrace in any Unit or on the west catwalks.
- No act should be done, nor shall any activity be carried on, in or on any portion of the Condominium Property, including without limitation, the playing of any musical instrument or the operation of a television, radio, stereo, etc. which would disturb another unit owner.
- There shall be no obstruction of the Common Elements, nor should anything be stored in the common areas such as walkways, etc. Sunbathing on the west walkways is not permitted.
- No items (towels, etc.) are to be draped over railings or on walls of terraces.
- No employee of the Association shall be requested to perform any personal service not in line of duties prescribed for such employee by the Association.
- Adults must supervise young children at all times.
- Cost of repair, service, or replacement of the Condominium Common Elements caused by misuse by guests, tenants, visitors, agents, or employees of the Unit Owner, shall be borne by the Unit Owner.

Owner Signature _____

Print Name _____

Date _____