

WESTWOOD COMMUNITY FOUR ASSOCIATION, INC.

9200 N.W. 70TH Street

954-722-0648

Tamarac, Florida 33321

E-mail: westwood4hoa@aol.com

Website: www.westwoodfour.com

For new buyers:

We are a 55+ senior community, with no one under the age of 18 allowed as a permanent resident.

Buyers must complete the Application for Approval of Residency packet, submit it and be interviewed prior to closing on the home.

You must also submit:

A check for \$100 made payable to Westwood Community Four.

A copy of the contract of sale.

A copy of a photo ID for all buyers and residents, showing date of birth.

The packet will be forwarded to the Interview Committee, they will contact the buyers to schedule an in-person interview. All buyers and residents must be present at the interview.

Please obtain a copy of the full set of community documents, from the seller, prior to attending the interview. You will not be interviewed unless you have secured and read these documents

PROSPECTIVE HOMEOWNER

You are purchasing a home that is governed by a HOMEOWNERS' ASSOCIATION. It is strongly advised that you become fully informed of the rules and regulations, by-laws and deed restrictions that apply to the property you are purchasing. It is your responsibility to decide whether you are willing to be governed by the Westwood Community Four Association documents, prior to purchasing. Once you are a resident of this community, you are obliged to accept all present and future rules and regulations approved by the community and the elected Board of Directors.

You must present this community a sworn statement that you have answered all questions truthfully and you have made no attempt to mislead the community.

On the following pages is a partial list of this community's deed restriction, by-laws, rules and regulations and some City of Tamarac ordinances. It is not a complete listing: kindly review your copy of the community documents, amendments and rules and regulations. Please contact the City of Tamarac as to their ordinances.

Each homeowner in the community has assumed the responsibility to abide by the Association documents and to maintain such standards, ensuring that this is a community we can enjoy with pride.

1. We are a registered Housing for Older Persons community, at least one resident must be 55 years of age or older.
2. No one under the age of 18 permitted as permanent residents.
3. Any person residing over 60 days is considered a resident.
4. Lawns and shrubbery must be kept trimmed and houses, roofs, grounds and awnings must be kept neat and clean. Property and building shall be kept in good, safe and attractive condition.
5. Fences are only permitted, as required by code, around a pool or spa area, However, hedges are permitted as long as they are trimmed and kept at the height required by City code.
6. All detached storage structures must be approved by the Board of Directors and you must obtain a permit from the City of Tamarac.
7. No changes to the exterior of the house or property may be made without the prior approval of the Board of Directors. Architectural Modifications forms must be submitted, in writing, for the Board's approval. This restriction does not include landscape plantings.
8. No signs are permitted unless prior approval is obtained from the Board of Directors. Contractors performing work on your property may post a sign for seven days prior to the work and seven days after it is completed. (no approval needed).
9. Antennas are restricted to those designed to receive local video transmission.
10. Outdoor clothes lines are restricted to the rear of the property and must be easily removable.
11. Boats, trailers, RVs or motor homes are not permitted to park in your driveway or any community thoroughfare, they must be garaged or stored offsite.
12. Parking on grass or storm drains is prohibited, as is overnight parking on the street. All vehicles must be garaged or parked in your driveway.

13. Cars and vehicles with signs, ladders or any specialized work equipment will be designated as commercial vehicles. No commercial vehicles are permitted, except those providing a service to a resident. Parking of commercial vehicles is prohibited between the hours of 9 P.M. and 6 A.M.
14. It is illegal to dump oil, refuse (including tree branches and unwanted fruit), insecticides or any other material in canals and storm drains.
15. The practice of a trade, business or any other commercial activity is prohibited in this community.
16. Garbage is collected on Tuesday and Friday; Tuesday is also recycling pickup. Bulk pickup is done every Friday. Please familiarize yourself with bulk pickup requirements, you can find them online or stop by City Hall for a pamphlet.
17. It is unlawful to feed the ducks or any other non-domesticated animal. Please do not leave dog or cat food outside.
18. Pets must always be restrained by a leash and in your control. Do not allow your animals on anyone else's property and pick up their excrement (dispose of in your own garbage). Please read our pet regulations.
19. You must own your property for at least five years prior to renting. All tenants must be screened by the Board. No short term or transient or vacation rentals are allowed.
20. Excessive noise is a nuisance to your neighbors and is a City of Tamarac code violation.

21. Pool Regulations:

1. No untrained children or diapers are allowed in the pool. Should a fecal accident occur, the homeowner will be charged for sanitizing the pool. Homeowners are responsible for the action of their guests.
2. No beverages in glass containers or food are allowed on the pool deck. There is a designated dining area on the rear side of the clubhouse.
3. No ball playing, diving, running or floats are allowed, except for noodles.
4. Minors 17 and under must be accompanied and supervised by an adult.
5. Showers are to be used by everyone before entering the pool (Board of Health regulation). Please no soap or shampoo.
6. Pool hours are ½ hour after sunrise to ½ hour before sunset, no night swimming. (Board of Health regulation)
7. All pool regulations are posted on the outside wall of the clubhouse.

22. If you neglect the maintenance of your home, you will be notified in writing. Failure to take corrective action will result in fining, legal action, notifying City of Tamarac Code Enforcement or all the above.

