

The Preserves at Palm-Aire Condominium Association, Inc

C/o Progressive Community Management, Inc.
3701 S Osprey Ave., Sarasota, Florida 34239
(941) 921-5393 / Fax: 923-7000 e-mail: jlittell@pcmfla.com

APPLICATION FOR BUYER / RENTER

***A PROCESSING FEE OF \$100.00 SHOULD ACCOMPANY THIS APPLICATION.
(Make check payable to "The Preserves at Palm-Aire Condominium Association")**

*This form must be completely and honestly filled out by all applicants prior to any contract to buy, sell, transfer, or lease a unit, and submitted at least 14 days prior to date of sale or beginning of lease.

Unit # _____ Address _____ Present Owner _____

OWNER INFO:

Proposed to be: Purchase Lease Proposed Closing Date: _____

Term of Lease: From: _____ To: _____

PURCHASER/TENTAT INFO

Name and Address of Realtor _____ Telephone _____

Name of Applicant _____ DOB _____ Driver's License# _____

Name of Co-Applicant _____ DOB _____ Driver's License# _____

Present/Previous Address _____ How Long _____

Telephone 1) _____ Telephone 2) _____ Email _____

Occupation _____ Howlong? _____

Employer _____ Address _____ Telephone _____

Number of persons under 18 years old to occupy residence# _____

Name: _____ Age: _____ Name: _____ Age: _____

Name: _____ Age: _____ Name: _____ Age: _____

VEHICLES: How many?: _____

Year _____ Make _____ Model _____ Tag _____ State/Prov. _____

Year _____ Make _____ Model _____ Tag _____ State/Prov. _____

PETS: (Allowed 2 household pets, not to exceed 25 lbs. each at full maturity)

Type(S): _____ / _____ Weight(S) _____ / _____

We have read and understand the Preserves Condominium Documents, By-Laws, and Use and Occupancy Restrictions and will abide by them.

Signature of Applicant _____ Date _____

Signature of Co-applicant _____ Date _____

The undersigned member of The Preserves at Palm-Aire Condominium Association, Inc. Board of Directors has personally evaluated this application.

Approved Not Approved

Dated _____

Signature of Member of Board of Directors

Preserves at Palm-Aire

Rules & Regulations

December, 2017

The Rules and Regulations hereinafter enumerated as to the condominium property, the common elements, the condominium units and the condominium in general shall be deemed in effect until amended by the Board of Directors of the Condominium Association, and shall apply to and be binding upon all condominium parcel owners. The condominium parcel owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, lessees, personnel for whom they are responsible and persons over whom they exercise control and supervision. Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Condominium Association and other condominium parcel owners, pursuant to the terms of the Declaration of Condominium, the Articles of Incorporation of the Condominium Association, the By-Laws of the Condominium Association and Florida Law. Violations may be remedied by the Condominium Association by injunction or other legal means and the Association shall be entitled to recover in said actions, any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any person violating the Rules and Regulations or the Declaration of Condominium and any of the Exhibits attached thereto. The Board of Directors may, from time to time, adopt or amend previously adopted Rules and Regulations governing the details of the operation, use, maintenance, management and control of the common elements of the condominium and any facilities or services made available to the condominium parcel owners. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered a waiver, consent or approval of identical or similar situations unless notified in writing or electronically by the Board of Directors. THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. VIOLATIONS OF RULES AND REGULATIONS.

A. Violations should be reported to the President of the Association in writing or electronically, not to the Board of Directors or to the officers of the Association.

B. Violations will be called to the attention of the violating owner by the President of the Association who will also notify the appropriate committee of the Board of Directors.

C. Disagreements concerning violations will be presented to and judged by the Board of Directors who will take appropriate action.

2. FACILITIES

The facilities of the condominium are for the exclusive use of Association members, lessees, resident house guests and guests accompanied by a member. Any damage to the common elements or equipment caused by any resident or his guests shall be repaired at the expense of the condominium parcel owner involved.

3. SIGNS

No signs, notice or advertisement shall be inscribed, displayed or exposed in or from a common element of the condominium except upon the written approval of the Board of Directors. Notwithstanding the foregoing, the Board of Directors reserves the right to place signs for informational regulatory purposes such as street signs and posting of rules and regulations, and lot locations and availability information.

4. HOME SET UP REQUIREMENTS

A. All homes constructed upon a Condominium unit shall conform to all state and local codes

and the Declaration of Condominium.

B. Additions to the home or the unit (lot) are only permitted upon prior written approval by the Board of Directors and shall meet all state and local codes.

5. EXTERIOR APPEARANCE

The Unit (lot) and exterior of the home located on such lot and all other areas appurtenant to the condominium shall not be painted (including driveways) decorate or modified by any owner in any manner without prior consent of the Board of Directors, which consents may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors. NO awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the condominium except as shall have been approved by the Board of Directors, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors. The exterior of each home shall be maintained in a tasteful and attractive condition commensurate with the neighborhood.

6. TEMPORARY STRUCTURES

No structure of a temporary character, or trailer, or tent shall be permitted on the properties at any time or used at any time as a residence, either temporarily or permanently.

