

EMBASSY VILLA CONDOMINIUM ASSOCIATION, INC.  
C/o Progressive Community Management  
3701 South Osprey Avenue  
Sarasota, FL 34239

I hereby make application for residence in Unit # \_\_\_\_\_. Owners shall not lease less than an entire unit or lease a unit for a period of less than two weeks. No unit shall be occupied by more than two people per bedroom and two additional people if there is a loft with a maximum of six (6) people per unit.

FOR PROSPECTIVE RENTERS AND PURCHASERS

Approval is requested to:      BUY       RENT       LOAN   
Name of Applicant: \_\_\_\_\_ Date of Birth \_\_\_\_\_ Contact #'s: \_\_\_\_\_  
Name of Co-Applicant: \_\_\_\_\_ Date of Birth \_\_\_\_\_ Contact #'s: \_\_\_\_\_  
Present address: \_\_\_\_\_  
Persons who will occupy the unit: \_\_\_\_\_  
In case of emergency, notify: \_\_\_\_\_  
Applicant's driver's license number: \_\_\_\_\_  
Co-Applicant driver's license number: \_\_\_\_\_  
Applicant's social security number: \_\_\_\_\_  
Co-Applicant's social security number: \_\_\_\_\_  
Applicant's occupation: \_\_\_\_\_ Position: \_\_\_\_\_  
Co-Applicant's occupation: \_\_\_\_\_ Position: \_\_\_\_\_  
Name/address of company: \_\_\_\_\_ Work Ph. #: \_\_\_\_\_  
Name/address of company: \_\_\_\_\_ Work Ph. #: \_\_\_\_\_  
\_\_\_\_\_ Personal references: \_\_\_\_\_

Vehicles: License #: \_\_\_\_\_ State: \_\_\_\_\_  
                  License #: \_\_\_\_\_ State: \_\_\_\_\_

Real estate agent: \_\_\_\_\_ Ph. #: \_\_\_\_\_

If this is a sale, scheduled closing date: \_\_\_\_\_

If rental or loan: Arrival date: \_\_\_\_\_ Departure date: \_\_\_\_\_

Pets: Number/kind of household pets: \_\_\_\_\_ Total wt.: \_\_\_\_\_

Household pets must weigh less than 20 pounds at maturity. If a household pet is to be in a unit the following must be listed on a veterinarian's stationary and accompany this application.

- a) Date of letter
- b) Breed of pet
- c) Color of pet
- d) Weight as of date of letter
- e) Weight at maturity

Progressive Community Management must be notified if you rent or if someone is staying in your unit. Also, make sure PCM has a key, as it is required by law.

The undersigned hereby grants permission to PCM, as agents of the Board of Directors of Embassy Villas, to contact any or all of the above references with the understanding that all information will be held in strict confidence. I hereby agree that if this application is approved, I and all persons occupying this unit will carefully read and fully comply with all the Rules and Regulations and that I have received a copy.

I/We authorize Embassy Villa and PCM to obtain a criminal background check, to contact any or all listed references and/or contacts, any credit reporting agency, any law enforcement agency, and also pull statewide and national background checks.

**READ BEFORE SIGNING.** It is my/our understanding that this application is preliminary only, and involves no obligation of the Board of Directors to approve this application. I/We certify that the above information is correct and authorize the Board of Directors to make a thorough personal, background, and credit investigation. All Applicants must be interviewed prior to moving in. A copy of the Rules and Regulations has been given to me/us and I/we hereby acknowledge receipt of same. I/we understand the Rules and Regulations and hereby agree to abide by them.

Date \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_ Email address: \_\_\_\_\_  
Date \_\_\_\_\_ Co-Applicant's Signature: \_\_\_\_\_ Email address: \_\_\_\_\_

A \$100 fee is required for all applications. Refunded if denied.

Please return the completed application to PCM along with the \$100 application fee made payable to Embassy Villa Condominium Association.

BOARD ACTION

APPROVED  REJECTED

Dated: \_\_\_\_\_

Director/Manager Signature \_\_\_\_\_

# **EMBASSY VILLA CONDOMINIUM ASSOCIATION**

## **RULES AND REGULATIONS FOR UNIT OCCUPANTS**

No owner, resident, guest or contractor is permitted to access the roof for any reason.

No paper towels in the toilets!!

