

Sentinel Condominium Association, Inc.

APPLICATION FOR SALE/RENTAL

\$100.00 check payable to Sentinel Condominium Association must be submitted with application.

Return to: Kim Ueding , Property Manager

C/O Progressive Community Management, Inc.,

3701 South Osprey Avenue, Sarasota, FL 34239

Phone: 941-921-5393 ext 1154 Fax: 941-921-7000

Please Choose:

Sale

Rental

Unit Address/Unit # _____ Possession Date(s): _____ to _____

BUYER/RENTER INFORMATION:

Name (Print) _____

Date of Birth: _____ Driver's License No.: _____ State Issued: _____

Contact Information: Phone _____ Cell: _____ Email: _____

Name of Employer: (If Any): _____ Tel: _____

Name of Spouse: _____

Date of Birth: _____ Driver's License No.: _____ State Issued _____

Contact Information: Phone _____ Cell: _____ Email: _____

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) _____

Pets: _____ Number: _____ Type: _____ Weight(s): _____

Vehicle Information: How Many: _____

Make: _____ Model: _____ Year: _____ State: _____ License #: _____

Make: _____ Model: _____ Year: _____ State: _____ License #: _____

Part-Time Residence: _____ Full-Time Residence: _____ Other _____

Realtor Name: _____ Tel: _____

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

Emergency Contact: _____ Phone: _____

I have received and read a copy of all Association's Documents and Rules and Regulations and understand my responsibilities as an owner/renter/occupant. I agree to abide by the provisions of said documents.

Buyer Signature(s) _____ 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 Purchaser(s)/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 of _____.

(Signature of Applicant) Phone _____ Date: _____

(Signature of Applicant) Phone _____ Date: _____

Current Owner(s)/Seller(s) Statement:

Name(Print): _____

Address: _____ Phone _____
(Other Than Unit Being Sold/Rented)

Owner's/Seller's Signature: _____ Date: _____

Background Check Credit Check PCM: Initials _____ Comment: _____

Action by Association: Approved _____ Not approved _____ Conditions: _____

Signature _____ Title: _____ Date: _____

(1) LEASING RESTRICTIONS

A copy of the lease must be placed in the Association's file. No unit may be leased more than six (6) times in a twelve month period, nor for a term less than one (1) month. No Pets, no commercial vehicles, no recreational vehicles, no motorcycles.

The applicant hereby confirms completeness and accuracy of this information and that the rules and regulations of The Sentinel Condominium Association have been read, understood, and will be complied with at all times. For anyone who furnishes false information on this form or who do not comply with the rules and regulations of this community shall be subject to eviction.

Sentinel Condominium Association
P.O. Box 812
Venice, FL. 34284

RULES AND REGULATIONS
AS AMENDED JUNE 23RD, 1994
AS AMENDED FEBRUARY 21ST, 2002
AS AMENDED OCTOBER 7TH, 2004
AS AMENDED OCTOBER 20TH, 2005

The following rules and regulations were adopted by your Board of Directors to maintain high standards, pleasant living conditions and for the common welfare and best interests of the residents. The facilities of The Sentinel Condominium are for the use and enjoyment of the owners and their families, their leases and house guest only. Owners and leasees will be responsible for the acts of their families, houseguests and visitors.

