

COACH HOMES at CUDDY COVE CONDOMINIUM ASSOCIATION. INC.

c/o Progressive Community Management
3701 South Osprey Avenue, Sarasota, Florida 34239
941-921-5393 / 941-923-7000 (Fax)

Unit# _____ Address _____ Owner _____

Unit to be LEASED: Terms of Lease (from) _____ To _____

Unit to be SOLD: Tentative Closing Date _____

Name (s) of tenant/purchaser _____

Email _____ Phone _____

Name(s) of co-tenant/purchaser _____

Email _____ Phone _____

Names, Ages and Relationship of Persons Who Will Occupy the Unit. (Max Total Number is Six)

Pets kept on premise:

Dogs/Cats/Birds/Other. *No dangerous breed of dogs - 2 pets maximum per unit.*

Quantity _____ Type/Weight _____ Type/Weight _____

I have received and read a copy of all Association's Documents and Rules/Regulations and understand my responsibilities as an owner/renter/occupant. I hereby agree that I and all persons occupying this unit will comply with the Rules and Regulations, along with the Articles of Incorporation and the Declaration of Covenants of COACH HOMES at Cuddy Cove Condominium Association, Inc. Any violation thereof may result in termination of occupancy at the option of the Board of Directors. The use of each unit shall be limited to single family residential usage only.

1) _____
Signature of Applicant

2) _____
Signature of Applicant

2) _____
Printed Name

Printed Name

Date _____

Date _____

CUDDY COVE CONDOMINIUM ASSOCIATION

Rules & Regulations

Parking:

No commercial vehicle, bus, recreational vehicle, mobile home, camper, trailer, boat or personal watercraft may be parked in the community, except that such items may be parked in a fully enclosed garage. For a complete description of commercial vehicles see CC Docs.

All vehicles must adequately fit into designated driveways and shall not be parked on landscaped or grass areas. Blocking the use of sidewalks by a parked vehicle is prohibited. (State statute & County ordinance)

Storage of vehicles is prohibited. Street parking is prohibited during nighttime hours.

Pets:

Each unit owner, with the approval of the Board of Directors may have a total of two (2) domesticated dogs or cats. All pets approved shall be maintained and controlled so as not to violate any County ordinances or regulations. While outside the unit, all such pets must be kept on a leash and owners are responsible for picking up all pet waste to dispose of it in an appropriate trash receptacle. Pets weight may not exceed 100lbs. Dangerous breeds of dogs are prohibited.

Nuisances:

Unreasonable sounds, light, odors, smoke, visual appearances, conduct or use of the unit or common property caused or committed by any owner, tenant, guest, their vehicles, musical instruments/stereos, televisions, pets, or other conditions that become an unreasonable annoyance shall be prohibited.

Trash:

Trash containers may be placed outside the night before collection and returned to the garage the day of collection. Plastic bags may only be placed outside on the day of collection.

Speed Limit:

Please limit your vehicle speed to 15mph. Children present.

Signs:

For-sale or for-rent signs must be of the type and design approved by Heritage Harbour. Only one sign is permitted. An open house/for sale sign is permitted on the day of the open house but must be removed the same day. Additional sign regulations have been established by the Heritage Harbour Master Assn.

Landscape on Common Grounds:

In an effort to keep the front elevation of all buildings identical in appearance, do not plant flowers or bushes in any area in front of any building or adjoining the entrance to the garage. The planting of flowers or the use of small planters/containers inside individual courtyards and adjacent to the side entrance to lower units is permitted. (Limited)
The removal of plants, bushes or trees is prohibited.

Grills:

The storage or the use of grills on the lanai is strictly prohibited. When using barbecue grills, please stay away from the buildings at least ten feet. Large propane tanks are not allowed to be stored anywhere within the interior structure of a unit, garage, or on Common property of the Association. (Manatee County Fire Rescue Ordinance)

Bicycles:

Please do not store bicycles on the lanai, the courtyards, or on other common property of the Association that causes the bicycle to be visible from the exterior of the building.

Weight and Sound Restrictions:

Installation of hard surfaced floor coverings in any areas other than the foyers and bathrooms, must have sound absorbent padding or a less dense floor covering, such as carpeting. The restrictions on installation of hard surfaced floor coverings do not apply to the Units located on the ground floor. The installation of a waterbed is strictly prohibited.

Leasing of Units:

All leases of units must be in writing. A unit owner may lease only his entire unit after receiving the approval of the Association. The lessee shown on the Lease must be at least one natural person, and all proposed adult occupants must go through the application and approval requirements as promulgated by the Board, and provide any required application fee. Any occupant that occupies a unit more than sixty (60) days in a calendar year are deemed to be tenants and subject to the application and approval requirements, regardless of whether the occupant pays the owner for the right to occupy the unit or whether there is any formal agreement between the owner and the occupant. No unit may be leased more than twelve (12) times in any calendar year.

No subleasing or assignment of lease is allowed. No lease may be for a period of less than thirty (30) days.

Unit owners are responsible for providing to their tenants copies of all Documents and the Rules and Regulations of Coach Homes at Cuddy Cove Condominium Association, Inc.

For a complete description of the "Use Restrictions" and the Rules and Regulations of Cuddy Cove Condominium Association, Inc. please see the Declaration of Condominium of Cuddy Cove.