### **1. RESTRICTIONS UPON USE:**

**Revised February 5, 2014**

No owner, tenant or other occupant of a condominium unit shall:

- a. Use a unit in violation of any laws, ordinances and regulations of any governmental body and the Declaration of Condominium for Embassy Villa.
- b. Permit changes to the exterior color and structural appearance of a unit or permit signs to be displayed in windows or on the Embassy Villa grounds.
- c. Plant any shrubs or trees without first obtaining approval from the Embassy Villa management company.
- d. Use a unit for other than single family residence purposes.
- e. Commit or permit any nuisance, immoral or illegal act in a unit or within the common elements of Embassy Villa.
- f. Permit loud and objectionable noises or obnoxious odors to emanate from a unit, which may cause a nuisance to the occupants of other units.
- g. Make use of the common elements in such a manner as to abridge the equal rights of other unit occupants.
- h. Permit garbage or refuse to collect outside a unit or within the common elements of the Embassy Villa complex.
- i. Obstruct the common way of ingress or egress to other units or the common elements.
- j. Permit any objects to be left in the walkways and on the common elements when such objects are not in use.
- k. Allow any animals to be kept in a unit, other than household pets, which weigh less than 20 pounds at maturity. Any authorized pet must be kept on a leash when on the common grounds and must be accompanied by its owner. (The courtyards of Embassy Villa shall not be used as toilet facilities for pets.)
- l. Hang laundry, garments or other unsightly objects to be visible from the outside of a unit.
- m. Allow any fires within the confines of the courtyards or permit anything to be done which will increase the insurance rates for Embassy Villa.
- n. No car washing either on the premises or by using Embassy Villa water at another location, such as the street, driveway, etc. In the event the association is fined due to any water restrictions promulgated by the city, county, or state, this fine will be charged to the guilty party or it will be added to the unit owner's maintenance fee.
- o. Allow any unlicensed, disabled, hearse, flower car or working commercial vehicles, except those performing hourly repairs to a unit or Embassy Villa property, to park on the premises.

### **2. GARBAGE DISPOSAL:**

- a. Garbage and trash shall be disposed of in accordance with Florida recycling rules in the designated containers within the enclosed garbage area. Do not overfill the garbage containers so that the lid will not lock, the locked lids prevent animals from entering the containers.

- b. Kitchen waste shall be disposed of through the kitchen garbage disposal so far as possible and the remainder shall be placed in plastic bags and disposed of in the appropriate garbage container.
- c. Cardboard boxes **MUST** be broken down and flattened before placing them in the appropriate container. **PLEASE NOTE: PIZZA BOXES ARE CONSIDERED WASTE AND ARE NOT TO BE PLACED IN THE PAPER RECYCLE CONTAINER.**  
Oversized items are not to be placed on the top of the containers or in any space within the garbage area. If an item does not fit in the container, residents or tenants should call Waste Management at (941) 943-4100 and schedule a pick up.
- d. Large plastic water bottles must be “crunched” prior to placing them into the appropriate container to conserve space.

### **3. PARKING:**

- a. Occupants of units should use the assigned parking space for their unit and assure that adjacent parking spaces are not obstructed. **NO ONE SHALL PARK ALONG THE BACK OF THE BUILDING.**
- b. There shall be no parking in front of the building, except for loading and unloading of vehicles. **NO ONE SHALL PARK ON THE GRASS FOR ANY REASON.**
- c. The owner of any vehicle dripping excessive oil or gas will be financially responsible for any necessary repairs to the existing asphalt.

### **4. LAUNDRY ROOM:**

- a. Washers and dryers may be used between 8 AM and 10 PM only.
- b. Washers and dryers must be emptied promptly and the lint filters must be cleaned after each use.
- c. The laundry room door must be closed and locked when no one is present in the laundry room.

### **5. STORAGE:**

- a. No exterior storage facilities are available and all belongings of a unit occupant must be stored inside the unit. Courtyards and balconies shall not be used for storage of any items.
- b. The bicycle shed is for unit owners only and may only be used during the time that the owner occupies the unit. Unit owners must move their bicycles to the inside of their unit when leaving.
- c. Renters and guests may use the bicycle shed only on a space available basis and must relinquish space to unit owners when asked to do so. Bicycles cannot be attached to or stored in carports.

### **6. FOUNTAINS:**

- a. No one shall be permitted to play in the fountains or allow objects to be thrown into them. Parents are required to supervise their children to assure their safety at all times.

### **7. EMBASSY VILLA MANAGEMENT:**

- a. The management company for Embassy Villa is Progressive Community Management, Inc. and may be contacted at (941) 921-5393.
- b. Embassy Villa consists of individually owned units and no services will be provided by the management company to unit renters or guests. It is the responsibility of the unit owners or their representatives to satisfy the needs of their renters and guests.

**8. OWNER CAUSED DAMAGE**

- a. Owners are responsible for any damage to their condominium property, common elements or other units as a result of the owner’s negligence, omission or willful act or if the owner fails to turn off the water to his vacant unit, fails to replace a hot water heater or fails to timely replace worn or damaged plumbing connections.

**9. DERELICT AND JUNK VEHICLES**

- a. In order to protect property values and prohibit eyesores, it is prohibited to park derelict vehicles on the condominium property, such as inoperable vehicles and vehicles without a current vehicle tag.

Applicants Signature: _____	Date: _____
Printed Name: _____	Unit #: _____

Applicants are required to sign this form and return with the completed application.