



*The Hemispheres  
Condominium Association*

*Lease Renewal*

**PLEASE READ AND COMPLETE ALL FORMS IN THEIR ENTIRETY.**



*The Hemispheres*  
*Condominium Association*

UNIT #: \_\_\_\_\_ BUILDING: \_\_\_\_\_

APPLICANT NAME: \_\_\_\_\_

APPLICANT SIGNATURE: \_\_\_\_\_

CONTACT NUMBER(S): \_\_\_\_\_

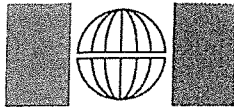
EMAIL: \_\_\_\_\_

- APPLICANTS MUST PROVIDE A COPY OF THE RESIDENTIAL LEASE

**PLEASE KNOW THAT IT MAY TAKE UP TO 15 BUSINESS DAYS TO RECEIVE APPROVAL FROM THE ASSOCIATION. DURING THAT PERIOD NO INFORMATION WILL BE DISCLOSED. YOU MUST WAIT TO BE CONTACTED BY THE ASSOCIATION.**

**OCCUPANCY**

- NO UNIT SHALL BE USED FOR ANY PURPOSE OTHER THAN A SINGLE-FAMILY DWELLING
- NO STUDIO UNIT SHALL BE OCCUPIED BY MORE THAN TWO INDIVIDUALS
- NO ONE BEDROOM UNIT SHALL BE OCCUPIED BY MORE THAN THREE INDIVIDUALS
- NO TWO BEDROOM UNIT SHALL BE OCCUPIED BY MORE THAN FOUR INDIVIDUALS
- NO THREE BEDROOM UNIT SHALL BE OCCUPIED BY MORE THAN SIX INDIVIDUALS



THE HEMISPHERES CONDOMINIUM ASSOCIATION, INC.

## SECURITY DEPOSIT STATEMENT

This security deposit to The Hemispheres Condominium Association, Inc. is for repairs or replacement for any damages caused by this unit to the common elements or in connection with any outstanding amounts owed to the Association by the unit for any unpaid parking. The deposit referenced below and made to the Association is separate and distinct from any security deposit which may negotiated between the unit owner and the tenant.

RECEIVED FROM: \_\_\_\_\_  
(name) (date)

The Sum of \$ \_\_\_\_\_ (ONE MONTH'S RENT) as security deposit to The Hemispheres Condominium Association, Inc. with the rental of:

Unit: \_\_\_\_\_ Building: \_\_\_\_\_ Parking Spot: \_\_\_\_\_

From: \_\_\_\_\_ To: \_\_\_\_\_

The deposit will be returned ONLY to the above name within 15 days of receipt of written notice by the landlord or tenant, that the lease has expired, the unit is vacant and any parking spots have been relinquished and paid in full. Once proper notice is provided, the Association will assess whether any amounts are due for nonpayment or damages to the condominium property caused by the occupants, guests or invitees of the unit and will notify the tenant what will be deducted from this deposit. The tenant agrees to the terms set forth herein.

Tenant: \_\_\_\_\_  
(name of the tenant)

Unit Owner: \_\_\_\_\_  
(name of the unit owner)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

REFUND REQUESTED BY: _____ (name) (date)	REFUNDED: \$ _____ (date)
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*The Hemispheres Condominium Association, Inc.*

**ADDENDUM TO LEASE**

THIS ADDENDUM made this \_\_\_\_\_ day of \_\_\_\_\_, is attached to and forms an integral part of the lease to which it is attached, dated \_\_\_\_\_, \_\_\_\_\_ for a term commencing \_\_\_\_\_ and expiring \_\_\_\_\_ (hereinafter referred to as the "Lease") by and between \_\_\_\_\_ (hereinafter referred to as "Owner" or "Lessor") and \_\_\_\_\_ (hereinafter referred to as "Lessee") for unit # \_\_\_\_\_ within the \_\_\_\_\_ Building of The Hemispheres Condominium located at \_\_\_\_\_ South Ocean Drive, Hallandale Beach, FL 33009 (hereinafter referred to as the "Unit"). In the event this Addendum conflicts with, varies or modifies terms and provisions of said Lease, then in such event, the terms and provisions of this Addendum shall control and govern the rights and obligations of the parties.

