

# Proposed Updates to Sale & Rental Applications



Costa Del Sol

Last updated  
March 2026

## **COSTA DEL SOL ASSOCIATION, INC.**

### **APPLICATION INFORMATION FOR PROSPECTIVE RESIDENTS**

Dear Prospective Resident,

Thank you for your interest in living at Costa del Sol. Our community offers a high-quality living environment that we are confident you and your family will enjoy.

Please be advised that the application review and approval process for all new tenants and owners may take up to 30 days. Applications for service members will be processed in accordance with Section 83.683, Florida Statutes.

A completed application, along with all required documentation, must be submitted to the Association for review prior to approval of any sale or lease. Occupancy prior to Board approval is strictly prohibited.

Once your application is approved, you will be notified of the date for a mandatory welcome meeting. Attendance is required to ensure all residents understand the Association's Rules and Regulations prior to move-in.

We look forward to welcoming you to our community.

Sincerely,  
Lesley Ulloa  
President, Board of Directors  
Costa del Sol Association, Inc.

#### **Transponder Requirements:**

All residents must obtain a transponder to access the community.

- Owners: Issued upon receipt of the Warranty Deed or Closing Statement
- Renters: Issued after lease approval
- Cost: \$35.00 per transponder

To obtain a transponder, you must provide a valid ID, vehicle registration, and proof of insurance. Transponders are non-transferable; all new residents must register their vehicles with the Association.

All maintenance assessments must be paid in full prior to submitting an application.

#### **Please Note:**

- There is no expedited ("rush") processing.
- Applications must be completed in full. Missing information or documentation will result in the application being returned and not processed.

Completed applications, along with all required documentation, must be delivered to:


#### **Costa del Sol Association, Inc.**

1 Costa del Sol Blvd.  
Doral, FL 33178

#### **Office Hours:**

Monday - Friday  
8:30 AM – 5:00 PM

#### **For questions, contact:**

 [info@cdsassociation.com](mailto:info@cdsassociation.com)  
 305-592-2292



## **Instructions**

**Please read carefully the instructions prior submitting the application**

- 1- A \$150 screening fee is required per applicant. All individuals over 18 years of age must complete an application and submit the fee. Payments must be made in the form of a money order or cashier's check only, payable to Costa del Sol Association. Personal checks are not accepted. Married couples who provide a copy of their marriage license are required to pay a single \$150 fee.
- 2- A clear legible copy of the Executed Lease agreement or Sales Contract.
- 3- A clear legible copy of the Valid Driver's License or a Picture ID from applicant(s) and everyone who is 18 years old or older that will be living in the property.
- 4- Copies of valid Vehicle Registration (s) that will be within the community and car insurance.
- 5- If the individual applying does not have a US Social Security Number the following will be required: Valid Passport and Valid Visa. Every adult must sign page #7. Print one page for every adult.
- 6- Every prospective resident over the age of 18 must complete an application and be subject to the application process.
- 7- Prospective Tenant(s) must not have evicted from a property within the past 7 years.
- 8- A review of each prospective resident's criminal history shall be performed. No prospective resident shall be approved if a review of such prospective criminal history reflects any felony conviction (or plea of no contest) whatsoever, or any other conviction (or plea of no contest) for any crime (s) of a sexual or violent nature. No prospective resident shall be approved if a review of such prospective resident's criminal history reflects any misdemeanor conviction within the last 10 years.
- 9- Previous landlord information provided by the prospective tenants must be verifiable and a favorable recommendation must be obtained from previous landlords. Be sure to know the relationship of the recommendation for the prospective tenant(s).
- 10- If you have pets, please make sure to bring a copy of your pet vaccination and a picture.



