

Lido Presidential Inc.

APPLICATION (check one) RENTAL/LEASE SALE/PURCHASE

This application must be completed in its entirety and submitted before any contract is entered into. It is the applicant's responsibility to see that the real estate agent complies with these procedures. All applications MUST include a \$100 application fee per individual (or married couple), made payable to **Lido Presidential Inc.**, and a photocopy of Driver's License for all applicants. Please allow fourteen (14) days for approval.

Unit Address & Unit # _____ Term of Lease / Closing date _____

Owner Name: _____ Co-Owner: _____

Address: _____ Phone: _____

Name (Print) _____ Name 2 (Print): _____

Phone number: _____ DOB: _____ Phone number: _____ DOB _____

Email Address: _____ Email Address: _____

Driver's License # _____ State _____ Driver's License # _____ State _____

Present Address: _____ City/State _____ Zip _____

Previous Address _____ City/State: _____ Zip _____

Name of Landlord/Mortgage: _____ Bank (local) _____

Employer: _____ Phone # _____ Employer: _____ Phone # _____

References: Name, Address & Phone # (other than family or Real Estate Agent) Preferably Local:

Real Estate Agent: _____ Phone: _____

Pets: (cat, dog, bird) Type: _____ Number: _____

Vehicle Information:

Make:: _____ Model: _____ Year: _____ State: _____ Tag #: _____

Make:: _____ Model: _____ Year: _____ State: _____ Tag #: _____

Emergency Contact Person: _____ Phone: _____

Names and Ages of additional occupants (and ages if under 18 yr) _____

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

AUTHORIZATION FOR VERIFICATION OF INFORMATION FOR CREDIT REPORT, PUBLIC RECORD, RENTAL OR LEASE HISTORY AND EMPLOYMENT VERIFICATION

I agree to hold harmless Progressive Community Management, Inc., and all providers of information on the prospective owner/ 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 occupancy, maybe 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 the Association.

Signature: _____ Date: _____ Signature: _____ Date: _____

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

Signature: _____ Title: _____ Date: _____

**Return Application and Fee to: Progressive Community Management, Inc.
3701 South Osprey Avenue
Sarasota, FL 34239**

Rules, Regulations & Housekeeping Suggestions for Lido Presidential, Inc.

Revised: November 15, 2017 wb

These Rules and Regulations are from our By-Laws, Section 7, see also section 7. The Housekeeping Suggestions are from our members. Both are intended to provide safe, healthful premises allowing for peaceful enjoyment, cleanliness, low operating cost and security for all occupants. OWNERS ARE RESPONSIBLE FOR MAKING ALL LIDO PRESIDENTIAL RULES KNOWN TO THEIR LESSEES AND GUESTS.

Renting of Units See also By-Laws, Section 7.16

Leasing of the apartment unit by the apartment owner is permitted; however, an apartment may not be leased more than twice a calendar year for minimum of one month or longer. Rentals, by the same tenant, which carry over from one year to the next, may be counted in either year at the Owner's discretion.

There is NO sub-leasing of units.

Lessee may only have guests stay with them when they are in residence.

Owner must provide the lessee with a copy of these Rules and Regulations along with the lease agreement and a key to unit.

The Superintendent MUST be notified in ADVANCE when Owner, Lessee or Guests are arriving, by calling the Superintendent at Lido Office (941-388-1061) between 8:00 a.m. and 12 noon.

When a unit is to be leased the Owner MUST fill out Notice of Intent To Lease form (available from Superintendent) and return it to the Superintendent.

Owner is responsible for any and all damages caused by a renter or guest.

Common Areas

Elevators: Do not hold elevator doors open for an extended length of time. Do not enter elevators with sandy wet shoes or clothing.

Adult Supervision: Adult supervision must be provided for children twelve (12) or younger. The elevators and hallways are not play areas. Childcare must be exercised in the common areas such as the pool, elevators and common grounds at all time. See also By-Laws, Sections 7.12 and 7.13.

Common Area Damage: Any damage to the common areas of Lido Presidential, Inc. by Owner, Guest, Lessee or their children shall be repaired at the expense of the unit Owner. See also By-Laws, Section 7.14.

Outdoor Grilling: Private outdoor grills, of any type, are not permitted on balconies, patios and common areas, due to the fire hazard they present and to preserve the aesthetics of Lido Presidential, Inc.

Courtyard Common Grill: Rules for using the courtyard grille are posted near the grille. For safe effective use of the grill follow the posted rules.

Washing of cars is not permitted on Lido Presidential, Inc. grounds.

Planting anything and placing potted plants in the Common Area is not allowed unless authorized in writing by a majority of the Board of Directors.

Laundry Room Facilities

It's a coin operated laundry (USA quarters); there is a \$1.50 a load charge for washers and \$1.00 for dryers.

