

Paradise Cove Condominium Association, Inc.

APPLICATION (check one) RENTAL/LEASE SALE/PURCHASE

Each application must be completed in its entirety. An incomplete application will not be considered for lease. A copy of the lease agreement must be attached to the application. A \$100.00 NON-REFUNDABLE fee, payable to the Association must be attached to each application submitted for approval. MUST PRINT AND BE LEGIBLE.

Unit Address & Unit # _____ Term of Lease / Closing date _____

Name (Print) _____ Spouse (Print): _____

Social Security # _____ DOB: _____ Social Security # _____ DOB _____

Email Address: _____ Email Address: _____

Driver's License # _____ State: _____ Driver's License# _____ State: _____

Present Address: _____ City/State _____ Zip _____

Phone Number: _____

Previous Address _____ City/State: _____ Zip _____

Name of Landlord/Mortgage: _____ Bank (local) _____

Employer: _____ Phone # _____ Employer: _____ Phone # _____

References: Name, Address & Phone # (other than family or Real Estate Agent) Preferably Local: _____

Vehicle Information:
 How many: _____ Make: _____ Model: _____ Year: _____ State: _____ License #: _____

Emergency Contact Person _____ Phone: _____

Please list the names, ages and relationship of any additional occupants or indicate None.:

Name	Age	Relationship
_____	_____	_____
_____	_____	_____

I have received and read a copy of all Association's Documents, Rules & Regulations. I understand my responsibilities as a renter/occupant. I agree to abide by the provisions of said documents. Signature: _____ Date: _____

AUTHORIZATION FOR VERIFICATION OF INFORMATION FOR CREDIT REPORT, PUBLIC RECORD, RENTAL OR LEASE HISTORY AND EMPLOYMENT VERIFICATION

I agree to hold harmless Progressive Community Management, Inc., and all providers of information on the prospective owner/ tenant's stated above. In the event that the information provided by me (us) is found to be misleading or false, my acceptance for this lease whether determination is made before or after my date of occupancy, maybe affected.

I do hereby authorize with my (our) signature(s) the release of public records, credit report, rental or lease information and employment verification, whether by fax, verbal, photocopy or original signature, to Progressive Community Management, Inc., and all its members now and in the future for exclusive use of Paradise Cove Condominium Association, Inc.

Signature: _____ Date: _____ Signature: _____ Date: _____

Owner Name: _____ Co-Owner: _____

Address: _____ Phone: _____

Date of Background Check by PCM: _____ PCM Initials: _____ Comments: _____

Signature: _____ Title: _____ Date: _____

Return Application and Fee to: **Progressive Community Management Inc., 3701 South Osprey Avenue, Sarasota, FL 34239 PH 941-921-5393**

Paradise Cove Condominium Association, Inc.

HOUSE RULES AND REGULATIONS

The rules and regulations hereinafter enumerated as to the condominium property, the common elements, the limited common elements and the condominium units shall be deemed to be in effect until properly amended by unit owner vote. The unit owners shall, at all times obey said rules and regulations and see that they are faithfully observed by their families, friends, guests, lessees and persons over whom they exercise control.

Said rules and regulations are as follows:

1. **COMMON ELEMENTS.** The common elements shall be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of all the unit owners.
2. **NUISANCES.** No nuisances shall be allowed on the condominium property nor any use or practice which a source of annoyance to residents is or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate, nor any fire hazard allowed to exist. No unit owner shall permit any use of his unit or make any use of the common elements which will increase the rate for insurance upon the condominium property.
3. **LAWFUL USE.** No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. Responsibility for compliance with such governmental requirements for maintenance, modification, or repair shall coincide with the responsibility for such work on the respective property as otherwise required by the Declaration, By-Laws, or these Rules and Regulations.
4. **USE OF UNIT.** No unit shall be used for any purpose other than a single family residence and no two (2) bedroom unit shall be occupied by more than four (4) persons. This shall not apply to temporary guests, whose stay shall not exceed fourteen (14) days, while otherwise in compliance with these house rules.
5. **CONFORMITY.** All units shall be and remain of like exterior design, shape, color and appearance, and no unit owner, guest, lessee, or other occupant shall make any alteration, decoration, repair, replacement or change of the outside or exterior portion of any unit or building.
6. **PERSONAL PROPERTY.** Except as otherwise provided, the personal property of all unit owners, guests, lessees or other occupants shall be stored within their condominium units.
7. **OBSTRUCTIONS.** The sidewalk, walkways, entrances and all of the limited common elements and common elements must not be obstructed or encumbered other than ingress and egress to and from the premises; nor shall any carriages, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be left therein or thereon.