Costa Del Sol

Last updated  
March 2026

**All questions must be answered in full.**

Date: \_\_\_\_\_

**Property Info**

Address: \_\_\_\_\_

Lease Term: \_\_\_\_\_ to \_\_\_\_\_ Rent: \$ \_\_\_\_\_

Closing Date: \_\_\_\_\_ Sale Price: \$ \_\_\_\_\_

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Realtors (Owner/Tenant): \_\_\_\_\_ / \_\_\_\_\_

**APPLICANT**

Full Name: \_\_\_\_\_ DOB: \_\_\_\_\_ SSN: \_\_\_\_\_

DL#: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Residence**

Current Address: \_\_\_\_\_ How Long: \_\_\_\_\_

☐ Own ☐ Rent Landlord/Phone: \_\_\_\_\_

**Employment**

Employer: \_\_\_\_\_ From: \_\_\_\_\_ to \_\_\_\_\_ Income: \$ \_\_\_\_\_

Contact/Phone: \_\_\_\_\_

**CO-APPLICANT (if applicable)**

Full Name: \_\_\_\_\_ DOB: \_\_\_\_\_ SSN: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Status: ☐ Employed ☐ Retired ☐ Unemployed ☐ Other: \_\_\_\_\_

Employer: \_\_\_\_\_ from: \_\_\_\_\_ to \_\_\_\_\_ Income: \$ \_\_\_\_\_

Contact/Phone: \_\_\_\_\_

**OCCUPANTS (18+ require background check) Name | DOB | SSN**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



Costa Del Sol

Last updated  
March 2026

### PETS

☐ No ☐ Yes Breed/Weight: \_\_\_\_\_

(Attach vaccination records & photo)

### VEHICLES

Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_ Tag#: \_\_\_\_\_ Transponder#: \_\_\_\_\_

Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_ Tag#: \_\_\_\_\_ Transponder#: \_\_\_\_\_

Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_ Tag#: \_\_\_\_\_ Transponder#: \_\_\_\_\_

Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_ Tag#: \_\_\_\_\_ Transponder#: \_\_\_\_\_

Dear Prospective Resident,

The moving truck must enter through the main gate (NW 41th Street – NW 102 Ave) and the size allowed is up to 26 feet. New residents must notify the office of their move-in date.

TRUCK SIZE	TANK SIZE
10'	31 GAL
15'	40 GAL
17'	40 GAL
20'	40 GAL
26'	60 GAL

1.7. Trucks / Vans: The 2002 Florida Statute 320 defines a truck as: "Any motor vehicle with a net weight of 5,000 pounds or less and which is designed principally for the carriage of goods and includes a motor vehicle to which has been added a cabinet box, a platform, a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passengers."

A Heavy Truck means "any motor vehicle with a net vehicle weight of more than 5,000 pounds, which is registered on the basis of gross vehicle weight in accordance with s.320.08(4), and which is designed or used for the carriage of goods or designed or equipped with a connecting device for the purpose of drawing a trailer that is attached.

I have read and understand the information above.

Applicant Name: \_\_\_\_\_



Costa Del Sol

Last updated  
March 2026

I/We \_\_\_\_\_, do hereby swear that all of the information provided is accurate.

I/We \_\_\_\_\_, absolve COSTA DEL SOL ASSOCIATION \_\_\_\_\_ from doing any wrongdoing and give them my full permission to do a background check. They may use any means that they see fit to obtain any necessary information. Shall this information be false I/We \_\_\_\_\_, will not attempt to deface or embellish COSTA DEL SOL ASSOCIATION \_\_\_\_\_ for their acquisition of said information.

COSTA DEL SOL ASSOCIATION \_\_\_\_\_ is under the obligation to its client to do a full criminal investigation when asked. Please provide the following information.

Have you ever been charged and or convicted of a felony? \_\_\_\_\_

Have you ever been charged and or convicted of a misdemeanor? \_\_\_\_\_

If yes, please explain:

---

---

---

---

Applicant has represented all the information accurately and has not used an alias on this application. Applicant has read and understands that COSTA DEL SOL ASSOCIATION \_\_\_\_\_ will be performing task associated with background investigations including but not limited to: Reference check, Employment check, Residence history, Criminal history, Credit history which will be completed by SARM (Screening and Risk Management). Authorization is hereby given to release banking, credit, residence, and other information pertaining to this application.

