

# Vintage Grand

## Condominium Association

### Application

- **Fees:** All fees MUST BE paid by Non-Refundable Money Order or Cashier Check. The following is a list of fees made payable to Vintage Grand Condominium :
  - **Application Fee: \$100.00 (Payable to Vintage Grand)**
  
- **Sales Contract:** Please include a copy of the SALES CONTRACT
- **Buyer Responsibilities:** Completed application and payment of fees must be submitted to the Association at least twenty (20) working days prior to the desired date of CLOSING .
  - **APPLICATION & BACK GROUND CHECKS:** BUYERS ARE REQUIRED TO COMPLETE ALL QUESTIONS and supply a copy of photo identification for ALL APPLICANTS & OCCUPANT(S) 18 or older.
  - **IMPORTANT:** Occupancy prior to final approval is prohibited. Any owner who moves a tenant into a Condominium/lot without the association approval will be subject to an immediate legal action, which can result in eviction. If there are any questions not answered, or left blank, this application will be returned to you unprocessed.
  
- **Seller Responsibilities:**
  - **COA DUES:** All maintenance assessments due to the association must be paid in full prior to application process. (Please contact Management Office for your current balance)
  - **Condominium Documents:** Are provided by the Property Owner (seller).
  - **Water:** All funds due to National Exemption Services must be paid in full prior to the application process. (Please contact NES office for your current balance. 800-488-1748 ext. 323)

Thank you in advance for your cooperation.  
Vintage Grand Condominium Association

VINTAGE GRAND ON PALMER RANCH ASSOCIATION  
COMMUNITY POLICIES ADDENDUM

Residents and their guests must comply with all applicable building, housing, and health codes within the Condo and within the community. In addition residents must comply with the provisions, rules and regulations of the Declaration of the Condominium.

Residents/ Owners are responsible for the occupants and guests of their condos.

**Patio & Balconies**

Residents' Condominium, patio must be kept in a clean and sanitary state. *The only items allowed on the balconies or lanai is patio furniture designed for outdoor use.* Residents are not permitted to dry or air any bedding, clothing, rugs, or similar articles in any outdoor area or patio.

**Hallways/stairwells**

Hallways and stairway free of all personal belongings such as bicycles, skateboards, boats, debris, personal items and trash. *A fee of \$50.00 per item will be assessed to your home if any items are left out.* Smoking, loitering, running, or noisemaking is not permitted in the hallways or stairwells.

Alteration of window coverings is not permitted. Do not hang sheets, foil, or other items in the windows.

**Pets**

**Maximum of one (1) pet** is permitted with prior approval and deposit. Certain breed restrictions are prohibited and Vet records are required. Snakes, reptiles, and other exotic animals not considered of a domestic nature are not permitted.

Pets may not disturb or menace any person or other animal. When outside of the condominium, all pets must be leashed and accompanied by its owner or custodian. **Owners/Custodians are required to clean up after the pet immediately or a fine will be imposed. Pets are not permitted in the pool area, tennis court, fitness center or any other recreational area. Please pick up after your pet...\$50.00 penalty...per county ordinance 90-32-IX**

**Pool**

Swimming in the community pool is at your own risk. No lifeguards are on duty. Pool area may be used from dawn to dusk. **However, the pool may be closed without notice at the discretion of the Property's Management.** Facilities are for private use of our Residents and their guests; guests must be accompanied by a Resident at all times. Proper swimwear is required; cut-offs and thong style swimsuits are not allowed. Oils and lotions must be rinsed off before entering water. Residents under the age of two, or untrained, must wear diapers under plastic pants with elastic. **Pets, glass containers, skate boards, bicycles, etc., are not allowed in pool areas. Alcoholic beverages are not permitted.**

Food, beverages, cigarettes, and trash are to be disposed of in proper receptacles. Residents under age 16 must be accompanied by an adult at least 18 years of age. Diving, running, horseplay, skateboarding or rollerblading is not permitted in the pool or spa area; music should be played at a volume that may not disturb others.

**Grilling Areas**

Grills are provided for Resident's use and enjoyment. Please be courteous and leave grill area clean and remove all trash. *All rules and regulations apply as stated in this addendum for all recreational and community facilities.*

**Fitness Center**

Fitness Center is available from 8 A.M. to 8:00 P.M. for the private use of residents and their guests but may be closed without notice for service or repairs at the discretion of the Property's Management. You must be at least 18 years of age to use the fitness equipment. **No one under the age of 18 is allowed to use the fitness equipment. Pets, glass**

containers, loud music, skates, skateboards, rollerblades or alcoholic beverages are not permitted in any recreational or play area provided. Tennis shoes are required footwear on the court. Residents are not permitted to play on clubhouse furniture, steps or entrance. Football, baseball, and other sports requiring large areas for play are not permitted on the community grounds. Several parks are near the area, and are better equipped for these sports. Play at your own risk.