8. PETS.
 - a. No dogs are allowed.
 - b. An owner may keep an existing cat, but must inoculate and immunize the pet in accordance with the necessary and recognized rules of appropriate pet care at the owner's expense. Proof must be furnished to the Association if requested.
 - c. Cat litter and excrement must be sealed in a plastic bag before being deposited in the garbage shut or dumpster.
 - d. No animal, fish or birds may be kept, maintained or bred on the premises for commercial purposes.
 - e. Any existing pets causing a nuisance or unreasonable disturbance *shall be removed* from the property within (14) days of receiving notice from the association.
 - f. All approved or existing pets must be leashed or caged while on common elements.
 - g. The unit owner and or their tenants will be responsible for picking up all animal excrement.

9. ANTENNA/ELECTRICAL EQUIPMENT. No radio or television installation or other wiring shall be made without the written consent of the Board of Administration. Any antenna or aerial erected or installed on the exterior walls of a unit or on the limited common elements or common elements of the condominium which includes the roof, without the consent of the Board of Administration, **in writing**, is liable to removal without notice and at the cost of the unit owner for whose benefit the installation was made. No electrical machine or apparatus of any sort shall be used or maintained in any unit which causes interference with the reception of another unit.
10. NOISE. No unit owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors and lessees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the unit owners. No unit owner shall play upon or suffer to be played upon any musical instrument, or radio or sound amplifier in the unit, in such a manner as to disturb or annoy other occupants of the condominium. All parties shall lower the volume as to the foregoing as of 10 P.M. each day. Unit owners shall neither conduct or permit be conducted, vocal, or instrumental instruction at any time.
Television and stereos should be played at a level so as not to be a nuisance to neighbors. Sound levels should be turned down by 10:00 PM so as not to be heard in adjoining units.
11. SIGNS. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the condominium unit, limited common elements or condominium property by any unit owner or occupant without the prior written permission of the Board of Administration.
12. SMOKING. No smoking in the public areas. This includes the elevator, pool, hallways, garage, laundry rooms, and grounds. Thank you for your cooperation.

13. AWNINGS. No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls, doors or roof of a unit or building without the prior written consent of the Board of Administration. All window coverings must be such color as the Board of Administration determines in its sole discretion. Patios, decks or balconies may not be enclosed, nor anything affixed, where applicable, to the walls or

railings within such patios, decks and balconies except with the prior written consent of the Board of Administration and said consent may be given as to certain units and not given as to others.

14. COMBUSTIBLE MATERIALS. No flammable, combustible or explosive fluid, chemical or substance, shall be kept in any unit or limited common element except such as are required for normal household use.
15. KEYS. The Board shall have keys to all units for emergency use. Owners will be held responsible for any damage or costs caused by the Association's inability to enter a unit in an emergency.
16. GUESTS. Visits shall be limited to fourteen (14) days. The Board of Administration, with written approval, may allow an additional time extension.
17. CLOTHES LINE. No clothes line or similar device shall be permitted on any portion of the condominium common elements, nor shall bathing attire, towels or rugs be hung on any walkway railings.
18. WATERBEDS. All unit owners must get proof of insurance for any one in their unit using a waterbed and show such proof to the Board of Administration regarding water damage.
19. COMPLIANCE. All sales and rentals must be submitted to the management company and approved by the Association. An application and background check are required. Manager may be contacted at 941-921-5393 for details. Renters are financially responsible for any damage to the unit or grounds in accordance with the laws of the State of Florida. Rentals must be for a minimum of four weeks and a maximum of three times annually. Unit owners, their representatives and or agents shall present a copy of these rules and regulations to Sales/Lease applicants and have them sign a statement on the Sales/Lease agreement that they agree to abide by the rules of the condominium or they will be asked to vacate the premises by owner.
20. UNIT OWNERS. Where the words "unit owner" are used throughout these Rules and Regulations, it shall include guests, servants, tenants and invitees of unit owners.
21. VEHICLES. The following rules and regulations shall apply to vehicles on the condominium premises:

- a. Nothing except passenger motor vehicles may be kept, placed or stored in the parking spaces. Passenger vans shall be included with the meaning of the phrase "motor vehicles."