\_\_\_\_\_  
Applicant Signature

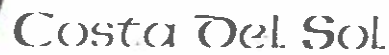
\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Applicant's Signature

\_\_\_\_\_  
Date

**\*MUST PRINT THIS PAGE FOR EVERY ADULT ON THE APPLICATION\***

**\*MUST BE FULLY COMPLETED AND SIGN\***



## UNIT OWNER (LESSOR) AGREEMENT

RE: Unit Address: \_\_\_\_\_

Application; (2) the approval of this Application would violate any provision of the Association's Governing Documents; (3) I/We have failed to pay any assessments to the Association; (4) I/We or the proposed Tenant(s) submit an incomplete Application or make(s) any material misrepresentation on the Application or any other documents or information requested by the Board which material misrepresentation includes but is not limited to the failure to disclose the names of all of the individuals who will reside in the unit during the lease term; and (5) the screening fee is not submitted with this Application. Finally, I/We acknowledge that the application may be rejected for any unapproved architectural modification or architectural violation.

Owners need to get the Certificate of Rental before allowing the tenants occupancy of the property.

[illegible]

**Signature of Unit Owner**

Print Name: \_\_\_\_\_



Costa Del Sol

Last updated  
March 2026

## **RE: Exterior Architectural Modification Policy Costa del Sol Association, Inc.**

Dear Prospective Resident:

The Costa del Sol Association has a strict policy regarding any and all modifications to the exterior of units in the community. Any and all modifications (both major and minor) to the exterior of any unit in the community require the prior approval of the Association. To obtain the necessary approval for architectural modification, one must request an application packet from the Association Office. This application must be completed and returned to the Association Office for approval at the next Architectural Control Committee Meeting. The Association will inform the applicant, in writing, of the Committee's decision.

The approval is based on the unit owner's agreeing to be responsible for all upkeep and replacement to that modification of the property.

Please DO NOT make the mistake of assuming that because another resident in the community has modified the exterior of their unit, the Association has approved this modification. This modified unit may very well be in the violation, fining, and/or legal action process.

The Association would like to thank you in advance for your cooperation in abiding by this policy.

---

I \_\_\_\_\_,

Unit Address \_\_\_\_\_ understand all the above  
information and agree to abide by this Association policy.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_





Costa Del Sol

Last updated  
March 2026

**Re: Costa del Sol Condominium Association, Inc,  
("Association")**

Dear Unit Owner(s):

Please be advised that Section 17.7(E) of Article 17 of the Declarations of Condominium for Condominiums A and B and Section 17.8(E) of Article 17 of the Declarations of Condominium for Condominiums C through W provide as follows:

**(E) Leases shall be required to place in escrow with the Association a security deposit in a sum to be established by the Board which shall not exceed the highest sum permitted by Chapter 718, Florida Statutes, as amended from time to time.** The security deposit may be used by the Association to repair any damages to the Common Elements resulting from the acts or omissions of a lease (as determined in the sole discretion of the Board). The unit owner will be jointly and severally liable with the lease to the Association for any amount in excess of such sum which is required by the Association to effect of such repairs or to pay any claim for injury or damage to property caused by the negligence of the lease, such security deposits shall be administered in accordance with Part II Chapter 83, Florida Statutes.

Based on the above-quoted provision, each lease is required to provide the Association with a security deposit in a sum to be established by the Board. At a duly noticed Board meeting held on July 10, 2007, the Board of Directors voted to prospectively enforce this provision. At a duly noticed Board meeting held on August 14, 2007, the Board of Directors established that the amount required to be provided to the Association by each lease as a security deposits a sum equal to one (1) month's rent. Accordingly, please be advised that all leases renting a unit in Condominiums A-W shall be required to provide the Association with a security deposit in a sum equal to one (1) month's rent. The security deposit will be placed into an escrow amount maintained by the Association. The security deposit may be used by the Association to repair any damages to the Common Elements resulting from the acts or omissions of a lease as determined in the sole discretion of the Board of Directors.

