

Application for Sale, Lease or Add-On Occupant for *Ramblewood Acres Condominium Association, Inc.*

Attached you will find the application for Board Approval. Please be sure to complete all sections. **All applications MUST also be accompanied by:**

- 1) A check or money order**
- 2) a photocopy of a Driver's License or Passport,**
- 3) copies of ALL vehicle registration forms**
- 4) a copy of the signed sales or rental contract**
- 5) any additional forms, such as the "Pet Registration Form" if applicable.**

There is a non-refundable application fee of \$100.00 per adult or married couple (*The check must be made payable to Ramblewood Acres Condominium Association*). An additional fee of \$25.00 is required for all Canadian applicants. Credit checks are completed on all applicants. The application may take up to 30 days to process and must be approved by the Board prior to occupancy of the unit.

The "Tenant's Verification Bureau" form must be signed and completed regardless if you are leasing or buying.

Also attached is a "Pet Registration Form". Please fill this form out whether you have a pet or not. If you wish to bring a pet home after move-in, please call PCM to get this form for Board approval.

Once you have been approved and you know your closing/lease date, please fax the "Application for Water Services" form directly to American Metering Services in order to change service to your name. This is very important. If you have any questions, please call Progressive Community Management at 941-921-5393.

**Application for Sale, Lease or Add-On Occupant
for *Ramblewood Acres Condominium Association, Inc.***

ADD-ON LEASE PURCHASE

UNIT # ADDRESS _____ UNIT# _____

UNIT OWNER NAME(S) _____

CLOSING DATE(PURCHASE) _____ LEASE DATES _____ - _____

APPLICANT _____ CO-APPLICANT _____

ADDRESS _____ ADDRESS _____

CITY _____,ST__ ZIP _____ CITY _____,ST__ ZIP _____

DOB _____ DOB _____

DL# _____ ST _____ DL# _____ ST _____

EMPLOYER _____ EMPLOYER _____

PHONE _____ PHONE _____

OCCUPATION _____ OCCUPATION _____

LENGTH OF EMPLOYMENT _____ LENGTH OF EMPLOYMENT _____

SALARY _____ PER: WK MO YR SALARY _____ PER: WK MO YR

E-MAIL _____ EMAIL _____

APPLICANT(1) LANDLORD _____ TEL# _____

APPLICANT(1) PREVIOUS ADDRESS _____

APPLICANT(2) LANDLORD _____ TEL# _____

APPLICANT(2) PREVIOUS ADDRESS _____

TOTAL NUMBER OF PERSON(S) RESIDING IN UNIT WITH YOU:

1) _____ 2) _____

3) _____ 4) _____

PET TYPE _____ AGE _____ WEIGHT _____ COLOR _____

VEHICLES:

YR _____ MAKE _____ MODEL _____ COLOR _____ TAG _____

YR _____ MAKE _____ MODEL _____ COLOR _____ TAG _____

**Application for Sale, Lease or Add-On Occupant for
*Ramblewood Acres Condominium Association, Inc.***

IN CASE OF EMERGENCY PLEASE NOTIFY:

NAME _____

RELATIONSHIP _____

ADDRESS _____

TEL# _____

I/We agree to hold harmless Ramblewood Acres Condominium Association, Inc. and all providers of information on the prospective purchaser or tenant. In the event that the information provided by me is found to be misleading or false, my acceptance for this application, whether determination is made before or after my date of occupancy may be affected.

Signature _____ Date _____

Signature _____ Date _____

I/We have read and agree to the provisions of the Declaration of Condominium and Ramblewood Rules and Regulations.

Signature _____ Date _____

Signature _____ Date _____

I/We understand that no pet can come on the property with PRIOR written consent of the Board of Directors.

Signature _____ Date _____

Signature _____ Date _____

Application for Sale, Lease or Add-On Occupant for Ramblewood Acres Condominium Association, Inc.

I/We do hereby authorize with my/our signature(s) the release of public records, credit report, rental or lease information, employment verification and search of criminal records whether by fax, verbal, photocopy or original signature to: Ramblewood Acres Condominium, Inc. and all its members, managers or employees now or in the future.

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

APPLICATION REVIEWED BY: BOARD OF DIRECTORS

Signature _____ Approved Not Approved
Date _____

Signature _____ Approved Not Approved
Date _____

ORIENTATION ATTENDEES:

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

COMMENTS

Please return completed application to Progressive Community Management, 3701 South Osprey Avenue, Sarasota, Florida 34239 with Payment, Tenant Verification Form, Signed Lease Copy (if applicable) and Driver's License Copy (s).

