

SHAKER VILLAGE CONDOMINIUM ASSOCIATION, INC.

c/ Renaissance Management Group
1773 N State Road 7, Lauderdale, FL 33313
(954)693-9989 | info@rmgsouthflorida.com | www.shakervillagecondo.com

SALES GUIDE

Dear Resident,

Thank you for being part of the Shaker Village Condo community. As you prepare for the sale of your unit, we've created this Sales Guide to provide important information and help make the process as smooth as possible for both owners and realtors. If you have any questions or need additional assistance, please contact our team.

Please note that this guide is a general summary. Official governing documents, Association records, contracts, lender requirements, and applicable law will control in the event of any differences.

ASSOCIATION SNAPSHOT

Association Name	Shaker Village Condominium Association, Inc.		
Association Website	www.shakervillagecondo.com		
Number of Units	358	Number of Buildings	64
Tax ID:	59-1485674	Eff/Acc Year Built	1974/1973

MANAGEMENT COMPANY

Management Company	Renaissance Management Group
Office Address	1773 N State Road 7 – suite 200, Lauderdale, FL 33313
Office Hours	Monday - Friday, 9am - 5pm (Appointment Only)
Phone Number	954-693-9989
Fax	954-722-2287
Email	info@rmgsouthflorida.com
Property Manager	Trisha Soman

ON-SITE OFFICE

Please note that the on-site office serves residents only. For general questions, inquiries, sale-related matters, and other assistance, please contact the Management Company as the primary point of contact.

Office Address	40 Meacham Lane, Tamarac, FL 33319		
Office Hours	Monday - Friday, 8:30am - 4pm, Lunch 1:30-2pm		
Phone Number	954-722-2180	Email	shakervilcona@yahoo.com

1. ASSOCIATION DOCUMENTS

Condo Documents & Forms	https://shakervillagecondo.com/documents-forms/
Budget/Financials	Homeowner's Portal
Special Assessments	No special assessment in place
Annual Meeting	3rd Friday in February @ 7:30 pm

2. INSPECTIONS AND REPAIRS

9. (a) Milestone Inspection Report	(i) Required and Completed
9. (b) Turnover Inspection Report	(ii) Not required - only if applicable after July 1, 2023
9. (c) Structural Integrity Reserve Study	(ii) Not required - Shaker Village only has 2-story buildings

3. ESTOPPEL AND QUESTIONNAIRE REQUESTS

To request an estoppel certificate or condo questionnaire, please follow these steps:

1. Visit www.CondoCerts.com
2. Sign up for an account or log in.
3. Enter the necessary property and client details.
4. Pay any applicable processing fees using secure payment options.
5. Submit your request and we will take care of the rest!

Service Level	Estoppel Letter	Standard Questionnaire	Custom Questionnaire
Standard (10 business days)	\$299.00	\$240.00	\$290.00
Rush (3 business days)	\$399.00	\$290.00	\$390.00
Delinquent Account Fee	\$150.00		
Update	\$50.00		

4. INSURANCE INFORMATION

Certificates of insurance can be obtained from EOI Direct or by calling 1-877-456-3643. For lending institutions or mortgagee clause information, please contact EOI Direct directly.

See Appendix "B" for a Certificate of Insurance (For Reference Only). This is a sample certificate for reference only. Buyers or mortgage lenders must request an official certificate directly from the insurance provider.

NOTE: Unit owners should have a HO-6 policy for coverage applicable to the interior of the unit, personal property, liability, and other owner responsibilities. **Currently Shaker Village provides insurance coverage to the exterior, and the community is insured at replacement value NOT appraisal value.**

BUYER APPROVAL PROCESS

SCHEDULE YOUR CLOSING ACCORDINGLY TO AVOID DELAYS

- Allow at least 30 days for Association review after a complete application is received.
- There is no rush option for the application process.
- Do not schedule or complete closing until written Association approval has been issued.
- An exterior inspection of the unit will be conducted. Please ensure your property is compliant.
- Pay all outstanding balances and assessments.
- Order the estoppel and lender questionnaire early enough for the transaction timeline.

