



Lago Del Rey Building # 6
Resident/Tenant Application



*** AMOUNT OF \$100.00 "PAYABLE TO LAGO DEL REY #6" MUST ACCOMPANY THIS APPLICATION. Submit this application to the address below:

LAGO DEL REY CONDOMINIUM ASSOCIATION # 6, INC.
c/o Wilson Landscaping & Management Corp

1300 NW 17th Ave., Suite 270
Delray Beach, FL 33445
(561)637-3402 Office
(561)637-3407 Fax

APPLICATION

1. This application for occupancy must be completed in detail by the proposed buyer/tenant. If any question is not answered or left blank, this application may be returned, not processed, and not approved.
2. An "IN PERSON INTERVIEW" will be scheduled. Occupancy prior to Board approval is PROHIBITED.
3. Please attach a copy of the lease/sales contract to this application.
4. Further attach copies of Copy of Driver's License(s) or passport(s), social security cards, vehicle registrations and current insurance cards required for all occupants.
5. Copy of last two pay stubs and last W-2 Form.
6. No pet is allowed to reside in condo unless approved by Board. Pet (one dog or one cat) may be allowed by Board if pet will be less than 25 lbs. at mature weight. A picture is required and Pet Application attached.
7. The RULES AND REGULATIONS OF THE DOCUMENTS OF LAGO DEL REY CONDOMINIUM #6 must be followed.
8. No commercial vehicles, trucks, boats, trailers, motor homes, campers, recreational vehicles, etc. are permitted to the park on the premises in tenant/resident capacity.
9. No unit may be rented or leased WITHIN 2 YEARS OF THE DATE OF PURCHASE NO EXCEPTIONS.



FOR RENTAL APPLICATIONS ONLY
PER FLORIDA STATUTE SECTION 83.683 – EFFECTIVE 7/1/16

SERVICE MEMBERS (ARMED FORCES, NATIONAL GUARD, ETC.):
Are you, the proposed tenant, currently a "service member" (defined in Florida Statute Section 250.01) - meaning a person currently serving as a member of the United States Armed Forces on active duty or state active duty or a member of the Florida National Guard or United States Reserve Forces?

YES

NO

If the answer is YES, please give details of the current branch of which you are a member, where you are stationed/report to, and the how long will your services last:

Rental Application for: _____ (Address)

Applicant's Signature

Applicant's Printed Name

Date

Applicant's Signature

Applicant's Printed Name

Date

IMPORTANT NOTE: Complete all questions and fill in all blanks. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays.

PLEASE USE BLACK INK
***** THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! *****
A SEPARATE APPLICATION IS REQUIRED FOR EACH ADULT HOUSEMATE.

APPLICATION FOR OCCUPANCY



Lago Del Rey #6
Applicant

Lago Del Rey #6
Applicant

Association Name: _____

_____ supplied is subject to verification. All telephone numbers must be able to be reached between 9-5 P.M

_____ Address applied for: _____
Purchase Lease Occupant Apt.# Bldg#

Full Name _____ Date of Birth _____ Social Security # _____

Single Married Separated Divorced How Long? _____ Other legal or maiden name _____

Have you ever been convicted of a crime? _____ Date (s) _____ County/State Convicted in _____

Charge(s) _____

Spouse _____ Date of Birth _____ Social Security # _____

Maiden Name _____ Have you ever been convicted of a crime? _____ Date (s) _____

County/State Convicted in _____ Charge (s) _____

No. of people who will occupy unit – Adults (over age 18) _____ Description of Pets _____

Names and ages of others who will occupy unit _____

Applicants Cell Number(s) _____ Applicants Email Address _____

In case of emergency notify _____ Address _____ Phone _____

PART I – RESIDENCE HISTORY

A. Present address _____ Phone _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Own Home Parent/Family Member Rented Home Rented Apt Other Rent/Mtg Amount _____

Name of Landlord _____ Address _____ Phone _____

Mortgage Holder _____ Mortgage No. _____ Phone _____

B. Previous address
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Own Home Parent/Family Member Rented Home Rented Apt Other Rent/Mtg Amount _____

Name of Landlord _____ Address _____ Phone _____

Mortgage Holder _____ Mortgage No. _____ Phone _____

C. Previous address
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Own Home Parent/Family Member Rented Home Rented Apt Other Rent/Mtg Amount _____

Name of Landlord _____ Address _____ Phone _____

Mortgage Holder _____ Mortgage No. _____ Phone _____

PART II – EMPLOYMENT REFERENCES

Include a recent copy of an earnings statement to expedite processing

A. Employed by _____ Phone _____
Dates of Employment: From: _____ To _____ Position _____ Fax _____
Monthly Gross Income _____ Address _____

