New applications can be completed on our website. The application fee is $150 and that can be paid on our website as well (under make a payment), the link will transfer you to the PayPal portal.

<https://tems.pilera.com/>

Applicants must submit the following:

Drivers license or ID for anyone over the age of 18

Copy of signed lease agreement

Copies of their last 3 pay stubs

Copies of their last 3 W2'S

Copy of Vehicle insurance and registration(s)

You’ll be able to upload the lease and two Drivers Licenses to the application. All other supporting documents can be emailed to this address.

45K yearly income

No pit bulls

No commercial vehicles

Any past due balances and or outstanding violations must be paid in order for said property to be rented. The property must be up to code (driveway, walkway, lawn, roof, paint,etc).

Trash days are MONDAY AND THURSDAY.
BULK PICK up is on MONDAY.
RECYCLE is on THURSDAY.

Your bin should be out to the curb by 7am on trash day

but no sooner than after 6 pm on the evening prior.

Trash Bins must be picked up the same day the trash is removed.

Trash bins must be stored out of the public view. This means not visible from traveling down the street in either direction.

Trash bins and other debris MUST be removed prior to natural disaster or emergency events. for example a Hurricane.

• Residents should refrain from entering the pool area if exhibiting any flu-like symptoms, feeling unwell, or currently positive for COVID-19.

• No more than fifteen (15) persons are permitted to be in the pool area. Due to the occupancy restrictions, no guests are allowed in the pool area at this time.

• There is a time limit of two (2) hours per day, per household, for use of the pool area to ensure that other residents will also be able to enjoy the pool area.

• All persons must wear a face covering when entering any enclosed area surrounding the pool (ex: patio, restrooms, clubhouse).

• All persons must follow CDC guidelines, including but not limited to, hand washing and use of hand sanitizer.

• All persons must practice social distancing (minimum 6 feet).

• All pool furniture has been removed, but residents may utilize their own chairs while enjoying the pool deck.

Residents who violate these rules may be subject to fines in accordance with the TEMS Rules and Regulations.

\*\*The Clubhouse and or Pavilion must be rented out by a Tamarac Lakes Section 1&2 Resident.\*\*

 **RESTRICTIONS FOR CLUBHOUSE & PICNIC AREA EVENTS**

1.The maximum occupancy for the clubhouse is 107 persons.

2.No organizations or commercial ventures may use the clubhouse without prior approval from the Board of Directors.

3.**Party giver must be a responsible owner/ resident in good standings with TEMS Association and must remain on the premises during the entire function.**
4.Music must be turned off at 11:00 pm. Clubhouse is to be closed by midnight. All glass sliding doors must be locked, all lights turned off, windows closed tightly and all fans turned off. All garbage bags are to be placed on the east side of the Clubhouse by the pool gate.

5.Any owner wishing to utilize the clubhouse or picnic area for a private party must contact the TEMS office and fill out the applications for reserving these areas. All applicants reserving these areas are given permission by TEMS Association.

6.Residents must submit a $150.00 refundable security deposit and a $200.00 usage fee for the clubhouse. We no longer accept checks for reservations. ALL FEES MUST BE PAID ONLINE. A $75.00 refundable security deposit is required for the picnic area. The deposit is given back only after inspection. Non-Resident fee is $500.00 with a 500.00 deposit.

7.Clubhouse and picnic area must be left in the same condition found in order to receive the security deposit back.

8.TEMS Homeowners Association has priority use of the clubhouse and picnic area.

9.**If the Clubhouse or pavilion area is not properly cleaned up after a party or event, the man-hours used to clean up the area will be deducted from the deposit.**

**Attention:** *Our screening process is very thorough. We check over 10 years prior history to ensure your information is accurate. We check with your employers, We check, Local,State and Federal Government records for accuracy.* We urge applicants and real-estate professionals to verify each and every question is properly answered. We will not accept applicants who knowingly omit, conceal or otherwise falsify the application. If you are filling out the application for someone else, you must ensure you ask all of the questions that are on the application to everyone listed on the application and or everyone who will be in the household.

Example:

Mother and son apply, mom fills out application, Mom fails to mention son was arrested and convicted of armed robbery. Mom states she didn't remember. Records reveal son has 13 arrests   and mom bailed him out just 2 months prior to application. So mom knew and intentionally lied.

DENIED.

Example:

Husband and wife, wife fills out application, she writes down that the husband had a misdemeanor crime in 2010 and no other issues. Records confirm this is true and the crime did not fall into our mandatory denial category so the application was approved.

APPROVED

Single applicant , fills out entire application, writes down that they make $50,000.00 our min. requirement is $45,000.00. When asked to provide documents to support the claim, subject provides current pay checks that reveal they make $38,000.00. When asked to explain the difference, they were given 15 days. Subject brought an official looking letter from the employer stating employee makes 20k in bonuses. The letter was verified with employees corporate payroll and was found to be fraudulent. Applicant provides false documents is automatically rejected with no recourse.

DENIED

Application Fee 150.00
Please follow the link to our online application.

You may also copy and paste the link into your browser.

*No refunds for application process.*

**Please fully and accurately complete the application. Any omissions may be grounds for denial. We will need a verifiable address history for the last 10 years**. **Applications will automatically be rejected for omissions and failure to provide all accurate information.**

No refunds will be given for the application process.

Once you complete your application you must go to the payments page. The application will be unable to processed until the payment has cleared.

Please allow from 3-10 business days for an application to be processed. If the application is accurately completed, the time frame should be much faster.

If you have any questions you can email the office at your earliest convenience or Geraldo at (954)980-3809.

Website: <https://tems.pilera.com/>

Kind Regards,

TEMS