**WITNESSETH:**

WHEREAS, Lessor is the Owner of the Unit, and wishes to lease said Unit to Lessee; and

WHEREAS, The Hemispheres Condominium Association, Inc. (the "Association"), pursuant to Section 9.031 of Article IX of the Association's Declaration of Condominium (the "Declaration"), has the right to approve leases of units within The Hemispheres Condominium (the "Condominium") and

WHEREAS, pursuant to Section 9.034 of Article IX of the Declaration, the Association has the authority to require the Lessor and Lessee to execute a standard Lease Addendum and in connection therewith the Association is requiring that this Addendum to Lease form be executed by Lessor and Lessee

NOW; THEREFORE, in consideration of the terms set forth herein and other good and valuable consideration, the receipt and adequacy of which the parties hereby acknowledge, the parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. Lessee shall abide by and comply with the provisions of the Association's Declaration, By-Laws, Articles of Incorporation and all rules and regulations, as same may be amended from time to time (hereinafter referred to as the "Governing Documents") and shall comply with all laws, ordinances, regulations and administrative rules applicable to the Unit including, but not limited to Chapter 18, Florida Statutes, (the "Condominium Act"). By executing this Addendum, the Lessee acknowledges receipt of the Governing Documents from the Lessor and acknowledges review of same
3. In the event Lessor is delinquent in the payment of any monthly maintenance assessments or Special assessments due to the Association, the rent for the unit shall be applied by the Lessee to payment of any delinquent assessment or installment thereof due to the Association before payment of the balance, if any, of such rent to the Lessor. If any such assessments and installments are not paid within ten (10) calendar days after the due date, the Association shall notify the Lessor of such delinquency by certified and regular mail to the last address furnished to the Association by Lessor and shall notify Lessee of same by regular mail to the Unit address. Upon receipt of such notice, Lessee shall immediately pay to the Association the amount of such delinquent assessment, including late fees, interest, collection costs and attorneys fees (if any), and shall deduct such sums paid to the Association from the next rental payment. Notwithstanding the foregoing, in the event the sums owing to the Association exceed the Lessee's rental payment. Lessee shall not be obligated to pay any sums in excess of such rental payment to the Association. If any excess sums are due to the Association, the Lessee is authorized to continue to deduct such sums from each rental payment until such sums have been paid in full.
4. In the event the Lessee fails to pay delinquent assessments and costs and fees incidental thereto, the Lessee shall be deemed in default under the Lease and subject to eviction proceedings as described in paragraph 5 of this Addendum, in addition to all other remedies the Association shall have. The collection of rental payments from the Lessee shall not be deemed an election of remedies, and the Association may still proceed to collect delinquent assessments in accordance with the Governing

Documents and the Condominium Act, including but not limited to the filing of a claim of lien, foreclosure, and personal money actions.