1. Owners and residents shall not use or permit use of their unit for any purpose other than residential, and shall maintain their unit in a clean, sanitary condition. Patios and porches must be kept in a -clean, sanitary and non-offensive manner. Screen doors and screening must be kept in good repair.
2. Residents and owners shall not permit or suffer anything to be done or kept in their unit will increase the insurance rates on their unit or the common area, or lockers or locker areas, or will obstruct or interfere with the rights of the other resident, or annoy them by making unreasonable noises or otherwise, nor shall a resident or owner commit or permit any nuisance, immoral or illegal act in their unit or in or about the common areas. All construction work will be done between the hours of 8:00A.M. and 5:00P.M.
3. Owners and residents shall make no alterations, repairs, replacement decorations or change of the common area, or to any outside or exterior portion of the buildings, whether within a unit or part of the common area.
4. Residents and owners shall allow the Board of Directors, Agents and Employees or Contractors of the Association to enter any unit for the purpose of maintenance, repair, inspections, replacement of the improvements, or to determine compliance with the documents of The Condominium. Management must be furnished with a key to each unit, all keys to be stored in a locked area. Should an owner fail to comply, any costs associated with gaining entry to handle an emergency shall accrue to the owner. Any requests for entry, other than an emergency, must be at a reasonable time, and with advance notice.
5. Residents and owners shall not display any sign, advertisement, or notice of any type on the common area, or their unit. Exterior antennas or aerials shall not be erected.
6. Each unit has one (1) assigned and numbered parking space. Any additional vehicles must be parked in the Guest Parking Area. Each unit may use one (1) space in the guest lot for their extra vehicle. Parking of boats, trailers, large trucks or mobile homes, motorcycles and jet skies will not be permitted, on the premises. Parking on any grass areas prohibited. Motorbikes & Bicycles are to be parked between buildings. All automobiles must have a current registration and be in an operable condition. Washing of cars or repairs are not allowed unless an emergency such as a flat tire or dead battery exists. Vehicles with fluid leaks are prohibited from parking on Sentinel Property until proper repairs are made. Any towing charges will accrue to the owner.
7. No bathing suits, towels, bedding or clothing shall be hung from the railings or anywhere in the Common Areas. AU windows must be equipped with conventional drapes, blinds or shutters.

8. Washers and Dryers and the Dryer Filters are to be cleaned after each use, and the machines are to be wiped down. Trash Cans in the laundry rooms are 'for laundry related items only. Junk Mail etc. is not to be placed in these cans.
9. Trash is to be disposed of in conformity with The City of Venice Recycling Rules. Each resident is responsible for arranging or removal of large items such as sofas, mattress etc. Any expense incurred by improper disposal of such items will be assessed to the resident.
10. The area between Building 400 and 460 is designated as a Play Area and Recreation Area for the use of and the benefit of all residents. Those using the Area are responsible to remove any debris left by them. Stairways, Walkways and Lawns are not to be used as Play Areas, and Bikes are not to be ridden directly in front of any unit nor in any parking lot.
11. No Barbeque Equipment is permitted except in the area between the buildings.
12. No Water Filled Furniture is permitted in any unit
13. No pets of any kind are permitted, in or out of any unit.
14. Owners are responsible for damages to Common Areas caused by their tenants. Any occupant causing willful damage to the Common Areas will be prosecuted to the full extent of the law.
15. No Tenant may sublet his or her Unit without Written Permission from The Board of Directors. Approval shall not be unreasonably denied.
16. Two (1) Bedroom Units must be occupied by no more than four (4) persons.
Three Bedroom Units must be occupied by no more than six (6) persons.
17. In case of Fire, call the Fire Dept and leave your unit Alert other residents, if possible.
18. Owners wishing to lease their unit must make Application on a Form Approved and Furnished By the Board. Two (2) Board members must conduct a Personal Interview with each Prospect, and a check of \$100.00, made out to The Sentinel Condominium Assn. must be submitted.
19. All Owners are urged to arrange for Periodic Pest Control for the interior of their unit.
20. Walkways and Stairs are to be kept free of any obstructions.
21. Units unoccupied for two weeks or longer must have the water shut off.
22. All Occupants shall comply with the rules adopted by The Board of Directors. Failure to comply shall subject the owner or occupant to all Legal Remedies.
23. All remodeling by any owner that effects the structural integrity or appearance of the unit inside or out must have plans drawn by a registered architect and submitted to the Board for approval before the proper permitting can be obtained and work started by a license insured contractor.
24. All landscaping, additions or eliminations must be first Board approved.

I have read and understand the above rules _____ Date _____
Signature