

VALGO II CONDOMINIUM ASSOCIATION, INC.

Sale or transfer of units to corporations; partnerships; and multiple owners, is prohibited, it being the intent to allow sales only to related natural persons and trusts.

(\$100.00 APPLICATION FEE PAYABLE TO VALGO II CONDOMINIUM ASSOCIATION, INC.)

Check One: APPLICATION FOR PURCHASE _____ LEASE _____
(PLEASE ALLOW TWO (2) WEEKS FOR PROCESSING)

ALL BLANKS MUST BE COMPLETED BEFORE PRESENTED TO THE BOARD OF DIRECTORS FOR APPROVAL

Owner Information: (SELLER) _____ **Unit #** _____

Present Owner: _____ Email Address: _____

Current Address: _____

Telephone: _____

Realtor/Agent: _____ Telephone: _____

Title Company: _____ Telephone: _____

Closing Date: _____ Lease Date (s): _____ To: _____

Applicant Information: (BUYER OR TENANT) Name on sales application must match the name on the deed.

Name: _____ Spouse/Co-Applciant: _____

Drivers License: _____ Drivers License: _____ Email Address: _____

Current Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Other # for contact: _____

If purchasing, will you reside in unit? Full time _____ Seasonal _____ Lease _____

Co-Applciant: _____ Occupation: _____ Email Address: _____

Employer: _____ / _____

Other Residents who will be residing in the unit:

Name: _____ Relationship _____

Name: _____ Relationship _____

Name: _____ Relationship _____

Pets/Type: _____ **Weight:** _____ **(Renters are not allowed to have pets)**

VEHICLES: (No Motorcycles or Trucks)

Make: _____ Model: _____ Year: _____ Tag: _____ Color: _____

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Sale or transfer of units to corporations; partnerships; and multiple owners, is prohibited, it being the intent to allow sales only to related natural persons and trusts.

I HAVE READ THE RULES AND REGULATIONS, ATTACHED, AND AGREE TO ABIDE BY THEM.

Signature of Applicant (Buyer Or Tenant)

Signature of owner or agent

Print name of Applicant (Buyer Or Tenant)

Print name of owner or agent

Signature of Co-applicant

Print name of Co-applicant

ASSOCIATION APPROVAL: _____

DISAPPROVAL: _____

Signature

Title

Date

Return to:

C/o Progressive Community Management, Inc.
3701 S. Osprey Avenue
Sarasota, FL 34239
(941) 921-5393 Fax: (941) 923-7000

2-1-16

AMENDMENTS

DECLARATION OF CONDOMINIUM
OF
VALENCIA GARDEN CONDOMINIUM II,
A CONDOMINIUM

[Additions are indicated by underline; deletions by ~~strike-through~~]

ARTICLE XIII. **Sale or Lease of a Unit.** In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the condominium units, the sale and leasing of a unit by an owner shall be subject to the following provisions:

(a) **Sale or Lease.** No unit owner may lease, or dispose of a unit or any interest thereby sale or other transfer, ~~except to a member of the Association, a spouse or trust of which the owner, his spouse or lineal descendants are the sole beneficiaries,~~ without the prior written approval of the Association's Board of Directors. Sale of any unit under Time Sharing, Interval Ownership or similar arrangement is prohibited. Sale or transfer of units to corporations; partnerships; and multiple owners, unless related by blood, marriage or legal adoption, are also prohibited, it being the intent to allow sales only to related natural persons individuals and trusts. A person or trust shall not hold title to or any ownership interest in more than one (1) condominium unit. The Board shall disapprove for cause any proposed unit sale or transfer that will, in the reasonable opinion of the Board, result in a person or trust holding title to or an ownership interest in more than one unit.

...

(g) **Transfer Fees.** The Association shall ~~may~~ require the payment of a transfer ~~preset screening~~ fee simultaneously with the giving of notice of intent to sell or lease; ~~said screening fee to be set by the Board of Directors from time to time and shall be in conformance with applicable law.~~ The transfer fee shall be in the amount of \$100.00 per applicant, with a husband/wife or parent/child being considered one applicant. If the lease is a renewal of a lease with the same tenants, no fee shall be charged.

VALGO II CONDOMINIUM ASSOCIATION, INC.

