

**THE HIDEAWAY CONDOMINIUM ASSOCIATION, INC.**  
**APPLICATION FOR SALE/RENTAL**  
**\$100.00 APPLICATION FEE MUST BE SUBMITTED WITH APPLICATION**

Unit Address/Unit # \_\_\_\_\_ Possession Date: \_\_\_\_\_

**Do you have any pets? \_\_\_\_\_ # \_\_\_\_\_ Size \_\_\_\_\_**

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**Buyer/Renter Information:**

Name (Print) \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Social Security Number: \_\_\_\_\_

Name of Spouse: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Social Security Number: \_\_\_\_\_

Driver's License No.: \_\_\_\_\_ Spouse's Drive's License No.: \_\_\_\_\_

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

Name of Employer: (If Any): \_\_\_\_\_ Tel: \_\_\_\_\_

Previous Residence Address: \_\_\_\_\_ Month/Years: \_\_\_\_\_

**References:** (other than family or Real Estate Agents) preferably local: \_\_\_\_\_

1. \_\_\_\_\_ Phone \_\_\_\_\_

(Previous Landlord or Mortgagor)

2. Bank (Preferably Local) \_\_\_\_\_ Phone \_\_\_\_\_

**Vehicle Information:** How Many: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ State: \_\_\_\_\_ License #: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ State: \_\_\_\_\_ License #: \_\_\_\_\_

**Emergency Contact Person** \_\_\_\_\_ Tel: \_\_\_\_\_

Rental From: \_\_\_\_\_ To: \_\_\_\_\_

If Rental/ Contact person \_\_\_\_\_ Tel: \_\_\_\_\_

Names of Additional Persons to Occupy Premises (give ages if under 18)

**I have received and read a copy of all Rules and Regulations and understand my responsibilities as an owner/renter/occupant. I agree to abide by rules.**

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

**AUTHORIZATION FOR VERIFICATION OF INFORMATION FOR CREDIT REPORT, PUBLIC RECORDS, 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 sale/lease, whether determination is made before or after my date of ownership/occupancy, may be 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 The Hideaway Condominium Association, Inc.

\_\_\_\_\_  
(Signature of Applicant) Phone \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
(Signature of Applicant) Phone \_\_\_\_\_ Date: \_\_\_\_\_

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Date of Background Check by PCM: \_\_\_\_\_ PCM: Initials \_\_\_\_\_ Comment: \_\_\_\_\_

**Return to: Progressive Community Management, Inc.**  
**3701 South Osprey Avenue**  
**Sarasota, FL 34239**

# THE HIDEAWAY CONDOMINIUM ASSOCIATION, INC.

C/o Progressive Community Association  
3701 South Osprey Avenue, Sarasota, FL 34239  
Office 941-921-5393 [www.pcmfla.com](http://www.pcmfla.com) Fax 941-923-7000 [rwiebusch@pcmfla.com](mailto:rwiebusch@pcmfla.com)

## **RESTRICTIONS** (approved 10/28/13)

### **NO OWNER – TENANT – OR OTHER OCCUPANT SHALL:**

- Use for any other than single-family residence purposes.
- Paint or change the appearance of any exterior surface.
- Paint anything on the exterior of the unit.
- Erect exterior lights, signs or symbols in the windows.
- Permit loud or objectionable noises, or any obnoxious odors to emanate from unit.
- Play electronically amplified musical instruments that may cause a nuisance to others.
- Make use of a unit that violates laws, ordinances or regulations of the government body.
- Fail to conform and abide by the bylaws and regulations regarding the use of the Common Elements.
- Fail to allow the board or agent to enter the unit to determine compliance with the Governing Documents.
- Erect, construct, or maintain wire antenna.
- Permit an illegal act in the unit or on any of the common elements.
- Divide or subdivide a unit for the purpose of a sale/lease.
- Obstruct common way of ingress/egress road to other units or any of the common elements.
- Allow anything to remain in common areas that could be hazardous or unsightly.
- Allow garbage to accumulate in place other than receptacles provided; and each unit and common elements shall at all times be kept in clean/sanitary condition.
- Allow any fire or health hazards to exist.
- Make use of the common elements in a manner to abridge the rights of other Unit Owners to their use and enjoyment.
- Lease less than an entire unit.
- Allow animals to be kept in a unit other than the usual small pet that are **NOT** a nuisance to other owners,

**Page 2, Restrictions – The Hideaway**

- Allow authorized pets to use common areas except on leash and accompanied by the owner.
- Allow pets to make a mess in any other than designated areas.
- Allow pets to molest common areas.
- Park overnight commercial vehicles, trailers, mobile homes, or any other similar vehicles in any of the parking areas, except service vehicles that are serving a unit, or the association property.
- Enclose entryway.