APPLICATIONS MUST BE COMPLETE

Blank or missing information may result in the application being returned without processing or approval.

ALL INDIVIDUALS LISTED ON THE SALE CONTRACT MUST APPLY

Each adult (18+) must submit a completed application form and required documents, no exceptions.

GENERAL REQUIREMENTS

Application Form	https://shakervillagecondo.com/wp-content/uploads/2024/06/SV-Application-Sale.pdf
Turnaround Time	30 days from the date the application is <u>COMPLETE</u>
Application Fee (Per Person)	\$150.00 for <u>EACH</u> resident over the age of 18.
Application Fee (Married Couple)	One \$150.00 fee for husband and wife (include marriage license)
Occupancy Limit	Maximum two (2) people per bedroom can reside in the unit.

SPECIFIC REQUIREMENTS

Credit Score Requirement	620 (all individuals listed in the sale contract). If an applicant’s credit score is below 620, 12 months of maintenance must be placed in a non-interest-bearing escrow account at closing.
Minimum Down Payment	5% Minimum Down Payment required
Vehicle Limit	Maximum two (2) vehicles per unit
Pets	Allowed - 35 lbs maximum upon maturity

LEASE RESTRICTIONS

Approval	All prospective tenants must submit a lease application
Waiting Period	Units may not be leased for the first 24 months of ownership
Lease Term	All leases must be for a minimum of one year
Number of Rentals Allowed	No unit owner may rent a unit more than once in any 12-month period
Credit Score Requirement	There is no Minimum credit score for tenants
Co-signers	Co-signers are NOT allowed
Investors	Permitted. However, there is a two (2) year waiting period to rent
Subleasing / Transient Use	No subleasing or transient occupancy is allowed

MONTHLY ASSESSMENT - 2026

Amount	\$484.81	Grace Period	10 days
Billing frequency	Monthly	Late Fee Applied	11th
Due Date	1st	Late Fee Amount	\$25.00

SERVICES INCLUDED IN THE MONTHLY DUES:

The monthly assessment covers the general operation and upkeep of the community, including landscaping, tree trimming, pest control, trash collection, pool service, playground and tennis courts, roof and sundeck repairs, janitorial services, security patrol, management, reserve contributions, and basic building insurance. Basic cable through Breezeline is included. Internet and premium channels are the owner's responsibility.

Water and sewer are not included. For a detailed breakdown, please refer to the Association's Annual Budget.

METHODS OF PAYMENT

OPTION 1: ONLINE PORTAL	Payments may be submitted through the online Owner Portal. Homeowners can make one-time payments or set up automatic payments using a checking account, credit card, or debit card. - eCheck (ACH): \$2.49 fee per transaction (recommended option) - Credit card: 2.99% processing fee based on the transaction amount - Debit card: \$9.99 fee per transaction Visit www.shakervillagecondo.com and click on "Owner Portal" to access it.
OPTION 2: BANK BILL PAY	Use your bank's bill pay service and have the bank mail a check on your behalf. Payable to: Shaker Village Condominium Association, Inc. Mailing Address: Shaker Village Condominium Association, Inc. c/o City National Bank of Florida PO Box 526503 Miami, FL 33152 Reference/Account Number: Your property address
OPTION 3: IN-PERSON DROP-OFF	Payments may be placed in the secure drop box located at the front door of the management office at any time. Renaissance Management Group, Inc. 1773 N State Road 7, Suite 200 Lauderhill, FL 33313 Please make sure payments delivered in person or by mail are received by the 10th of the month to avoid late fees.

COMMUNITY RULES

RULES AND REGULATIONS:

<https://shakervillagecondo.com/wp-content/uploads/2021/07/SV-Rules-and-Regulations-Revised.pdf>

KEYS (The seller must transfer the keys)

Pool key	\$50 ; cashier's check or money order payable to Shaker Village Condo Association
Mailbox	If there is an issue with the lock or if a key has been lost, the resident must contact a locksmith directly to have the lock replaced. The Association does not have the authority to replace keys or make changes to mailbox locks.