- b. No motorcycles, mopeds, scooters trucks, pickup trucks, open bed trucks, working vans, boats, trailers, campers, motor homes, jeeps , open road vehicles shall be parked on the condominium property at any time. The only exception to rule “b” will apply only to those vehicles providing services to unit owners or the condominium association.
- c. Visitor parking is limited to two (2) weeks.
- d. No owner or unit occupant may park more than two cars anywhere on the condominium property overnight.
- e. No owner, tenant, guest or visitor may use or obstruct the parking space of another unit except with the permission of the owner.
- f. The Board of Administration has the authority, and will take any necessary action, to prevent improper parking of vehicles or other violations of these rules, including the towing of vehicles at owners' expense.
- g. Visitors must obtain a parking permit and display in their vehicle during the visit or vehicle may be subject to be towed.
- h. If a vehicle is left for an extended period while the owner is away, the owner should leave a key for the vehicle with the Board to be used in case of emergency.

22. POOL RULES. The following shall regulate the use of the pool and related facilities. In addition, any rules posted at the pool, whether included herein or not, shall have the same force and effect as if contained herein.

- a. A water-repellent cap covering the hair must be worn in the pool by all persons with long hair.
- b. No one shall be allowed to enter the pool wearing suntan oil or lotion. Please shower before entering the pool to remove sand and prevent staining of pool surfaces.
- c. Children under the age of twelve (12) years must be accompanied by a responsible adult, parent or guardian.
- d. The lifeline and the lifesaving equipment must remain in the pool area and in place except when being used for an emergency.



- e. No pets are permitted at pool side or on the adjoining lawn.
- f. The pool facilities are for the use of resident owners and resident tenants only and shall not be used by owners, friends or guests living elsewhere in the Sarasota area, except on an occasional or infrequent basis. A non- resident owner may use the pool only when his unit is unoccupied.
- g. When the pool is being used by others, no floats, snorkels or other equipment may be used which may interfere with the enjoyment of others, nor shall frisbees or other missiles be thrown or used in the area.

- h. There shall be no rowdiness or horseplay at any time in or around the pool.
- i. The swimming pool may be used only between the hours of dawn and sunset or as the Board of Administration may direct.
- j. No food or glass containers are permitted within 3 feet of the pool edge. Messes and spills shall be immediately cleaned up by the party or parties causing same.
- k. All swimming is at the risk of the individual swimmer. NO LIFEGUARD IS ON DUTY AT ANY TIME. Neither Paradise Cove Condominium Association, Inc. nor the individual owners are responsible for any injury or accident.
- l. The Board of Administration of Paradise Cove Condominium, Inc., reserves the right upon justifiable cause, to deny the use of the pool to any person.

23. LAUNDRY ROOMS: Located on each floor, close to elevators. Hours: 8:00 a.m. to 11:00 p.m. Do not start laundry after 10:00 p.m. - Follow posted rules.

24. GARAGE DOOR: Garage Doors must be kept closed to discourage vandalism and theft and to ensure the safety of residents. Owners may purchase automatic openers. Each unit received 2 keys for the entry doors that should remain locked. The door near the elevator locks automatically after opening. No key is needed from inside the garage. If you open the end doors adjacent to the garage doors, please relock the deadbolts.

25. BULLETIN BOARD: A bulletin board is located next to the elevator on the ground floor for use by the Association and management. Check regularly for important notices.

26. HURRICANE SHUTTERS and WINDOWS: Only Lookout Clear Storm Panel (GE Lexan XL-10) removable panels may be used as Hurricane Shutters. These meet Florida Hurricane Building Code Standards and may be installed by any licensed vendor after obtaining the appropriate permits. Frames must match the appropriate color of the window and the building. Hurricane windows must meet Florida Hurricane Building Code Standards and may be installed by any licensed vendor. They must match the exterior building design and window color. Plans for new windows or shutters should be submitted to the Board through PCM for approval prior to installation.