A SUMMARY OF RULES AND REGULATIONS

For Owners

1. **SALES.** No sale of a unit is valid without the prior written consent of the Board of Directors. Forms for such consent will be supplied by Progressive Community Management, 3701 South Osprey Avenue, Sarasota, FL 34239, phone (941) 921-5393. A \$100 processing fee must accompany each application.
2. **GUESTS (in the owner's absence).** Owners shall notify the Board of Directors, in writing, the name, number of people and arrival/departure dates. **No pets are permitted by guests.** One dog or one cat is may be kept in a unit by the owner so long as the weight of such pet shall not exceed twenty five (25) pounds at maturity.
3. **NOISE.** Out of consideration for others, the sound level of party conversation, radios, televisions, record players, musical instruments, etc., must be reasonable at all times. Any pets causing a nuisance or unreasonable disturbance shall be removed from the premises.
4. **PARKING - Only conventional passenger automobiles.** Park in spaces per unit number. Parking areas are restricted to conventional **passenger type vehicles**. No boats, trailers, campers, pickup trucks, motor homes or other recreational vehicles may be parked on the premises. Commercial vehicles may be parked only during the time they are actually servicing unit or common elements.
5. **SWIMMING POOL/HOT TUB** - All persons using the pool/hot tub or other recreational facilities do so at their own risk. This association is not responsible for accidents or injuries. **SEE POOL REGULATIONS POSTED AT THE POOL.**
 - All persons *must shower* and *remove suntan oil* before entering the pool. Proper swimming attire must be worn when using the pool. Cut-off jeans are not proper swimming attire.

- Children under the age of 12 must be accompanied by a parent or other responsible adult. For health and sanitation reasons, **children who are not toilet trained may not use the pool.**
- Food and alcoholic beverages are not permitted in the pool area. Only non-breakable containers for non-alcoholic beverages, lotions, etc. are permitted in the pool area.
- POOL HOURS - 7:00 a.m. to 9:00 p.m.
- Except for life belts or other safety equipment not made of Styrofoam, nothing else is allowed in the pool.
- AFTER USING THE CHAIRS, TABLES AND LOUNGES, PLEASE LOWER UMBRELLAS TO PREVENT DAMAGE.

I(we) have been provided a copy of the Valgo Association II, Inc. amended and restated Declaration of Condominium, Articles of Incorporation, and By-Laws.

Signature: _____	Date _____
PrintedName: _____	
Unit Number: _____	

VALGO II CONDOMINIUM ASSOCIATION, INC.

A SUMMARY OF RULES AND REGULATIONS

For Guests and Tenants

1. One dog or one cat is may be kept in a unit by the owner so long as the weight of such pet shall not exceed twenty five (25) pounds at maturity. **Tenants are not permitted to have pets.**
2. **LEASES** - No lease of a unit is valid without the prior written consent of the Board of Directors. Forms for such consent will be supplied by Progressive Community Management, 3701 South Osprey Avenue, Sarasota, FL 34239 (941) 921-5393. A \$100.00 processing fee must accompany each application.
3. **LEASES** - All leases shall be for a minimum period of ninety (90) days. Lessees are subject to the same rules as owners.
4. **GUESTS (in the owner's absence) AND LESSEES** - Owners shall notify the Board of Directors, in writing, the name, number of people and arrival and departure dates.
5. **GARBAGE DISPOSAL** - All garbage must be placed in plastic tie garbage bags and deposited in the appropriate bins. The exception is glass bottles, tin cans, plastic containers, newspapers and magazines which are to be placed in the designated recyclable bins.
6. **NOISE** - Out of consideration for others, the sound level of party conversation, radios, televisions, record players, musical instruments, etc., must be reasonable at all times.
7. **PARKING - Only conventional passenger automobiles.** Park in spaces per unit number. Each occupant is entitled to one guest parking space. Parking areas are restricted to conventional **passenger type vehicles**. No owner, tenant or other occupant shall use any parking space for the parking or storage of any type of vehicle, equipment or apparatus other than a private passenger automobile without the written consent of the Board of Directors. No boats, trailers, campers, pickup trucks, motor homes or other recreational vehicles may be parked on the premises. Commercial vehicles may be parked only during the time they are actually servicing unit or common elements.
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AFTER USING THE CHAIRS, TABLES AND LOUNGES, PLEASE LOWER UMBRELLAS TO PREVENT DAMAGE.

I HAVE READ THE RULES AND REGULATIONS AND AGREE TO ABIDE BY THEM.

Applicants Signature: _____ Date: _____

Printed Name: _____

Unit Number: _____

April 2012