PET REGISTRATION

DATE: _____

NAME: _____

ADDRESS: _____ UNIT: _____

This statement affirms that I have read the Ramblewood rules & regulations pertaining to pets and do hereby agree to abide by them:

A copy of the Rabies Certificate *is* required and has to be attached to this form to be given to Management prior to any pets being kept on the premises and sent again as needed for renewals.

1. Two (2) pet maximum. Pets are not to exceed 25 pounds each.
2. Owner will be responsible for repairs of all damages.
3. Pets are not to be a nuisance or disturbance of any kind.
4. Pets (Dogs & Cats) have to be on a leash when on property.
5. Pets are not to be tied outside the Unit and left unattended, or permitted to roam.
6. Owners must clean up after their pets as mandated by the State of Florida.
7. Visitors with pets will be the responsibility of the occupant.
8. Pets accompanying visitors will be registered at the Management Company office.
9. Visitors with pets must adhere to all RACA Resident pet rules.

I hereby register the following pet(s):

| Breed | Weight | Color/Markings |
|-------|--------|----------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Vets name/phone _____

If at any time we decide to acquire a pet, we will register the pet with the Ramblewood Office.

Signature

**APPLICATION FOR WATER SERVICES
COMPLEX: RAMBLEWOOD ACRES**

ACTIVITY: MOVE IN _____ MOVE OUT _____ TRANSFER _____

NAME: _____

SERVICE ADDRESS: _____

MAILING ADDRESS (if different): _____

DAYTIME PHONE: _____ EVENING PHONE: _____

PAYMENT IS PAYABLE TO "OATES ENERGY, INC." AND MAILED TO:

POST OFFICE BOX 52168

JACKSONVILLE BEACH, FL, 32240

PHONE: (800)-717-9811

LATE PAYMENTS OR PAYMENTS RETURNED TO OATES ENERGY, INC. FOR
INSUFFICIENT FUNDS "NSF" ARE SUBJECT TO ADDITIONAL FEES.

SIGNATURE(S): _____

DATE: _____

RETURN THIS COMPLETED FORM TO OATES ENERGY, INC ALONG WITH
PROOF OF OWNERSHIP OR RENTAL.

CUSTOMERSERVICE@OATESENERGY.COM OR FAX 904-223-9497

DO NOT SEND APPLICATIONS FOR RENTAL/PURCHASE TO THIS ADDRESS.

Will be voted on by the board and approved at the March 16, 2011
RAMBLEWOOD CONDOMINIUM ASSOCIATION, INC
RULES & REGULATIONS

Preamble

All unit owners, tenants, other occupants and visitors of each unit must respect and comply with all applicable restrictions, rules and regulations to ensure the maintenance of the condominium's appearance, facilities, safety, security and quality of life. All persons are urged to read/understand the contents of the Declaration of Condominium, By-Laws and the Rules and Regulations and any amendments thereto. Particular attention is directed to the following Articles of the Declaration of Condominium (as amended):

| | |
|-------------------|---|
| <u>Article 10</u> | <u>"Maintenance, Repair and Replacements"</u> |
| Article 13 | "Restrictions Upon Use" |
| Article 14 | "Sale, Transfer, Lease or Occupancy of Unit" |
| Article 15 | "Assessments and Liens" |
| Article 18 | "Remedies for Default" |

Section 718.303(3) of the Florida Statutes provides that any association may levy reasonable fines against a unit owner, if the Declaration of the By-Laws so provide, for failure to comply with the governing documents. Each fine may be to the maximum of \$100.00 per day of the continuing violation to a maximum allowable by law

Article 15 of the Declaration provides the Association with the fining authority.

March 16, 2011

FINING GUIDELINES

March 16, 2011

Each case will be evaluated and a fine will be determined on a case by case of each violation committed and will continue to be fined to maximum allowed by law. It is recognized that some cases should attract more severe penalties, as determined by F&A Committee members.

Below are some of the most common violations going to the fines hearing, please review all the Rules & regs 2008 version

♦ **PET VIOLATION**

Loose, unattended (e.g. on balcony, lanai, etc.), no pet pick-up, etc

Oversize or more than two pet.

♦ **POOLS**

Not obeying posted rules

♦ **CARPORTS, LANAIS, PORCHES, ETC.**

Storage, litter, garbage, screens in disrepair.

♦ **GARBAGE & RECYCLE**

Carpets, cardboard boxes, appliances, etc. in or around dumpster or recycle bins

♦ **NOISE VIOLATION**

♦ **PARKING or driving on grass**

♦ **SPEEDING**

♦ **OCCUPYING w/o interview process**

♦ **CLIMBING fence**

♦ **PLACING ITEMS ON COMMON ELEMENTS**

Please review all the rules as some have been changed at the July 16, 2007 Board of Directors meeting.