27. WATER HEATERS and WATER USE. Please make sure there is no leaking water in your unit. Leaking water heaters, dish washers, or kitchen and bathroom plumbing can damage the unit below or cars in the garage. Please check regularly as the chance of leaks may increase in time. A leaky toilet, shower or faucet can waste thousands of gallons of water that could lead to an increase in Association dues. Please be sure there are no leaks before leaving the unit vacant, and consider shutting off the water supply in the unit if it will be vacant for an extended time.

28. Air Conditioning Units. Please maintain and regularly service AC units to ensure the drain line is clear and there are no condensation leaks.

PARADISE COVE RULES for VISITORS
*COMPLIANCE REQUIRED BY ALL OWNERS
AND RENTERS*

These rules are for the safety and security of residents and property,
so that all can enjoy a high standard of community.
PROGRESSIVE COMMUNITY MANAGEMENT Phone: 941-921-5393
3701 SOUTH OSPREY AVENUE, SARASOTA, FL 34239

1. Please complete the form below and email or mail to PCM:
2. Names of visitors staying in unit:
3. Contact/ cell number of visitor:
4. Contact info Resident:
5. Relationship to owner/ resident:
6. Dates of stay:
7. Vehicle(s):
8. Each vehicle must display a guest Parking Pass inside the front windshield.
9. Visits can be up to 14 days.
10. The owner/ resident must inform the visitor of the rules.
11. Visitors must clean up after themselves and be considerate of other residents. Please remember this is not a hotel.
12. Owners and renters are responsible for their guests.
Visitors should be informed where to put garbage, recyclables, to wash sand from feet before entering pool or hallways, etc.
13. Relatives or friends allowed to use the unit when the owner is not in residence require a background check and application, the same as a rental. Rentals are limited to a one month minimum, maximum 3 times yearly.

Paradise Cove Condominium Association
VISITOR PARKING PERMIT

Unit _____
From: _____ To: _____

Unauthorized Vehicles will be towed at owner's expense

Paradise Cove Common Rules

Compliance Required by All Owners and Renters

Rules and regulations are designed to promote the good will and tranquility of our residents so that all can enjoy a high standard of community.

1. DOUBLE WRAP ALL GARBAGE and place in the chute located on each floor or the Trash Room bin in the first-floor double doors.
2. PLACE ONLY RECYCLABLE items in RECYCLE BINS in the garage.
CARDBOARD and PAPER go in RED BINS. CANS, PLASTIC and GLASS BOTTLES go in BLUE BINS. Please CLEAN food containers and EMPTY pizza boxes. Check POSTED list for reference.
NOT RECYCLABLE: Styrofoam, #6 plastic, plastic bags, hangers, junk, pots and broken glass. WASTE MANAGEMENT will not empty bins with incorrect items.
3. LARGE BOXES must be broken down and flattened.
4. PEST CONTROL occurs the 1ST THURSDAY morning of each month.
5. LAUNDRY HOURS: 8AM TO 11PM. DO NOT START AFTER 10PM.
6. RETURN GROCERY CARTS to their places in the garage IMMEDIATELY after use. DO NOT LEAVE THEM IN THE HALLWAY.
7. No PERSONAL ITEMS are allowed in walkways per Fire Code. This includes chairs, planters, beach equipment and shoes.
8. DO NOT HANG TOWELS, rugs or clothing on WALKWAY RAILINGS.
9. AVOID USING GARBAGE DISPOSALS to prevent blockages. Please place bagged garbage in the chute instead.
10. OCCUPANTS should not DISTURB neighbors. Noise must be contained within units, and volume lowered after 10:00 pm.
11. RESIDENTS are allowed 1 GARAGE space and 1 outside space for overnight parking. 2 items are permitted per parking stall, such as 2 bicycles, or 1 bike and 1 beach cart.
12. NO OVERNIGHT PARKING or lingering in the front 3 spaces. These are reserved daily for unloading, service vehicles and emergencies.
13. PLEASE CLEAN OFF SAND before entering the elevator, halls or pool. Use the shower and hose near the pool.

Please see House Rules and Regulations for complete list.

**Progressive Community Management
3701 South Osprey Avenue
Sarasota, FL 34239
PH 941-921-5393 FAX 941-923-7000**

I, _____ have been given a copy of Paradise Cove Condominium Association, Inc. House Rules and Regulations. I certify that I have read and understand the above mentioned rules and regulations and agree to abide by same as a resident in Paradise Cove Condominium.

Date: _____ Signature: _____