**\*\*\* I have read, and understand the Restrictions of The Hideaway Condominium Association, Inc.**

\_\_\_\_\_  
**Signatures of Renter or Buyer**

\_\_\_\_\_  
**Signatures of Renter or Buyer**

\_\_\_\_\_  
**Signatures of Renter or Buyer**

\_\_\_\_\_  
**Signatures of Renter or Buyer**

**Return a copy with signatures from all adult occupants.**

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## **\*\*\*RULES & REGULATIONS\*\*\* (approved 10/28/13)**

### **PARKING**

1. No overnight parking for restricted vehicles in common elements. (See Restrictions, Page 2)
2. Park only in unit assigned spaces.
3. Park only in unit designated spaces; not in guest parking or grass areas.
4. Be considerate of the needs of others when using guest parking spaces.
5. There are only two parking spaces per unit.

### **VEHICLES**

1. No vehicle washing allowed when water restrictions are in force - otherwise no more than twice (2) a month.
2. Keep vehicle maintenance/repair in common areas to minor repairs only to make vehicle function again.
3. No parking on the grass at any time, including car washing, delivery or removal of items to a unit.
4. Park only in unit designated spots.

### **NOISE**

1. Keep noise level of any kind in Common Elements to moderate levels at all times, so not to disturb others.

### **POOLS**

1. Observe posted pool hours and regulations at all times.
2. Remove floatation devices from pool when leaving.
3. Carry litter from pool.
4. The pools are for owner's use. If guests are invited, limit the number and time in the pool. Children under 18 years of age must have supervision at all times. Be courteous and allow adults time to swim.

### **TRASH**

1. Remove unsightly materials from common area, such as pipes, cinder blocks, vehicle covers, tools, etc.
2. Do not leave any materials outside the dumpster.
3. Recycle per city ordinance.

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4. All trash must fit inside the dumpster with the lid closed. For larger items call WSI at 941-953-6559 for items such as furniture, beds, large TVs.

**SHRUBBERY – PLANTINGS**

1. Keep trees and shrubbery trimmed in atrium to avoid damage.

**PETS**

1. Keep pets leashed when walking in common areas.
2. Remove pet waste immediately, and dispose of in the dumpster.
3. Control pets so they are not a nuisance, especially with regards to barking and being under control. Pet shall always be on a leash.
4. Keep pets out of pool and pool areas, particularly pool waters.
5. Do not feed wild animals, as they can be destructive and a health hazard.

**BOARD REQUIREMENTS**

1. Obtain Board approval before repairing or replacing common elements items.
2. Do not place anything in common areas, such as a patio, bicycle stand, swing, slide etc.
3. No signs in unit windows, or in common areas.
4. Permit service providers to do their job without any interference.
5. All curtains/drapes/blinds facing the street must be white in color as per the condo documents. Curtain liners in white are acceptable.
6. No outside TV antenna or satellite dish is allowed. Comcast Cable is the cable provider in this area.
7. No live fire grills are permitted on any patio as per fire department regulations. Any charcoal or gas grill needs to be fifteen feet away from the building. No gas canisters over twenty pounds may be stored next to the buildings.

**GENERAL**

1. Keep smoke detectors in operating condition.
2. Do not dispose of grease and fatty materials through sink drains or refuse disposals that would clog our sewer system.

**\*\*\* I have read, and understand the Rules and Regulations of The Hideaway Condominium Association, Inc.**

\_\_\_\_\_  
Signatures of Renter or Buyer

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**Return a copy with signatures from all adult occupants.**