B. Spouse Employed by _____ Phone _____
Dates of Employment: From: _____ To _____ Position _____ Fax _____
Monthly Gross Income _____ Address _____

PART III – BANK REFERENCES

Include a recent copy of a bank statement to expedite processing

A. Bank Name _____ Checking Acct. # _____ Phone _____
Address _____ Fax _____

B. Bank Name _____ Savings Acct. # _____ Phone _____
Address _____ Fax _____

PART IV – CHARACTER REFERENCES (No Family Members)

Please notify Character References that we will be contacting them to obtain a reference

1. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____

2. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____

3. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____

4. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____

Driver's License Number (Primary Applicant) _____ State Issued _____

Driver's License Number (Secondary Applicant) _____ State Issued _____

Make _____ Type _____ Year _____ License Plate No. _____

Make _____ Type _____ Year _____ License Plate No. _____

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____

ASSOCIATED CREDIT REPORTING, INC.

Established 1985

8795 West McNab Road, First Floor, Tamarac, Florida 33321
www.associatedcreditreporting.com



Lago Del Rey # 6
Applicant

*****AUTHORIZATION FORM*****

I/We hereby authorize **Associated Credit Reporting, Inc.** to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. **PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY.** If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

(Applicant's Signature)

(Spouse's Signature)

(Applicant's Name Printed)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)

Resident Data Form

Lago Del Rey - Building # 6

lagodelrey6@gmail.com



Date: _____

Unit Address: _____

Unit #: _____

Unit Owners:

Name(s): _____

Address: _____

City: _____

State: _____ Zip: _____

Phones: Cell _____ Home: _____

E-mail: _____

Unit Occupants:

Number to Reside in Unit: _____

Name - Home Phone # - Work Phone # - Cell Phone # - Email Address

1. _____
2. _____
3. _____
4. _____

Relationship of Occupants to Owner: _____

(If lessee, please attach a copy of the lease.)

EMERGENCY CONTACT:

Name: _____ Relationship: _____

Address: _____ City _____ State: _____

Ph: (Cell) _____ (Home) _____ (Work) _____



AUTO REGISTRATION & VEHICLE PERMITS:

*****PLEASE NOTE: FAILURE TO FOLLOW THE FOLLOWING REGULATIONS
SUBJECTS THE VEHICLE TO POSSIBLE TOWING – AT THE OWNER’S EXPENSE!**

Parking Permit Program:

Resident/Owners are allowed a maximum of 2 permanent Resident Parking Stickers, and 2 Guest Passes.

1.) The **Resident Permit** is to be affixed to the rear lower section of back window, or left side of back bumper. You must include copies of vehicle (s) registration and current insurance card (s).

2.) The **Guest Pass** is to be draped over the rear view mirror no later than 11:00 PM nightly. The Guest Pass has a 2 week usage period. *Note:* This 2 week usage period is either consecutive days or two 2 weeks non-consecutive days. There is a \$25 replacement charge for any lost/misplaced guest pass.

Please list licensed vehicles below:

VEHICLE # 1: _____ OWNER'S NAME: _____

MAKE: _____ BODY TYPE: _____ COLOR: _____

YEAR: _____ STATE OF REGISTRATION _____ LICENSE PLATE # _____

VEHICLE # 2: _____ OWNER'S NAME: _____

MAKE: _____ BODY TYPE: _____ COLOR: _____

YEAR: _____ STATE OF REGISTRATION _____ LICENSE PLATE # _____

Owner/Tennant Signature: _____ Date: _____

To be filled in by the Board of Directors:

Parking Space Assigned #: _____ Parking Permit #(s): _____

Storage Unit #: _____
Effective September 1, 2012 Lago Del Rey

Lago Del Rey - Building # 6
lagodelrey6@gmail.com



Laundry Room Usage Contract

Due to the misuse of our laundry room facilities, it has become necessary to secure the laundry rooms for use only by “maintenance paying owners and tenants”. Thus, we have installed combination locks on each door.

*** Each unit owner/resident must sign this contract to receive a “combination number” quarterly - if following criteria has been met:

- 1.) Maintenance fees have been paid timely, and
- 2.) There has been no incident of misuse by the resident during the previous quarter, or year.

By virtue of signing this agreement each user agrees as follows:

- 1.) Keep laundry room door(s) closed during and after usage so no unauthorized person may enter the room.
- 2.) Help keep the laundry rooms in pristine condition. Clean up after usage – including emptying the lint trays for the next user. Do not use dye in the washing machines or any other agent that will deface either the washer or dryer.
- 3.) *** NEVER SHARE YOUR COMBINATION WITH ANYONE . Each unit owner/resident must obtain their combination number from a Board Member. A signed agreement must be on file with the Board in order to receive a combination number.