RULES & REGULATIONS SECTION 1 ANIMALS/PETS March 16, 2011

- a) All pets, including those of visitors, must be pre-registered with, and have written approval of, the Board of Directors.
- b) As a general rule, only one cat or dog is permitted per unit and a 25 pound maximum weight applies. However, the Board may approve one dog and one cat, or two cats, but not two dogs. It is the pet owner's responsibility to provide veterinary certified proof of pet weight when required by the Board of Directors. Residents who have previously received permission to retain presently owned pets which exceed weight restrictions, or number permitted, may not replace a pet unless and until the rules, regulations and restrictions are met. **Two dogs are allowed but must be approve and registered through AML. Approved 8/15/07 BOD Meeting.**
- c) Walking Pets: All pets must be on a leash at all times while on the common element property. Keep pets from encroaching on other owners, limited common elements.
- d) Solid pet waste must be picked up by the pet owner and disposed of properly. Certain "Pet Areas" have been designated for this purpose when possible
- e) The pet owners are responsible to ensure that their pets are not a nuisance or cause a disturbance and are responsible for all damages and must hold the Association and the Board of Directors harmless against all claims which may be asserted for any acts committed by the pets.
- g) Pets are not permitted on balconies, porches or carports unattended.
- h) Feeding of wildlife is prohibited.

SECTION 2 OUTDOOR AND RECREATIONAL ACTIVITIES

- a) Common Elements are for the use of all occupants, their families, and invited guests and include all recreational facilities but such use is subject to the prevailing rules and regulations.
- b) Residents, their personal property, and/or their toys must not cause a disturbance while on Condominium property. If property is damaged, those responsible will be required to pay for repair or replacement of same.
- c) Play, sports or other activities are prohibited from being conducted anywhere other than in the areas designated by the Association. Play areas are the playground and the northwestern corner of the property. Other recreational activities are permitted in the Clubhouse, on the tennis courts, shuffleboard courts and the

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Swimming pools in accordance with the rules posted at each of these facilities.

- d) Skateboards, roller blades, roller skates, scooters, in-line skates and similar use devices are not permitted to be used in anywhere on the property also no vehicles of any kind without a state license tag can be operated on the property without board approval.
- e) All children are to be under adult supervision by an adult while on Ramblewood property. Parents will be held responsible for any children of any age for any misconduct or damage on the property.
- f) Use of the approved playground areas is permitted until dark. Use of other recreational facilities is restricted to the hours posted at each facility.
- g) No age groups are permitted to play on bridges, bridge railings, under bridges, on or in the canal or on its banks, or to tunnel under or climb over fences, climb trees or in any way disturb the flower and shrub planted areas.
- l) The use of potentially harmful weapons within the complex is prohibited.
- m) Loitering is not permitted.
- n) Residents and resident's parents are responsible for their guest and their children's guest

SECTION 3

GARBAGE/RECYCLE

- a) All garbage must be put into garbage bags, tied or sealed and placed in the dumpsters
- b) "WE ARE A GREEN COMMUNITY" Ramblewood is required by the city of Sarasota to recycle all recyclables materials. Recycle bins are provided for this reason. Residents are responsible for following city and state laws concerning recycling.
- c) Disposal of other than normal garbage and recycle materials are the owner/occupant's responsibility and such items must not be placed in or at dumpsters (e.g. mattresses, furniture, electrical appliances, televisions, tires, building materials, etc.). Such items may be placed in the maintenance storage area for a small fee.
- d) There shall be no littering on the property.

SECTION 4.

PORCHES, BALCONIES, SUNDECKS AND CARPORTS (LIMITED COMMON ELEMENTS).

May not be used for:

- a) Drying of laundry, or any other articles, airing of bedding, or cooking is prohibited.
- b) Storage, garbage containers, cleaning materials, shopping carts and animal shelters or other unsightly items which may cause the exterior of the building to become defaced, look shabby, littered or messy in the sole judgment of the Board of Directors.
- c) Limited common elements may not be used as a bedroom or overnight sleeping at any time for any reason
- d) Limited Common elements may not be enclosed or the exterior appearance altered or screening, blinds, or shielding devices installed without prior written approval of the Board of Directors. All screening, glass, etc. must be maintained in good condition and appearance at all times.
- e) Hanging plants from the main support beam is permitted. The number and type of such plants is subject to Board of Directors approval.
- f) **No flammable, combustible or explosive fluids chemicals or other substances or propane gas tanks may be kept in any unit Storage of propane tanks 20lbs are not allowed to be stored or used in a multifamily community as per Sarasota County Fire Department. Electric grills may be used only on limited common element. All grills can be stored on carports or porches only. Residents are responsible to follow all fire safety rules set fourth by the fire marshal.**