PETS

Pets Allowed	Yes – no more than one dog or one cat living in each unit (Pitbulls not allowed)
Pets Registration	Each animal must be registered, and proof of vaccination must be presented
Maximum Weight	The weight limit for a pet is 35lbs upon maturity

TRASH

Trash Pick Up Days	Mondays & Thursdays. Recycle is collected on Mondays only (yellow lid)
Bins	Regular garbage (green) and Recycle (yellow)
Bulk Trash	Every Thursday (household items only, no construction material)
Waste Management	(954) 974-7500

RESPONSIBILITIES

Roof/Sundeck	Shaker village is responsible for roof repairs and replacements
AC	The unit owner is responsible for the AC doghouse, AC Stand, and AC unit

OTHER

For Sale Signs	No sign or advertisement may be displayed on the unit or condominium property without prior written Association approval.
Unit Use	Units are limited to single-family residential use and cannot be used for commercial or professional purposes.
Visitors	- No visitor may reside in a unit for more than 15 days without the unit owner being present. - Visitors staying overnight and parking on Shaker Village property must obtain a guest pass. Visitors must visit the office and present their current vehicle registration and the unit owner's driver's license.

PARKING

Parking regulations are actively enforced throughout Shaker Village. Vehicles parked in violation of Association rules may be **towed at the vehicle owner's expense**.

Resident Decals	A valid parking decal is required for resident vehicles. Registration and insurance must be provided. A maximum of two (2) decals per unit may be issued.
Assigned Parking	Each unit has two assigned parking spaces located in front of the unit and marked with the unit number.
Third Vehicle	A third vehicle may park in an available guest space on a first-come, first-served basis . A third parking space is not assigned or guaranteed .
Additional Spaces	Additional assigned spaces are not available for purchase or assignment.
Guest Parking	Guest parking is available on a first-come, first-served basis for visitors only. Overnight or extended guest parking requires a guest permit .
Commercial Vehicles	Commercial semi-trucks and vehicles displaying company logos, advertising, or exterior racks are prohibited .
Parking Direction	Vehicles must be parked head-in . Backed-in parking is permitted only while actively unloading and the vehicle must then be turned around.

IMMEDIATE TOWING VIOLATIONS

- Parking on the grass
- Parking in a fire or emergency lane
- Parking in a dead-end area
- Blocking a roadway, driveway, entrance, or exit
- Backed-in parking, except while actively unloading
- Commercial semi-trucks
- Commercial vehicles displaying company logos, advertising, or exterior racks

ADDITIONAL PARKING REQUIREMENTS

Vehicles must be legally registered and properly parked. Double parking, vehicle repairs, inoperable vehicles, and parking in another owner's assigned space without permission are prohibited.

If Your Vehicle Has Been Towed:

D&G Towing and Recovery

954-870-5567

To Report a Parking Violation:

www.shakervillagecondo.com/resources/

Parking Questions:

Renaissance Management Group

954-693-9989

RENOVATIONS

If you are planning to renovate your unit, you must first submit a completed ARC Form, along with all required vendor documentation, to the Board of Directors for approval **before any work begins**.

ARC FORM: <https://shakervillagecondo.com/wp-content/uploads/2024/06/SV-ARC-Form.pdf>

City Permits:

- **A city permit must be obtained when required.** Common examples of work that may require a permit and licensed contractor include replacing water heaters or air-conditioning units, kitchen or bathroom renovations, replacing bathtubs or showers, windows or doors, hurricane shutters, balcony enclosures, and certain electrical work.

Working Hours

- Non-emergency service/contractor work cannot occur before **8:00 AM** or after **9:00 PM**.
- Contractors must sign in at the on-site office.