Signed: _____ Date: _____ Condo Unit # _____

Email address: _____ Phone Number: _____

LAGO DEL REY – BUILDING # 6
c/o Wilson Landscaping & Management Corp.
1300 NW 17th Ave, Suite 270
Delray Beach, FL 33445
(561) 637-3402 Office
(561) 637-3407 FAX



PET APPLICATION FORM

*****YOUR PET MUST HAVE BOARD APPROVAL PRIOR TO RESIDENCY IN YOUR UNIT.**

DATE: _____

YOUR NAME: _____

UNIT NUMBER: _____



Check one:

I am the Unit OWNER ___ or I am a TENANT___

ADD/REMOVE THE FOLLOWING FROM FILE: ADD ___ or REMOVE ___

PET INFORMATION:

(Note: **Only one pet** i.e., dog or cat, is allowed per unit. The full grown weight of the pet is not to exceed 25 pounds.)

- A. Name pet answers to: _____
- B. Pet is a: dog ___ cat ___ Other: _____
- C. Breed: _____
- D. Color(s) and distinctive markings: _____
- E. Current weight: _____ Full grown expected weight: _____
- F. Additional information to identify pet: _____
- G. Rabies tag/license number (if applicable): _____

VETERNARIAN INFORMATION:

Veterinarian Name: _____

Veterinarian Address: _____

Veterinarian Phone: _____

INDEMNIFICATION:

By virtue of keeping my pet within the Condominium I agree to indemnify and hold the Association, each member, the Board of Directors and the Manager free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of my keeping the above pet within the Condominium Property.

I certify that I have reviewed and agree to the rules and regulations concerning _____
_____ pets.

Applicant's Signature

Date

Applicant's Signature

Date

NOTE: If this application is submitted by a lessee, the Co-Owner or Owner's Agent must sign this form below.

Owner's or Agent's Signature

Date

Owner's or Agent's Signature

Date

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c/o Wilson Landscaping & Management Corp.
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July 25, 2012

Lago Del Rey Building # 6

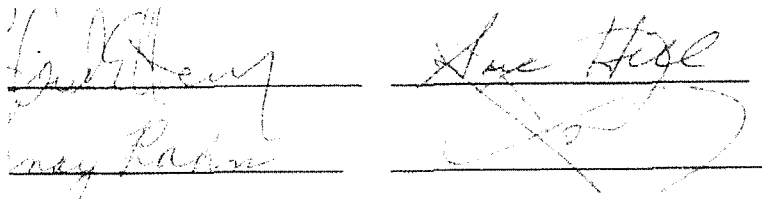
Re: Declaration of Condominium, Section XIII, Use and Occupancy

The By-Law currently states no animals (dogs or cats) are allowed to reside in an individual's unit without approval from the Association Board. The following rule of agreement shall serve as a guide for the Board when reviewing Dog/Cat applications.

I, hereby agree, as a current Board Member of Building # 6 to place the following stipulations for approval for a Dog or Cat application as follows:

1. Allow One Dog or Cat per unit
2. Weight — not to exceed 25 pounds
3. Name, address, and phone number of veterinarian of pet to be provided

Board Members Signature(s):

The image shows four handwritten signatures on a document. The first two signatures are on the left, and the second two are on the right. Each signature is written over a horizontal line. The signatures appear to be: 1. Top left: A cursive signature, possibly 'L. Hill'. 2. Middle left: A cursive signature, possibly 'M. Rabin'. 3. Top right: A cursive signature, possibly 'L. Hill'. 4. Middle right: A cursive signature, possibly 'M. Rabin'.

Addendum: Lease Enforcement Agreement



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1300 NW 17th Ave. Suite 270
Delray Beach, Florida 33445
(561) 637-3402 Office
(561) 637-3407 Fax**



LAGO DELREY CONDOMINIUM ASSOCIATION # 6
(lagodelrey6@gmail.com)

Tenant(s) agrees to obey and occupy the Unit in accordance with all use restrictions applicable to the Lago Delrey Condominium Association # 6, including the Declaration of Covenants, Articles of Incorporation, By-Laws of the Association, the Rules and Regulations, and any policies of the Association or Master Association, as well as all amended (collectively, "Use Restrictions").