5. Lessee agrees to abide by this Addendum, the Governing Documents and all applicable laws, ordinances and regulations. If Lessee fails to comply with this Addendum, the Governing Documents or any applicable laws, ordinances and regulations, Lessor shall promptly commence action to evict Lessee. If Lessor fails to promptly commence action to evict Lessee, Lessor hereby authorizes the Association as the Lessor's agent and attorney in fact, to commence eviction proceedings. In the event the Association files an action for eviction, the Lessor and Lessee shall be jointly and severally liable for all attorney's fees and costs, including appellate proceedings. Nothing contained herein shall be deemed to obligate the Association to commence eviction proceedings or to preclude the Association from pursuing any other available legal remedies.
6. Prior to occupancy of the Unit, Lessee shall be required to place in escrow with the Association a security deposit equivalent to the sum of one (1) month's rent which may be used by the Association to repair any damages to the Common Elements or Association property resulting from any acts or omissions of the Lessee (as determined in the sole discretion of the Board of Directors). The Lessor shall be jointly and severally liable with the Lessee to the Association for any amount in excess of such sum which may be required by the Association to effect such repairs. Such security deposit shall be administered in accordance with Part II of Chapter 83, Florida Statutes. Lessee shall not be entitled to interest on the security deposit.
7. Lessee shall not be entitled to occupy the Unit prior to receipt of written approval from the Board of Directors as specified in Section 9.031 of Article IX of the Declaration.
8. The Unit shall be possessed, occupied and utilized solely for the purpose of a private single family residential dwelling and for no other purpose. Lessee warrants and represents that the only occupants of the Unit will be the following individuals:  
  
\_\_\_\_\_  
  
\_\_\_\_\_
9. The Association and/or its authorized agent (s) shall have the irrevocable right to have access to the Unit as may be necessary for inspection, maintenance repair or replacement of any Common Elements accessible therefrom, or for making emergency repairs necessary to prevent damages to the Common Elements or other units.

10. The Lessee shall not assign the Lease, nor sublet or permit the Unit or any part thereof to be used by others without the prior written approval of the Association.
11. The Lessee agrees not to keep anything in the Unit which will increase the insurance rates of the Association or interfere with the rights of other residents of the Association by creating unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance, immoral or illegal act in the Unit, or on the Common Elements, or the Limited Common Elements.
12. Without limiting the generality of the requirement that Lessee comply with all provisions of the governing documents, the Lessee specifically acknowledges that no dogs may be maintained in the Unit.
13. There shall be no extensions or renewals of the Lease without the prior written approval of the Association.
14. Lessee and Lessor specifically acknowledge that as of the expiration date of the term of the Lease, unless the appropriate documentation has been provided to the Association evidencing that the term of the Lease has been renewed, the Lessee shall have no access or use rights in the Association's property, including, but not limited to, all Common Elements and amenities except as an invited guest.
15. When used herein, the singular shall include the plural, the plural the singular and the use of any gender shall include all genders as appropriate.
16. The partial or complete invalidity of any one or more provisions of this Addendum, or any other instrument required to be executed by Lessee in connection with the leasing of the Unit, shall not be affected thereby, and each and every term and provision otherwise valid shall remain valid and be enforced to the fullest extent permitted. The failure of any of the terms, covenants or conditions of this Addendum, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenants, conditions or rights as respects further performance.
17. Nothing contained in the Lease, this Addendum, or the Governing Documents shall in any manner: (i) be deemed to make the Association a party to the Lease or this Addendum (except to the extent that the Association is an intended third party beneficiary of any of the covenants contained in the above referenced documents which are for the benefit and protection of the Association and are necessary to enable the Association to enforce its rights hereunder; (ii) create any obligation or liability on the part of the Association to the Lessor or Lessee (including,

without limitation, any obligations as a landlord under applicable law or any liability based on the Association's approval of the Lessee pursuant to the Declaration, such approval being solely for the benefit of the Association, or create any rights or privileges of the lessee under the Lease, this Addendum, or the Governing Documents as to the Association.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the date and year first above written.

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Signed, sealed and delivered  
In the presence of:

**OWNER(S)/LESSOR(S)**

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**LESSEE(S)**

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The HEMISPHERES CONDOMINIUM ASSOCIATION, INC. acknowledges  
receipt of this Lease Addendum, This \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_

THE HEMISPHERES  
CONDOMINIUM ASSOCIATION, INC

By: \_\_\_\_\_

Title: \_\_\_\_\_



*The Hemispheres Condominium Association, Inc*

**MAINTENANCE & APPLIANCE SERVICES IN UNITS**

I (WE), unit owner (s) of record of apartment \_\_\_\_\_ building \_\_\_\_\_ as lessor (s)  
have rented said Unit to the lessee(s) named below.