**Bicycles, Roller-blades, and Skateboards**

Bicycles, rollerblades, scooters or skateboards are not permitted in breezeways, on the sidewalks, grounds, and tennis court or in any of our common or amenity areas and must be stored in the owners' apartment when not in use. You will be responsible for any damage caused to our community due to the use of these items. Do not store or lock any items in stairwells or breezeways. Bicycles, roller blades, scooters or skateboards found anywhere else on property will be collected as abandoned. Repeated collections may result in forfeiture of privileges. All residents ride at their own risk.

**Vehicles**

All vehicles must be licensed, operable, and free of any defects which may cause the leakage of fluids. After existing on property for 72 hours in a non-operable condition, vehicles are subject to towing at owners' expense. Washing may only be conducted in designated areas. The designated car wash area is located next to the trash compactor in the center of the community. **Vehicle repair is not permitted anywhere in the community.** RVs trailers, boats, and other recreational vehicles are not to be stored on the premises. There is a **10 M.P.H.** speed limit throughout the property for everyone's safety. All residents and their guests must comply with this limit at all times.

**\*\*DO NOT PARK YOUR VEHICLE IN FRONT OF OR IN CARPORTS UNLESS YOU OWN/RENT THE CARPORT. YOUR VEHICLE WILL BE TOWED WITHOUT NOTICE AT YOUR EXPENSE.**

The rules stated above are for the overall enjoyment and safety of all residents. Please adhere to the rules as stated. Should you have any concerns regarding the Rules and Regulations, please stop in the management office. *Thank you!* ☺

\_\_\_\_\_  
Condo #

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Condo #

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Representative

\_\_\_\_\_  
Date

**APPLICATION**

**Unit** \_\_\_\_\_

**BUYER: Include a Copy of Picture ID**

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

Sex: Male ( ) Female ( )                      Single ( ) Married ( ) Separated ( ) Divorced ( )

Email Address \_\_\_\_\_ Phone # \_\_\_\_\_

Mailing Address \_\_\_\_\_ Phone # \_\_\_\_\_

City, State Zip \_\_\_\_\_ Cell # \_\_\_\_\_

**CO-BUYER: Include a Copy of Picture ID**

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

Sex: Male ( ) Female ( )                      Single ( ) Married ( ) Separated ( ) Divorced ( )

Email Address \_\_\_\_\_ Phone # \_\_\_\_\_

Mailing Address \_\_\_\_\_ Phone # \_\_\_\_\_

City, State Zip \_\_\_\_\_ Cell # \_\_\_\_\_

Total # of adults who will occupy the unit (18 yrs.' or older) \_\_\_\_\_ Total # of children \_\_\_\_\_

**\*After Sale, Purchaser Mailing Address Will Be: Unit Address ( ) or Mailing Address Above ( )**

**CHARACTER REFERENCES**

1. Name \_\_\_\_\_ Phone \_\_\_\_\_  
Emergency contacts: Yes \_\_\_ No \_\_\_

2. Name \_\_\_\_\_ Phone \_\_\_\_\_  
Emergency contacts: Yes \_\_\_ No \_\_\_

3. Name \_\_\_\_\_ Phone \_\_\_\_\_  
Emergency contacts: Yes \_\_\_ No \_\_\_

**PET REGISTRATION\***

Unit owner/ Tenant will provide the association with photograph of pet and proof of vaccinations. Please complete one form per animal.

Name of pet: \_\_\_\_\_ Species and Breed: \_\_\_\_\_

Weight: \_\_\_\_\_ lbs.: \_\_\_\_\_ Age: \_\_\_\_\_ Color of Pet: \_\_\_\_\_

**\*Please attach a picture.**

4012 Crocker's Lake Blvd.  
(941) 923-7380 Phone

Sarasota, FL. 34238  
(941) 922-8652 Fax

### VEHICLE REGISTRATION

Condo # \_\_\_\_\_ Date: \_\_\_\_\_

Owner Name \_\_\_\_\_

Phone # \_\_\_\_\_ E-Mail \_\_\_\_\_

A copy of your vehicle registration is necessary to receive a parking pass.