If tenant(s) should violate any of the Use Restrictions, or violate this Agreement, Tenant(s) and Landlord agree that the Association may itself bring an action against the Tenant(s) *directly* to evict the Tenant(s) and/or enforce the Use Restrictions of the legal agreements. The Association may, but is not obligated, to name the Landlord as a co-defendant. In any eviction action, the Association action, the Association may utilize the summary procedure provided in Chapter 51, Fla. Stat. The Association's remedy of bringing an eviction action is in addition to and not in substitution of any other remedy available to the Association pursuant to the governing documents, and Florida Statutes.

The Landlord retains rights as well to evict for "good cause". All costs for eviction by Landlord are the responsibility of the Tenant(s) pursuant to concurrence with this agreement, and Florida State Statutes.

In similar vein, if any action filed by the Association, the Association may recover its attorney's fees and costs against the Tenant(s), and/or against the Landlord, or of both are if joined as co-defendants from Tenant(s), and Landlord, as applicable in filing.

_____ Signature Applicant/Tenant	_____ Printed Name Applicant/Tenant	_____ Date
_____ Signature Applicant/Tenant	_____ Printed Name Applicant/Tenant	_____ Date
_____ Signature Witness Name	_____ Printed Witness Name	_____ Date
_____ Signature Landlord Name	_____ Printed Landlord Name	_____ Date

Building # 6 Property Management

Company

Wilson Landscape & Management Corp.

1300 NW 17th Ave., Suite 270
Delray Beach, Florida 33445
Ph: 561 637-3402

Lago Del Rey, Building # 6
2700 Fiore Way
Delray Beach, Florida 33445

RESIDENT/OWNER
INFORMATION

Central Management
Committee (CMC), ***Live Florida***
Property, Management for
Recreation Facilities, i.e. Pool,
Tennis Courts, Workout Room,
Roads and Lakes:
Denise Cocuzzo
Ph: 561 662-0694
Email: Denise@liveflorida.com

Greetings:

Lago Del Rey, Building # 6, is one of 10 buildings in our large Lago Del Rey Complex. Each building has a Board of Directors, its own budget, maintenance fees (HOA) set by the Board of Directors based upon size of unit to pay bills, and Documents and By-Laws that govern meetings, parking rules, parking lot usage, residency requirements (24 months – no rental), quiet hours and other items which address usage of common areas, such as garbage disposal, required re-cycling, bulk pick-up instructions, etc.

Each Complex in Lago Del Rey is like a small City with their own rules of operation set by the building's Association By-laws. You may see differing rules of operation in other Buildings as you enter our large complex due to differing rules of operation and By-Laws.

Of note, there are two separate Management Companies for our Building one Management Company manages every day operations and the other Management Company manages the Recreation Facilities that serve all 10 buildings. We are very proud of our Building, in that, nearly all of our building is owner-occupied. Residents get along well with each other, respect rules of order and are considerate of each other. We pride ourselves on having well-lit walkways. We take security very seriously and each owner has purchased their own "double-bolted" front doors to add to the over-all feeling of security.

Quiet Hours Quiet hours are between 11:00PM – 8:00AM. We are a very quiet building at all hours, thus please be respectful of your neighbors. Unfortunately, sound sometimes carries upstairs, downstairs or right and left between units. Please keep that in mind.

Parking, Parking Permit & Towing Program Please park in your designed spot or in a guest spot at the west side of the building. If your parking spot immediately faces the building, do not back into your spot for anything longer than minutes to load or unload belongings. Rear end parking is only permitted in guest spots in west end of building. Furthermore, **DO NOT double park or park in the fire-lane on the east side end of the building.** Important: No Commercial vehicles are allowed to park long-term in our parking lot.

Resident/Owner Parking spots were initially assigned when the complex was built. We do not re-assign any spots unless there is a short-term medical reason. Furthermore, in regard to our parking lot in general, washing or waxing vehicles is not permitted. The Clubhouse parking lot is available for washing/waxing if you desire to do so in that area. Disabled cars cannot be stored on our lot nor can vehicles have mechanical work performed onsite. Also, make certain you address oil leaks immediately so the blacktop is not permanently scarred or damaged

Our parking program was set up to protect the residents of the building. Each individual living in our building full time must have a "resident parking sticker" attached to either the left rear window of his or her vehicle or left rear bumper. The resident parking sticker is available at no charge and obtained from Wilson Management. You will need to show your vehicle registration and insurance card when you pick up your resident parking sticker. If you change vehicles you must notify Wilson and obtain a new parking

permit immediately. For over night guests, there are yellow placards, guest pass cards” that are to be hung from the vehicle’s rear-view mirror between the hours of 11:00PM to 8:00AM. “Guest Passes” are good for 2-week non-consecutive period of time. Should your guest pass or passes be mis-placed, there is a \$25.00 charge for replacement from Wilson Management.