WESTWOOD COMMUNITY FOUR ASSOCIATION, INC.

9200 N.W. 70TH Street

Phone: 954-722-0648

Tamarac, Fl. 33321

Email: westwood4hoa@aol.com

WESTWOOD COMMUNITY FOUR, INC. IS REGISTERED WITH THE STATE OF FLORIDA AS A SENIOR 55+ COMMUNITY (HOPA CERTIFIED) NO CHILDREN UNDER THE AGE OF 18 PERMITTED AS PERMANENT RESIDENTS.

APPLICATION FOR APPROVAL OF RESIDENCY

Please print and answer all questions

Date: _____

I(we) submit the following information for approval to purchase:

Address of property _____ Lot ____ Block ____

Applicants name _____ Date of birth _____

List ALL other persons that will be residents (use back if additional space is needed)

Name: _____ DOB _____ Relationship _____

Name: _____ DOB _____ Relationship _____

Name: _____ DOB _____ Relationship _____

Name: _____ DOB _____ Relationship _____

Current address and phone number of each applicant (use reverse side if necessary)

Name _____ phone/cell _____

Address _____

Name _____ phone/cell _____

Address _____

Name _____ phone/cell _____

Address _____

Name _____ phone/cell _____

Address _____

Applicant's Employer _____

Address _____ Phone _____

Pets: Yes ___ No ___

Type of pet _____

Breed _____ Licensed Yes ___ No ___

VEHICLES:

All vehicles must have current registration and insurance.

No commercial vehicles permitted.

No parking on grass or overnight in street.

Make/model _____ year ____ Plate# ____ State ____

Make/model _____ year ____ Plate# ____ State ____

Make/model _____ year ____ Plate# ____ State ____

Make/model _____ year ____ Plate# ____ State ____

Representation

If a realtor or attorney is handling this purchase, please fill in:

Name _____ Agency _____

Address _____ Phone _____

Has the realtor/attorney advised you this is a senior 55+ HOPA community? Yes ____ No ____

Were you informed one resident must be 55 or older? Yes ____ No ____

Were you informed no one under the age of 18 can be a resident?

Yes ____ No ____

Westwood Community Four, Inc. is a registered Housing for Older Persons Community, do you understand this? Yes ____ No ____

Are you aware that once you become a resident of Westwood Community Four Association Inc. you are agreeing to abide by all current deed restrictions, by-laws and rules and regulations approved by this community and the Board of Directors? Yes____ No____

Resident's email address:

Name_____ Email_____

Name_____ Email_____

Name_____ Email_____

Name_____ Email_____

The Westwood Community Four screening committee will contact you within two weeks to set an interview date and time. All residents must attend unless prior arrangements are made and approved by the committee.

A non-refundable administrative fee of \$100.00 payable to Westwood Community Four, must be paid prior to the interview.

Signature of Applicants:

_____ Date_____

_____ Date_____

_____ Date_____

_____ Date_____

WESTWOOD COMMUNITY FOUR ASSOCIATION, INC.

9200 N.W. 70TH Street

Phone: 954-722-0648

Tamarac, Fl. 33321

Email: westwood4hoa@aol.com

Please print clearly

AFFIDAVIT

Property Address _____

Lot ___ Block _____

Perspective Owner/owners:

Name _____ Age _____

Name _____ Age _____

Current address _____

Approximate date of closing _____

Applicant/Applicants affirm that all questions on the application have been answered fully and truthfully and has made no attempt to deceive Westwood Community Four Association. Inc.

“Resident” is defined, for the purposes of this affidavit, as a person physically inhabiting the premises as their primary residence for at least nine months out of every year.

Applicant is aware that the homes in Westwood Community Four, Inc. are subject to a recorded Declaration of Restrictions, By-Laws, Articles of Incorporation, Rules and Regulations and agrees to abide by them.

Applicant has been informed that the community is an active 55+ senior community registered with the State of Florida as a Housing for Older Persons. No persons under the age of eighteen may be permanent residents.

If the person who is over fifty-five (55) fails to move in as a full time resident after closing, or if it is found that anyone under eighteen is or comes to be in residence at any time, or if the status of the occupants should change so as not to conform to the provisions of the Housing for Older Persons Act, then at the discretion of the Association, the house must be vacated, sold or rented within 6 months of the date of change.

The property owners shall individually and jointly be subject to a fine of \$2500.00 payable to Westwood Community Four, Inc. and will pay all attorney and court costs incurred by the Community in this matter.

Should a violation of our age restrictions occur, the applicants will be notified, in writing, by certified and regular mail. They will have 30 days to refute the allegations of violation. However, it is expressly understood that the decision of the Board of Directors of Westwood Community Four, Inc. is final and there is no right of appeal to this decision.

The invalidity of any part of this agreement will not affect the validity of the rest of the agreement.

Applicant(s)

Sign _____

Print _____

Date _____

Sign _____

Print _____

Date _____

Sign _____

Print _____

Date _____

THIS DOCUMENT CONTAINS THREE (3) PAGES AND MUST BE NOTARIZED.

Sworn to and subscribed before me this _____ day of _____ (month), _____ (year) by

_____ who is personally known to me or who produced _____ as identification.

Notary Public, State of _____

My commission expires: _____