

**Cedar Hollow at Tara Condominium Association, Inc.**

A Corporation Not for-Profit

C/o Progressive Community Management, Inc./ ATT: Judie Littell, C.A.M.

3701 South Osprey Avenue, Sarasota, Florida 34239-6848

(941) 921- 5393 Fax: (941) 923 - 7000

**APPLICATION FOR PURCHASE OR LEASE**

\_\_\_\_\_Purchase \_\_\_\_\_Lease

If Purchase: \_\_\_\_\_Permanent \_\_\_\_\_Seasonal \_\_\_\_\_Investment

***This application must be submitted (at least 20 days in advance of intended occupancy or closing) to the above address along with a \$100 check payable to "Cedar Hollow at Tara Condominium Association, Inc."***

***NO Leasing Occupancy is permitted until this Application has been approved.***

Owners Name \_\_\_\_\_ Phone \_\_\_\_\_ Cell \_\_\_\_\_

Cedar Hollow Property Address \_\_\_\_\_ Email \_\_\_\_\_

**Buyer/Lessee:**

Full Name \_\_\_\_\_

Date of Birth \_\_\_\_\_ Driver's License No. \_\_\_\_\_ State \_\_\_\_\_

Full Name of Spouse/Co-Applicant \_\_\_\_\_

Date of Birth \_\_\_\_\_ Driver's License No. \_\_\_\_\_ State \_\_\_\_\_

Current Address (including Zip Code) \_\_\_\_\_

Phone Number (H) \_\_\_\_\_ (W) \_\_\_\_\_ (Cell) \_\_\_\_\_

Name of Employer \_\_\_\_\_ Email \_\_\_\_\_

Date of Birth \_\_\_\_\_ Driver's License No. \_\_\_\_\_ State \_\_\_\_\_

Name and relationship of persons (other than applicant/s) who will occupy residence:

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

**Please refer to Association's Rules and By-Laws relating to Pets. The limit is two (2) pets, each not exceeding 20 lbs.**

**Pets must be under direct control and not allowed to run free.**

**Manatee County Ordinance No. 90-32 will be enforced.**

Describe any pets: Type \_\_\_\_\_ Weight \_\_\_\_\_

Type \_\_\_\_\_ Weight \_\_\_\_\_

Make, model and year of vehicles: \_\_\_\_\_

Make, model and year of vehicles: \_\_\_\_\_

*(Please see reverse side, or page 2, for certifications and signatures)*

**Cedar Hollow at Tara Condominium Association, Inc.**

**Application for Purchase or Lease, page 2**

**For Buyers:**

I / We intend to purchase the above property for primary residence \_\_\_seasonal residence\_\_\_or investment purposes and will be leasing the property\_\_\_ *(please check one)*.

For property intended to be leased, I / we are aware of the By-Law provision limiting the number of leases in the Association.

I / We (buyer) have received and read the Declaration of Condominium and Amendments, Articles of Incorporation and Bylaws of the Cedar Hollow at Tara Condominium Association, Inc. and I / we understand my / our responsibilities as an owner / lessor. I / We agree to abide by the provisions of said documents.

I / We (buyer) have received and read the Rules and Regulations adopted by the Association and agree to abide by them.

The above Application information is true and correct to the best of my knowledge.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

**For Lessees:**

Lease Dates: FROM \_\_\_\_\_ TO \_\_\_\_\_

I / We (lessee) have received and read the Rules and Regulations adopted by the Association and agree to abide by them.

I / We understand that failure to abide by said Rules and Regulations could result in termination of the lease.

I / We have read and understand all of this application. \_\_\_\_\_ Initial \_\_\_\_\_ Initial

The above Application information is true and correct to the best of my knowledge.

Lessee \_\_\_\_\_ Date \_\_\_\_\_

Lessee \_\_\_\_\_ Date \_\_\_\_\_

# CEDAR HOLLOW CONDOMINIUMS RULES AND REGULATIONS

## **MANAGEMENT**

Our community is managed by a management firm, Progressive Community Management, Inc. which can be contacted by telephone at 941-921-5393.

## **MAINTENANCE**

When we employ either a part-time or full-time maintenance person, he will report directly to the management firm. Please remember that he/she is not allowed to assist residents with any personal matters or tasks while working for the Association.

In addition, we have irrigation, landscaping and various repair personnel working on our grounds throughout the week. Please do not hinder them while they are performing their tasks. Especially, do not complain to them. If you have a problem, contact the management company.

## **COMMON AREAS**

According to our Documents and our Uniform Standards, generally, anything outside your interior walls is a common or limited common area and is not yours to do with as you wish. If you are purchasing a unit, you will own an undivided interest in all common property, as does each of the other 96 unit owners.

No outside alteration or addition is allowed unless the Board of Directors grants permission. This includes installation of screen doors, hurricane shutters, gutters, staining of driveways, plantings, etc. Before you attempt to alter anything in the common area, please obtain an Architectural Review Form from the management company.

## **PETS**

Two small domesticated pets, with no pet weighing more than twenty (20) pounds are allowed in a unit.