Name of Lessee(s) \_\_\_\_\_  
\_\_\_\_\_

The lease in effect commences on \_\_\_\_\_ (date) and  
terminates on \_\_\_\_\_ (date)

I (WE) hereby AGREE \_\_\_\_\_, DO NOT AGREE \_\_\_\_\_ to pay for any  
maintenance and / or appliance servicing performed in said unit, requested by  
the lessee, for which a charge may be made to the Unit owner(s) of record.

\_\_\_\_\_  
Printed Name(s) of unit owner(s) [last name first]

\_\_\_\_\_  
Signature(s) of unit owner(s)

\_\_\_\_\_  
Date

***“SUMMARY OF  
IMPORTANT RULES TO ABIDE BY”***

- A unit owner is only allowed one (1) rental per year after completion of one year of ownership and the absolute minimum rental is for 3 months. Illegal renters will not be tolerated!
- Barbecuing is not allowed on the balconies or in the common areas. We have a BBQ located in the Bay side area for residents to use.
- Satellite dishes shall be installed within the boundaries of the terrace (or balcony) area only with written authorization from the association or the General Manager.
- Clothing or towels should not be hung on balcony railings.
- Beach umbrellas are not allowed on balconies.
- Sliding glass doors and windows must be closed at all times. Leaving them open will cause air conditioning problems. Moisture and mold buildup inside the residence and cause disturbances to other units. Importantly, open doors and windows increase energy cost to all unit owners.
- Proper attire, such as shirts & shoes, are required in the Tower Lobbies. Wet bathing suits are prohibited in the Tower Lobbies. Residents and guests with bathing attire must use lower lobbies.
- Everyone must read and follow the **“Pool Rules”** posted by the pool entrances such as, 1) No food or drink (water allowed) except in designated areas, 2) **One fitted towel** covering the full length of the chaise lounge must be used. All new owners and renters must purchase from the Association a minimum of two towels upon registration, 3) Float devices, beach balls, snorkels, scuba gear, fins, etc., are prohibited except personal floating devices that attach completely around the body and are U.S. Coast Guard approved.
- Children under 12 years of age must be accompanied by an adult in the pool area; and children under 5 years of age in the pool must be actively supervised by an adult in the pool with the child.
- No jumping allowed in the pool area.
- Anyone incontinent, in diapers or training pants are not permitted in any pool unless they are wearing a leak proof swimmer's diaper.
- Individuals using the pool area shall have their access cards readily available to identify themselves. Guest must be accompanied by a resident or unit owner.
- Access cards must be used only by owner of the card. Anyone caught using someone else's card will have card confiscated.

- All cars and motorcycles must be registered with the parking office which is open Monday to Friday 8 am to 4 pm. Cars arriving during the weekend or after office hours must register their car with the security department in any of the lobby entrances to obtain a “courtesy pass.”
- All cars must park “head in” only.
- Any unit owner with overnight guests must notify the office ahead of time and provide the office with the names and length of stay.
- No dogs allowed on the premises.
- Unit owners are responsible for their visitors and tenants.
- There shall be no solicitation by any individual, company or organization on the Hemispheres’ premises. Under door distributions of any kind are strictly prohibited, except for informational notices authorized by the General Manager or Board of Directors.
- No littering by residents or their guests on our premises or the beach.
- All renters and visitors must be made aware of the rules and they must obey them.
- The association publishes a monthly newsletter which provides information from Management and the Board of Directors as well as a monthly calendar of events. The newsletter also appears on the Hemispheres website at [www.thehemispheres.com](http://www.thehemispheres.com)
- Community Channel 8001 provides information of upcoming events and reminders.

NOTE: A book with a complete set of rules and regulations is available at the office.

I acknowledge that I have read the above “Summary of Important Rules” and will abide by them.

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Signature

Date