If you have any questions, please contact the Associations Property Management Office at (305) 592-2292. Thank you for your anticipated cooperation in this matter.

Board of Directors  
Costa del Sol Association, Inc.  
ONE Costa Del Sol Blvd. Doral, FL 33178  
[info@cdsassociation.com](mailto:info@cdsassociation.com)  
TEL: (305) 592-2292 FAX (305) 599-2018

Initial \_\_\_\_\_



Costa Del Sol

Last updated  
March 2026

fisior  
Fisior Communications

## Are you leaving Costa del Sol?



PLEASE TAKE A MOMENT TO LET US KNOW WHEN YOU ARE MOVING OUT. IT IS YOUR RESPONSIBILITY TO CLOSE YOUR **HOTWIRE COMMUNICATIONS ACCOUNT**, EVEN IF YOU ONLY HAD THE SERVICES PROVIDED IN YOUR AMENITIES PACKAGE

Simply follow these steps and we'll take care of the rest:

1. Contact Hotwire Customer Service at 800-355-5668
2. Speak to a Customer Service representative. You will need to provide the date you wish to have your service terminated and your forwarding address.
3. If you **DO NOT** have Hotwire equipment to return; the customer service representative will simply close your account and terminate your service on the date requested.
4. If you **HAVE** Hotwire equipment – the customer service representative will provide details regarding the convenient options to return your equipment.

**IMPORTANT NOTE:** There is a minimum fee of \$400 per box for unreturned equipment and this will automatically be applied to your account for each piece of equipment that is not returned to Hotwire Communications in advance of your account being closed

Applicant Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_



Costa Del Sol

Last updated  
March 2026



## Multi-Family Ordinance

On August 22, 2007, the Mayor and City Council adopted the City of Doral's Land Development Code, Ordinance # 2007-12. The Land Development Code provides for Zoning Districts including Single Family Residential (SF-1). The Land Development Code defines a Dwelling, One Family, as "a private residence building used or intended to be used as a home or residence in which all living rooms are accessible to each other from within the building and in which the use and management of all sleeping quarters, all appliances for sanitation, cooking, ventilating, heating or lighting are designed for the use of one (1) family only". A family in the Land Development Code is defined as "one (1) person, or group of two (2) or more persons living together and interrelated by blood, marriage or legal adoption, occupying a dwelling unit designed as a single-family use, as a separate housekeeping unit with a single set of kitchen facilities. The persons thus constituting a family may also include gratuitous guests and domestic servants".

Within the City of Doral, the Land Development Code regulates the zoning within different neighborhoods. Within a zoned single-family residence, only a single family is allowed to occupy that residence. It is prohibited from leasing a room or having more than one family living within a single-family residence. Below are some frequently asked questions concerning multi-family use. For any comments or concerns, please contact the City Manager's office at (305) 593-6690.

Q. I am having trouble making my monthly mortgage payments. I am thinking about renting out a spare bedroom to make the payments. Would this be allowed under City of Doral's Codes?

A. Ordinance # 2007-12, the Land Development Code, strictly prohibits the leasing of a room within a single-family neighborhood.

This type of use has an undue burden on a neighborhood that includes additional cars being parked, additional garbage, and an additional demand on City services.

Q. My neighbor has enclosed their garage and is renting it out to a young couple. It is having an impact on the neighborhood with more cars being parked in the area and their garbage cans are always overflowing. Is there anything that can be done?

A. You can make an anonymous complaint to the Department of Code Compliance at 305-593-6680. A Code Compliance Officer will be assigned to investigate the case.

The Code Compliance Officer will issue notices to the property owner for enclosing the garage without the required permits. A garage enclosure can only be used for storage or as an office but not as an additional living area. Also, the Code Compliance Officer will issue notices to the property owner for maintaining a multi-family residence in a single-family district in violation of the Land Development Code. The property owner will need to cease and desist immediately from the use of the property for multi-family use.

Failure to comply will result in the case being forwarded to the Special Magistrate, in which daily fines can be imposed to compel compliance.