Use only a liquid detergent - it is less mess and easier on the plumbing system.

Remove lint from dryer screen and clean washer when you are finished with your laundry.

Promptly remove your laundry from washer(s) and dryer(s) when finished [note posted cycle times]. Laundry not picked up after 10 minutes of wash or dry completion may be removed so the machine is available for next user. There is no long-term storage in the Laundry Room Area.

The laundry facilities are only for the use of Owners, guests and renters of Lido Presidential.

Turn off the lights when you leave the room. Leave door closed unless operating fan.

Operate the fan to reduce heat and humidity. Leave door slightly open to allow air flow.

Report any problems to the superintendent or a board member.

Pool and Deck Area

PERSONS USING THE POOL, DO SO AT THERE OWN RISK.

NO glass bottles, dishes or glasses are allowed in pool area.

HAPPY hour has been approved along with dry foods ONLY "Pretzels, Peanuts, Cheese, Crackers and Potato Chips will be allowed. (Per vote of owners on September 1, 2014)

No children 12 or under allowed in pool without an adult supervision.

NO ONE WITH DIAPERS IS PERMITTED IN THE POOL INCLUDING DIAPERS ADVERTISED AS SUITABLE FOR SWIMMING - Board of Health does not permit ANY diapers. Owners, Guests and Lessees will be financially responsible for damages due to the violation of this rule.

Pool hours are 9 AM to 10 PM - Pool is closed at 10 PM.

Showering is required before entering the pool to flush off sand, oils and lotions which reduce the life of our filter system.

Suntan oils are not permitted in the pool. Suntan lotions (water soluble) are permitted.

Place a towel on chairs or lounges when you are sunbathing and using lotions.

No running, diving, jumping or shouting in the pool or pool deck area. Behavior at the pool and deck area should not be a distraction to others.

Pool rope with floats is not for play, sitting or standing. It may be removed for lap swimming and occasional pool games - replace when finished.

No floats will be permitted when the pool is full of swimmers.

Pool deck furniture may not be removed from pool area.

No shoes on the pool furniture at anytime.

If you relocate or operate chairs lounges, return them to their original position when finished.

Do not slam pool gates. For safety, be sure they close and latch - quietly.

Any Owner, Guest or Lessee causing damage to the pool or pool deck WILL BE HELD FINANCIALLY RESPONSIBLE.

Read and follow the Condo and Board of Health "Pool Rules" posted poolside. Failure to comply may lead to pool closure by Board of Health.

General Rules

Pets: NO PETS ARE PERMITTED ON THE PREMISES. Only the Board of Directors shall grant special waivers of this rule in accord with our Private Letter attorney ruling. See also By-Laws, Section 7.18.

Trash: It is the obligation of each Owner, guest or lessee to deposit trash and garbage in the assigned containers (see also in-sink Garbage Disposal Notice and Trash Disposal under Housekeeping Tips below).

No feeding wild animals.

Right of Entry: In case of an emergency originating in any apartment, whether the Owner, Guest or Lessee is present or not, any Board of Director or Superintendent shall have the right to enter such unit to investigate the cause of such emergency. Therefore, each Owner shall furnish the Board of Directors or Superintendent, a KEY to be filed in the Lido Presidential Office, to gain access to their unit. If no key is provided, any expense incurred to gain access to your unit will be borne by the Owner of the unit. See also By-Laws, Section 7.22.

Negligence: If negligence on the part of an Owner such as not maintaining proper care of their unit, results in damage to other units, the financial responsibility becomes that of Owner(s) whose unit has been identified as being the cause of any damage to other units. It is recommended Owners check their individual insurance coverage and regularly check WATER HEATERS, AIR CONDITIONING UNITS, REFRIGERATORS and BATHROOM and KITCHEN PLUMBING to guard against leaks which could result in damage to the unit below that you will be required to repair. Our superintendent's inspection and our housekeeping suggestions do not relieve Owners from damages to other property caused by their household operations or equipment. See also By-Laws Section 7.2 and 7.3.

If you are away from the condominium for an extended period, it is important you arrange to have someone else - the Superintendent, friend or neighbors - make these checks for you. LIDO PRESIDENTIAL, INC. IS NOT RESPONSIBLE FOR ANY DAMAGES CAUSED BY Owner NEGLIGENCE.

If you are away from the condominium during hurricane season - designated as September, October and November - remove all moveable objects from your balcony or terrace. See also By-Laws, Section 7.15.

Parking: There is no reserved parking at Lido Presidential, Inc. Keep the marked handicap parking spaces free for people having the greatest need for them. Parking is only for Owners, Guests and Lessees of Lido Presidential, Inc. unless approved by the Board of Directors. No parking on the grass. Per our Declaration of Condominium there is one parking spot allocated per unit. "The Association may charge a reasonable fee for the parking of automobiles in excess of one space per unit."