All pets shall be maintained and controlled so as not to violate any ordinance or regulation of our condominium association. In the event that any pet kept on the premises shall constitute to be a nuisance in the opinion of a majority of the Board of Directors of the Association, then the owner, when so notified in writing, shall be required to immediately remove said pet from the premises. If an owner fails to remove a pet, after notice by the Board, the Board shall have the right to obtain an Order from the Court to this effect and all costs incurred in obtaining such order, including attorney fees, shall be payable by the offending unit owner.

## VEHICLES, PARKING AND SPEED

The speed limit of all vehicles on all roadways in Cedar Hollow should be maintained at a moderate speed dictated by the close proximity of each condo building, driveways and parking areas. Suggest 20 mph maximum speed. Please observe handicapped parking restrictions.

Vehicles displaying lettering for identification or advertising, recreational vehicles, boats, trailers, etc. are not allowed to be parked anywhere on Condominium Property per the Use Restrictions in the Declaration(s) of Condominium. Owners are advised to park their vehicle/s in the garage overnight for safety and to avoid car burglary or theft of valuables.

Residents are asked to have vehicle oil leaks repaired and to make arrangements for removal of stains on driveways.

## GENERAL

Lanais and balconies should be present a neat appearance from the outside. Please refrain from placing towels, bed linens, clothing, etc. in these areas where they can be viewed from the outside.

Two small security signs per unit are permitted. Large, colorful or "home-made" signs are not permitted. Ornamental lawn or other decorations should not be used on the outside of units. What some unit owners may think is "cute" may be unacceptable or even offensive to others in the community.

Seasonal decorations are allowed, but please make them minimal and in good taste. Take them down soon after the Holiday season has ended. Appropriate door wreaths are permitted but no decoration can be attached to the building.

The garbage containers and newsprint container should be placed at the curb at or before 6:00 a.m. each Tuesday and Fridays for disposal. If deemed necessary for garbage to be placed out on the night before, the garbage must be in a closed and sealed container. Please return the empty containers back in the garage as soon as practical.

The use of BBQ grills is clearly defined by County Ordinance. The following applies to Cedar Hollow Condominiums. Electric grills can be stored on upstairs and downstairs patios, as well as being able to cook on patios. Charcoal grills cannot be stored on any patios or common grounds outside. Storage must be in the garage only! Owners may cook with a charcoal grill on common ground with a minimum of 7 feet from building. Gas grills can not be stored on any patio or in any garage. Therefore, gas grills are not permitted in Cedar Hollow.

The reason is that gas cylinders can explode. They are considered a projectile and could jeopardize human life. Manatee County governs the improper use of the law and owners in violation are subject to a penalty of up to \$250.00 per day.

## **GENERAL RULES FOR THE RECREATIONAL FACILITIES**

All facilities are for the use and enjoyment of the members, tenants, guests and Association needs. Please remember that all Association members own and maintain these facilities. In order for all to safely utilize them, members, tenants and guests must abide by all rules and regulations. The Public Health and Rehabilitation Services and our insurance company mandates some of these rules, but the Board of Directors requires all of the following rules for the safety and welfare of everyone concerned.

### **POOL RULES AND REGULATIONS**

- There is no lifeguard on duty; therefore you swim at your own risk.
- "Horse Play," splashing and loud music is not permitted.
- No running, jumping or diving is allowed; bicycles, skateboards and roller blades are not permitted on the pool deck.
- Children under 16 years of age must be accompanied by a parent or the resident they are visiting or by a sponsoring adult.
- No unattached objects or toys (floats, tubes, beach balls, etc.) are permitted in or around the pool.
- Persons wearing bandages may not use the pool.
- Children that are not toilet trained will not be allowed in the pool.
- Proper bathing attire is required. No jeans or cut-off's are permitted in the pool, and no topless sunbathing is allowed on the pool deck.
- Showers must be taken each time upon entering the pool. Please do not block the shower area with pool furniture.
- No food may be eaten in the pool area. Beverages in non-breakable containers are permitted at the tables located under the roofed pool area. Please dispose of any plastic cups, cans or other waste material when leaving the pool area.
- No pets are allowed in or around the pool or on pool deck.
- It is recommended that disabled persons have assistance entering the leaving the pool. The Association cannot be responsible for their safety.
- All Members, tenants and guests must respect the rights of others.

**OTHER RECREATIONAL FACILITIES**

All unit owners of Cedar Hollow are automatically members of the TARA MASTER ASSOCIATION; therefore, have full rights to utilize the recreational facilities provided. These facilities are adjacent to the Tara Preserve Gold Club. All unit owners of Cedar Hollow and their guests are entitled to the use of these recreational facilities with existing rules and regulations.

- Club House
- Pool
- Tennis Courts

The PRESERVE GOLD CLUB IN TARA PRESERVE is available for annual membership for golf, dining and special events. Membership and gold fees vary and recommend calling the clubhouse for current costs, which vary seasonally. The Preserve Golf Club periodically is open to the public for golf and dining when so advertised.

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I have read and understand the Rules and Regulations

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

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

Signature \_\_\_\_\_

Cedar Hollow Address Number: \_\_\_\_\_

Phone Number: \_\_\_\_\_