SECTION 5

USE, MAINTENANCE, REPAIRS AND REPLACEMENTS

- a) Common Elements consist of all buildings, fences, pools and surrounding land and recreational area. They may not be obstructed, littered, defaced, or misused in any manner.
- b) Antennas/aerials or satellite, television or radio, dishes over 1 meter in diameter are prohibited. Dishes under 1 meter diameter may be located wholly within the unit or the limited common element (porches, balconies, sundecks and carports). No alterations or penetration of the common elements will be permitted, nor shall any dish or wiring protrude over, into or on said common elements. Installation of electrical or telephone wires, radio, TV antenna, or any mechanical equipment requires approval from the Board of Directors.
- c) If any portion of the condominium property is defaced, damaged or destroyed, the owner or tenant will be required to pay for the repair or replacement as may be deemed necessary by the Board of Directors.
- d) Any extension of the 3 foot planting area or any changes on the grounds outside a unit, including installation of borders, must have prior written approval from the Board of Directors. Installation of lawn ornaments or structures of any kind on the common elements

is not permitted without written Board approval. Residents planting of small plants, shrubs, etc., of a non-invasive nature and which will not mature to a height of below bottom of the deck and owners are responsible for upkeep, trimming exc. for everything installed in bed area. Low growing plants can be planted out to the street from the pillars to the street

- e) Fishing from bridges and net and spear fishing anywhere in the canal is prohibited. Fishing is permitted only in the designated area at the rear of the clubhouse.
- f) There shall be no solicitation by any person anywhere in the complex for any cause, charity or other purpose and the clips located on each unit are for Board approved association matters only and are not for personal use.
- g) All occupants of units shall exercise extreme care about making noises, the use of musical instruments, radios, televisions and amplifiers, etc., that may tend to disturb other occupants. All unnecessary noises, such as vehicle horns, slamming of car doors, radios, televisions or stereo sets including noise made by pets attended or unattended, etc. must be kept at a minimum sound level during the quiet hours of 11:00 p.m. and 8:00 a.m. Loud and/or objectionable language or noise on common elements and limited common elements is prohibited at all times. Construction/alteration noise must be limited to the hours between 8 a.m. and 8 p.m.
- h) No unit owner shall make or allow to be made, any alteration (structural or otherwise) to the common elements, or limited common elements, without first obtaining written approval from the Board of Directors.
Toilets must not be used for any other purpose than those for which they were constructed and no foreign substance or objects shall be put therein. The cost of damages resulting from misuse shall be borne by the owner or tenants.
- j) Posters, signs or advertisements of any kind in or on the unit or condominium property require prior written approval from the Board of Directors.
- k) Windows shall be kept clean and any covering of the interior surfaces by draperies, shades, or any materials which are visible to the exterior, shall be subject to approval of the Board of Directors. Windows shall have proper covering within four weeks of moving in.
- l) The Board of Directors, or its designees, must be allowed to enter units for maintenance, inspection, repair or replacement, or in case of emergency, or to determine compliance with the Restrictions and the Rules and Regulations. This will be done AT REASONABLE HOURS AND WITH REASONABLE NOTICE.
- m) It will be the responsibility of the owner to maintain the interior of the unit and to keep it in good order at all times, including when leasing.

- n) Units may not be used for any business or commercial use whatsoever.
- o) **- 8 - OCCUPANCY LIMITATIONS.**
No more than 2 people shall occupy or live in an 1 Bedroom Unit. No more than 4 people shall occupy or live in a 2 Bedroom Unit No more than 6 people shall occupy or live in a 3 Bedroom Unit
- p) Owners, tenants and occupants are responsible for insuring that their visitors and guests comply with the restrictions, rules and regulations in respect to use of the units, common elements and limited common elements.

SALE, TRANSFER & L EASE

SECTION 6

The Declaration of Condominium Paragraph 14, SALE, TRANSFER, LEASE OR OCCUPATION OF UNIT states in part: "It shall be necessary for the Board of Directors of the Association, or its duly authorized officers, agent or committee, to approve in writing all sales, transfers, leases or occupation of a unit before such sale, transfer, lease or occupation shall be valid or effective."