7. SOLICITATION - COMMERCIAL ENTERPRISE

There shall be no solicitation by any person anywhere in the condominium for any cause, charity or any purpose whatsoever, unless specifically authorized by the Board of Directors in writing. No commercial enterprise shall be conducted in the condominium or from one's home.

8. FENCES

Fences are not permitted except with approval by the Board of Directors. Generally, fences which enclose all or part of a unit will be prohibited.

9. LOT MAINTENANCE

All lots must be kept clean and free from equipment, debris and unsightly structures. In case of failure of the owners to do so, the Board of Directors shall have all rights and remedies available for enforcement under the Declaration, Bylaws of the Association, and at law and at equity.

10. APPLICATIONS

An application to purchase/lease is required as well as a check for \$100 per unit, written to Preserves at Palm Aire Condominium Association, Inc..

11. GUESTS

All units shall be used for single-family residential purposes only and only one family per unit shall be allowed.

12. CLOTHESLINE

No clotheslines are permitted on the grounds of a condominium unit or lot. However, portable umbrella clothes poles will be allowed between the hours of 7:00 AM and 6:00 PM for purpose of drying clothes. Such poles shall be set up in the rear of the home out of sight from the street. Such pole is to be stored in the unit owner's utility shed when not in use and taken down not later than 6:00 PM daily.

13. EXTERIOR ANTENNAS

No exterior antennas shall be permitted, except that the Board of Directors shall have the right to install and maintain communications equipment for the community.

14. GARBAGE & TRASH DISPOSAL

Burning or dumping of trash or grass trimming is not permitted. All garbage and refuse shall be deposited with care in garbage containers intended for such purposes. Such containers must be kept in an appropriate area concealed from view, except on pick-up days.

15. PETS

No pets are permitted to be kept in the Unit other than two household pets (excluding fish within aquariums or birds within cages). Cats, dogs, fish and birds are the only pets permitted. Cats and dogs may not weigh over 25 pounds each. Any pet determined by the Board to be a nuisance or a safety hazard to the community shall be removed from the Unit immediately upon written notice from the Board to the Unit Owner. The question of safety, objectionability or nuisance shall be entirely within the discretion of the Board of Directors. All persons keeping or maintaining a pet upon any portion of the Condominium Property shall be deemed to have indemnified and agreed to hold the Association and the other Unit Owners harmless from any loss, claim or liability of any kind or character of whatever nature arising by the keeping or maintaining of such pet within the Condominium Property, including but not limited to reasonable attorney's fees and costs of defense. All pets must be kept inoculated as required by law. All dogs located on the common elements must be on a leash or carried. The pet owner is responsible for immediately cleaning up after his or her pet and adequately disposing of any solid waste, including but not limited to fecal matter deposited by the pet while inside the Unit or upon the Condominium Property.

16. LANDSCAPING

Each unit or lot shall be landscaped and sodded to the edge of the street. Any additional landscaping other than that initially provided by the Board of Directors must be approved by the Board of Directors.

17. NUISANCES

No noxious, offensive or unlawful activity shall be carried on upon the properties, nor shall anything be done thereon which may become an annoyance or nuisance to other owners.

18. PARKING

Except in the case of special occasions of entertainment, automobiles and vans of residents or guests are not to be parked in the streets. They are to be parked in a unit owner's garages, or on the driveway. Only vans, automobiles and trucks of 3/4 tons or less will be allowed to park for more than 24 hours at a unit. No commercial vehicles shall be allowed in the park except for such time as is necessary for performing repairs. No more than 2 vehicles or 1 vehicle and a boat, are permitted to residents of a unit. No boat shall be kept upon a unit unless within an enclosed garage and further provided the unit owner or resident may keep only one car on the premises. All vans and permitted small trucks shall be parked in the garage except when in use.

No vehicle which cannot operate under its own power shall remain within the condominium for more than twenty-four (24) hours, and no repair of vehicles shall be made within the condominium property.

All parking and traffic regulations posted for the safety, comfort and convenience of the owners must be obeyed.

19. HOME RESTRICTION

Notwithstanding any provision to the contrary in these rules, no home may be constructed upon a unit without the written approval of the Board of Directors. Request for approval for the location of a home upon such unit must be accompanied by a detailed explanation of the type, model and nature of the home to be located upon the unit. The Board of Directors shall have the sole

discretion to determine if such home as proposed meets and is in conformity with these rules and regulations and which home shall be in conformity with and exhibit good taste commensurate with the rest of the development.

Violations of these rules are to be reported to the President of the Association, who will call the matter to the attention of the violating owner, lessee or guest for corrective action. Any disagreement over the violation will be reported to the appropriate committee for subsequent judgment by the Board of Directors. If any irreconcilable conflict should exist with respect to the interpretation of the Rules and Regulations and the Declaration of Condominium, the provisions of the Declaration of Condominium shall prevail.

BY ORDER OF THE BOARD OF DIRECTORS OF
THE PRESERVES AT PALM-AIRE CONDOMINIUM
ASSOCIATION, INC.

BY: _____

TITLE: _____