Approved Front Door Guide:

<https://shakervillagecondo.com/wp-content/uploads/2024/06/SV-Approved-Doors.pdf>

Approved Exterior Paint Guide:

<https://shakervillagecondo.com/wp-content/uploads/2026/08/SV-Approved-Paint.pdf>

AFTER CLOSING

- Send a copy of the **Warranty Deed and Settlement Statement** to Renaissance Management Group. Once received, a link to the homeowner online portal will be sent to the email provided.
- The new owner must visit the **Shaker Village on-site office before moving in** to obtain the required parking decals/permits.
- The **seller is responsible for transferring all keys to the buyer**, including the pool/mailbox keys.

IMPORTANT CONTACTS

911	Police only for emergencies
954-765-4321	Police for non-emergencies
954-597-3750	City of Tamarac Public Services
954-597-3950	Water (City of Tamarac Utilities)
954-797-5000	Electricity (FPL - www.fpl.com)
888-536-9600	Cable (Breezeline)
954-870-5567	D&G Towing
954-974-7500	Waste Management
954-693-9989	Renaissance Management Group (Management Company)
954-722-2180	Shaker Village Office (on-site office)

APPENDIX "A"

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

DBPR Form CO 6000-4
Effective: 12/23/02

Name of Condominium Association: Shaker Village Condominium Association, Inc.

As of: 01/01/2026

Q: What are my voting rights in the condominium association?

A: Each unit is entitled to one vote. If there are joint owners, corporate ownership or other types of ownership other than an individual single-name ownership, a voting certificate is needed to identify the specific individual who has the authority to vote for that unit.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: The documents identify numerous restrictions including restrictions on leasing, the types of authorized vehicles residents are allowed to park on the property, and the process required for making improvements to the units. The specifics of all restrictions are detailed in the Declaration of Condominium, as well as the Articles, Bylaws, and Rules and Regulations of the Association.

Q: What restrictions exist in the condominium document on the leasing of my unit?

A: New tenants must be screened and approved by the Board of Directors. This includes a credit check and background check. No subleasing and no transient tenants. All leases must be for a minimum of 12 months.

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: The monthly Association assessment is \$484.81 due on the 1st of each month.

Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A: No.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No.

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: No.

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

A: No.

Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.

APPENDIX "B"



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/11/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brown & Brown Insurance Services, Inc. 1201 W Cypress Creek Rd Suite 130 Fort Lauderdale FL 33309		CONTACT NAME: EOI Direct PHONE (A/C, No, Ext): (877) 456-3643 FAX (A/C, No): E-MAIL ADDRESS: HELP@eoidirect.com															
INSURED Shaker Village Condominium Association, Inc. 40 Meacham Lane Tamarac FL 33319		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Westchester Surplus Lines Insurance Company</td> <td>10172</td> </tr> <tr> <td>INSURER B: Travelers Casualty Insurance Company of America</td> <td>19046</td> </tr> <tr> <td>INSURER C: Greenwich Insurance Company</td> <td>22322</td> </tr> <tr> <td>INSURER D: Technology Insurance Company, Inc.</td> <td>42376</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Westchester Surplus Lines Insurance Company	10172	INSURER B: Travelers Casualty Insurance Company of America	19046	INSURER C: Greenwich Insurance Company	22322	INSURER D: Technology Insurance Company, Inc.	42376	INSURER E:		INSURER F:	
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COVERAGES

CERTIFICATE NUMBER: 26-27 Master COI

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			G49430632 001	11/08/2025	11/08/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			BA9S589343	11/08/2025	11/08/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			PPP7491171L22A00	11/08/2025	11/08/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	TWC4439597	06/15/2026	06/15/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C	Directors and Officers			PDO7491171	11/08/2025	11/08/2026	Each Occurrence \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Residential Condominium Association consisting of 358 units located at 40 Meacham Lane, Tamarac, FL 33319

CERTIFICATE HOLDER

CANCELLATION

Shaker Village Condo Assn Inc 40 Meacham Lane Tamarac FL 33319	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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