Amendment Adopted 9/24/04 SMM Minutes

Upon approval of this amendment, rentals shall be restricted to no more than ten (10%) percent at any given time. However, leases existing on the effective date of this amendment shall be permitted to continue until the unit is sold. Leases will also continue if the unit is transferred to heirs of the current ownership.

If you wish to rent or lease your unit, you must call AMI and be placed on the waiting list till an opening comes up on a first come first serve basis.

If any unit owner decides to lease, sell, transfer, or let someone else occupy his/her unit, approval by the Board of Directors, in writing, is required fifteen (15) days prior to the sale, lease, transfer or occupancy of any unit As such:

- a) Any person, including visitors, occupying a unit along with the primary occupant (either owner or properly approved tenant) for a period in excess of thirty consecutive (30) days must have been screened and approved by the Board of Directors. Frequent visitors must acquire a special pass to be displayed on front dash from AMI.
- b) Keys to all units including dead bolt locks must be on file in the Clubhouse to allow the Board of Directors or its designated agents, access to the unit at any reasonable time and with reasonable notice to determine compliance with Condominium Documents and for access in the event of an emergency.

VEHICLES AND PARKING

SECTION 7

A. REGISTRATION

All residents' motorized vehicles must be registered with the Condominium Management Office and must display a Ramblewood supplied sticker on front and rear windows or bumpers on driver side. The office must be kept informed as to the number of vehicles owned by unit's occupants. ONLY ONE VEHICLE PERMITTED PER LICENSED DRIVER.

For security reasons, owners and residents must notify the Condominium Management office, in writing, of the name, address, arrival and departure dates and the license number of the vehicle(s) of any guest that will occupy their unit Overnight. Such visitors must obtain a guest card and display it in the front window of their vehicle while it is on the premises.

B. TRAFFIC REGULATIONS AND VEHICLE RESTRICTIONS

1. Operators of all motorized vehicles must possess a valid operator's license and comply with all traffic regulations including the **SPEED LIMIT OF 15 MILES PER HOUR** in Ramblewood Acres.
2. Vehicles and bicycles showing unsightly damage; lacking proper lighting or otherwise not in a proper state of repair must be repaired or removed from the premises within 10 days for motorized vehicles and 7 days for bicycles after receipt of notice from the Board of Directors. Failure to do so may result in a daily fine and/or removal at the owner's expense.
3. Any vehicle that disrupts the view may be asked to move at the discretion of the board of directors.
4. No vehicle repairs shall be made on the condominium property.
5. **Parking Rule addition approved at the 4/16/08 BOD Minutes.**

Owners must park their vehicle(s) in appropriate parking spaces or driveways only. Improperly parked vehicles may be towed by the Association pursuant to Section 715.07, Florida Statutes. This provision applies to all owners and guests and other invitees of owners. Owners shall be responsible for compliance with this provision by their tenants, guests and invitees. All expenses associated with enforcing compliance with this rule shall be borne by the Unit Owner and/or the vehicle owner (whether it be by the owner, his/her guest, invitee, tenant, lessee, tenant's guests or licensee), including towing charges, storage expenses, costs and attorney's fees incurred by the Association. The Association shall not be responsible for any damages to property or otherwise resulting from the towing of an unauthorized, inoperable, prohibited or improperly parked vehicle from the condominium property.

C. PARKING

1. Driveway stops at roadway and roadway begins at the end of landscaping.
2. Each unit has one covered carport which is for the exclusive use of the unit occupant. An additional vehicle may be parked in the driveway if it does not extend into roadway.
3. If a vehicle cannot fit under the carport it must be parked in the designated area on the north side of building

Number 26 on Ramblewood Drive North or at the Clubhouse parking area.

4. Motorcycles and bicycles must be parked in the front of the carport.
5. Recreational vehicles, with or without lettering, boats, trailers, motor homes, etc. and/or vehicles with lettering, logos or advertisements are not permitted to park in carports or on the streets. Special permission must be obtained in order to park at the Clubhouse overnight. Recreational vehicles & construction vehicles with lettering or without but have obvious display of commercial materials are prohibited unless actively loading or unloading. Golf carts can be parked as a car but shall not be allowed on the grass.
6. Commercial delivery and moving vehicles are permitted to park (on paved areas only) for the period of time required for active unloading or loading.
7. At no time shall any wheel or any vehicle, including bicycles, be permitted on any common lawn area.
8. Prohibited and improperly parked vehicles may be removed at the vehicle owner's expense.
9. Service vehicles are permitted during the time that said service is being performed on the site.
10. Use of a private golf cart on Ramblewood grounds requires annual proof of insurance and Drivers license. All road rules apply and there is to be no driving or parking on grass or sidewalk with cart.