**Vehicle 1:** Registered to: \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_

Tag # \_\_\_\_\_ State \_\_\_\_\_ Permit # \_\_\_\_\_

Registration Verified \_\_\_\_\_ by \_\_\_\_\_

**Vehicle 2:** Registered to: \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_

Tag # \_\_\_\_\_ State \_\_\_\_\_ Permit # \_\_\_\_\_

Registration Verified \_\_\_\_\_ by \_\_\_\_\_

**In accordance with the Declaration of Condominium, and the Rules and Regulations, keep in mind the following:**

**"is required to register all vehicles with the office upon signing a Lease and it is expressly understood and agreed that use of the parking lot at the premises is limited to private passenger cars and that Resident shall have no right to store any vehicles, boats, or trailers or other property on the parking lot".**

**Additionally, as outlined in the Declaration of Condominium, Page 35, 17.17**

**"Various restrictions exist in the Palmer Ranch Covenants and/or Crocker's Lake Covenants regarding the Units including, but not limited to, restrictions contained in Article 6 thereof regarding... (I) trucks, commercial vehicles, buses, recreational vehicles, mobile homes, boats, campers and trailers".**

## VINTAGE GRAND RULES

### MOTOR VEHICLE PARKING AND TOWING POLICY

Except as set forth below, only family-type non-commercial motor vehicles used for passenger transportation, and the incidental movement of personal belongings and property, may be parked at the Condominium. Permitted vehicles shall be limited to those vehicles which are primarily used as passenger motor vehicles, and which have a body style consisting of two doors, four doors, hatchback or convertible, and shall also include station wagons, mini-vans, full-size vans equipped with windows all-round the vehicle and passenger seats to accommodate not less than four (4) and not more than nine (9) people, sport utility vehicles, and four-wheel pick-up trucks (dual rear wheel pick-up trucks are prohibited). Motorcycles with an adequate muffled exhaust system are also permitted.

All other motor vehicles, including but not limited to commercial vehicles (any vehicle used in a trade or business and having visible advertising or promotional symbols or information, or exposed equipment or materials); trucks (any motor vehicle designed or used principally for the carriage of goods and including a motor vehicle to which has been added a platform, a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passenger, and cargo vans. Pick-up trucks are permitted if used for personal use and not classified as a commercial vehicle as long as there are no dual rear wheels); boats; campers; recreational vehicles (vehicles having either kitchen or bathroom facilities); trailers; motor homes; mobile homes; golf carts, and any and all other vehicles other than the aforescribed, may not be parked on the Condominium property except as may be permitted below.

Notwithstanding the foregoing parking limitations, the following exceptions shall be made: (i) service vehicles may be temporarily parked at the Condominium during the time they are actually servicing a Unit, but in no event overnight; (ii) boats, trailers, trucks, commercial and recreational vehicles, and other prohibited vehicles may be temporarily parked at the Condominium when they are being actively loaded or unloaded, but in no event overnight and only on an occasional basis, not more frequently than weekly.

The Board shall have the authority to prohibit any vehicle that would otherwise be permitted under this provision, if the Board determines, in the exercise of its business judgment, that the vehicle constitutes a safety hazard or is unsightly. The opinion of the Board shall be binding upon the parties unless wholly unreasonable. The Board may by rule regulate the color and use of vehicle covers, or prohibit vehicle covers altogether.

All motor vehicles must be operable and must have a current license tag. No inoperable vehicle may remain on Condominium Property for more than forty-eight (48) hours, including vehicles on blocks and/or jack stands with missing or flat tires. No repairs or maintenance of vehicles is permitted except for replacing a flat tire or a defective battery, which minor repairs must be accomplished in the same day as commenced.

No motor vehicle, trailer, boat or any other property of any nature whatsoever that is regulated by this Rule may be parked or stored on a lawn or unpaved area.

All vehicles parked or stored on Condominium Property must have a valid Vintage Grand parking decal or visitors' pass.

No electric vehicles, or other non-traditional vehicles (e. g. hydrogen or natural gas), may be charged or filled on Condominium Property without the prior written consent of the Board. The Board may require owners of electric cars to install and use, at owner expense, charging stations, a separate electric meter with electricity to be borne by the owner of the electric car, and measures

station and require users of electric cars to use that charging station and pay for their share of the cost of installation, maintenance, repair and electrical and other operating expenses.

The property has been posted in accordance with governmental requirements and the Board has established the following Towing Policy:

1. Any vehicle parked or stored on Condominium Property in violation of these Rules is subject to towing, removal and storage at the vehicle owner's risk and expense.
2. When possible and solely as a courtesy, Management may post a notice on individual vehicles or inform residents via U.S. Mail, email or by telephone prior to the removal of any vehicle in violation of these Rules. Said notification, however, is not required and vehicles may be removed without notice if determined to be in violation.
3. The above Towing Policy is in full force and effect and no further notification will be required. If you are currently in violation of this policy, you must take the steps necessary to correct your violation immediately. Landlords should notify their tenants of this policy.

\_\_\_\_\_  
Condo #                      Resident Signature                      Date

\_\_\_\_\_  
Condo #                      Resident Signature                      Date

\_\_\_\_\_  
Property Representative                      Date