We have a special contract with a towing company. At night the tow company makes periodic trips through our lot making a determination whether all vehicles in the lot are legal and authorized. We are unaware of the time, date or frequency of the towing monitoring trips. Thus, if a vehicle is not properly identified as belonging in our lot – the violator can expect to be stickered or towed for non-compliance.

Laundry Rooms We have 2 laundry rooms, upstairs and downstairs. Both have combination locks for security purposes. Presently, there is a \$1.00 charge to wash and \$1.00 to dry clothes. The machines use quarters. Should you have a malfunctioning machine, please call the phone number shown on the front of the machine to report the issue. Also, out of courtesy for other users, please keep track of your wash and dry times so that you remove your clothing upon completion. Also, please remember to clean the lint vent each time after use. The table in the room may be use for clothes in a machine that have been left for an inordinate amount of time.

Important: The Board of Directors must approve “*in advance*” the installation of washers and dryers in individual units. If approval granted for installation, work must be performed by a licensed Plumber. **Absolutely, no venting or holes in walls for dryer** as this becomes a fire hazard. For dryers, a water box system must be used or a self-contained non- venting dryer installed.

Cooking grills Grills must be used at least 15 feet from the building. Cooking is not permitted on porches, patios or balconies. The grill must be returned immediately to a proper storage location after cool- down usage. Do not leave grills sitting out in the open grassy area when not in use.

Cameras Cameras are located outside and around the mail box area, laundry rooms, garbage rooms and the electric room. Do not use the electric room for permanent storage. The cameras have been installed to monitor illegal usage in any of these areas.

Garbage Pick for the large dumpster pick-up occurs on **Tuesday** and **Friday** of each week. Recycling occurs on Friday, yellow bins are for plastics, and blue bins are for paper and cardboard. In regard to cardboard, please flatten your boxes before placing in the bin. This is necessary so there is sufficient room for everyone to use these the bin. Also, **do not place anything on the floor of the garbage room** as the garbage collectors will not pick-up items left on the floor.

Also, please help keep **all garbage doors closed**. Use the single entry door to the garbage room for disposal of your everyday garbage. The double doors are used for the garbage men to get to the large dumpster at collection time. Upstairs residents can use the garbage shoot.

Bulk pick-up occurs very early on Thursday mornings. This free service is designated for large furniture items that you wish to dispose of and are not appropriate for the dumpster. Place these large items at the “**end of the garbage room drive way**” **after dark on Wednesday night** for the early Thursday morning pick-up. **DO NOT PLACE ANY ITEMS IN THE GRASSY AREA NEXT TO THE DOUBLE GARBAGE ROOM DOOR before Wednesday.** Keep those items you wish to dispose in your unit until after dark, and place at the end of the drive Wednesday night. Call Waste Management by 5:00PM Wednesday afternoon @ 866 455-5361 to arrange this bulk pick on Thursday morning.

If you wish to take things to the dump yourself, there is a free dump near the complex; it is located at SWS South County Transfers, 1901 SW 4th, Delray Beach.

Cleaning Staff The cleaning staff are onsite usually on Monday's to clean walkways, the garbage and storage rooms, change light bulbs and make certain scuppers are clean on our roof. Please make it a point to pick up any discarded garbage you see on our premises at any time. Do not wait for the cleaning staff or think someone else will do so. We all own this building. It is our investment. Everyone should do their part to help maintain our building neatly and orderly both inside and outside our individual units and the complex in general.

Air conditioner units. Remind your service personnel to make certain the **hatch is closed** leading to the roof after service. Do not leave debris on the roof. **Air Conditioner units should be serviced at a minimum of once a year**. The **master drain must be cleaned** to prevent clogging and also the **freon pipe on roof unit should have good insulation** to prevent condensation from dripping into lower units.

Television or Internet Service Our Association does not provide cable service. Residents must secure service that does **not place** any type of antennae that will be affixed to the building or roof. Of note: If anything, whatsoever is attached to the roof, our entire roof warranty is voided.

Storage rooms The area where your individual storage cages are located should never have any item stored on the floor outside your storage cage. Doing so violates Palm Beach County Health Department Regulations.

Special Instructions for Second Floor Units

Living on the second floor presents special challenges. Please be careful moving furniture up and down stairs so you don't remove paint from the walkway or hit overhead lights. Also, please remember luggage rollers, or long boards remove paint from walkways as well – up and downstairs. Those residents that install new flooring must make certain heavy padding is used to insulate sound for your neighbors below.

Respectfully By The Board of Directors