There is no parking of commercial vehicles, other than contractors working on Owners units or the building. Also, no long term parking of construction trailers or storage trailers, without the approval of the Board of Directors. Recreational Vehicle parking is limited to approved locations and duration; utility hook-ups are not allowed. See also By-Laws, Section 7.8 and Declaration of Condominium, Section 4.4 (b) (1).

Ingress/Egress: The main entrance area, first floor, second floor, third floor and fourth floor walkways, elevators, storage areas and unit entrances must remain clear of any obstruction. These areas are required for ingress and egress. No chairs, planters, shoes, beach toys, etc. are to be stored on walkways or in front of unit entrance doors. See also By-Laws, Section 7.10.

Noise: Any excessive noise resulting from the loud playing of TV's, radios, stereos, etc. disturbing the comfort and enjoyment of other residents or guests is not permitted. See also By-Laws, Section 7.6.

SMOKE AND HEAT DETECTORS: These devices are in each unit. DO NOT DISCONNECT these devices. This is a misdemeanor. Notify the Superintendent or a Board member, if your shrill sounding smoke alarm is going off. They will look into the problem and notify the alarm company.

FIRE ALARM: There are also fire alarm pull-stations in each first floor unit and in the stair wells. If the fire alarm goes off, Sarasota Fire Department will respond. They do not respond to smoke and heat detectors. Note, the extremely loud site-wide fire alarm is separate from the in-unit smoke and heat detectors.

Security: NO ONE will be admitted into a unit without the approval of the Owner - either by a written note or a phone call to the Superintendent - other than for an emergency (see "Right of Entry above) with Superintendent or a Board Member in attendance.

All Real Estate Brokers must contact the Superintendent or a Board member by phone, or written notice from the Owner, before being allowed a key to enter unit. See also By-Laws, Section 7.7.

Owners must inform the Superintendent when contractor(s) will be working in their unit, and inform the Superintendent if an office key should be used to allow Contractor access. NO CONTRACTOR may remove keys from Office.

Aesthetics

It is prohibited to have signs, garments, rugs, etc. hanging from windows, balconies or from any of the facades. The only exceptions being holiday decorations, which must be removed after each holiday. Real Estate signs may be located with approval of the Board of Directors. See also By-Laws, Section 7.4 and 7.7.

The exterior of the units and all other areas appurtenant to any unit shall not be painted, decorated or modified by any Owner in any manner unless authorized in writing by a majority of the Board of Directors. Approval may be withheld on purely aesthetic grounds at the sole discretion of the Board of Directors. See also By-Laws, Section 7.11.

Any balcony enclosures and/or hurricane shutters, doors or windows to be installed by an Owner shall conform to a design and specifications approved by the Board of Directors and local Building Code requirements. Written prior approval must be obtained from the Board of Directors.

On November 14, 2000, the Board of Directors approved the following: Effective January 1, 2001, carpeting MUST be removed from all balconies. Tiling of balconies or painting of cement deck is acceptable. Any Owner not in compliance will be held personally responsible for any damage to their unit and/or to other units below them.

Household Operations and Building Design & Construction

Garbage Disposals: Our sanitary sewer system has age and capacity limitations. Do not dispose of the following in your garbage disposal: Bones, Grease, Banana, Orange and Potato Peels, Grapefruit Rinds, Coffee Grounds, Celery, Artichoke Leaves, Sea Shells and Sand. The Lido Presidential drainage system is old. To keep it working for all of us, run a lot of water when using Garbage Disposal.

Flooring: Tiling floors - Tiling requires Board of Director approval. When tiling floors in ANY room, corridor or closet, cork sound deadening MUST be used under the tile to reduce solid borne noise throughout the building. Tiling found to be missing this feature shall be replaced by the Owner at the Owner's expense at a schedule designated by the Board of Directors.

No-Owner, Lessee, or Guest shall install wiring or mechanical equipment of any type on the outside of the building unless authorized in writing by a majority of the Board of Directors. See also By-Laws, Section 7.9.

Any consent or approval given under these rules and regulations shall be revocable at any time by vote of a majority of the Board of Directors. See also By-Laws, Section 7.19.

Complaints regarding the management of the premises or the action of its occupants or Owners shall be made in writing, with the date and the name of the complainant, to a Board Member. See also By-Laws, Section 7.20.

These Rules and Regulations are a supplement permitted by the Lido Presidential, Inc., By-Laws, Section 7. "The Board of Directors of the Association may...adopt, amend, endorse reasonable regulations respecting...property in which the Association owns and interest." All Section 7 policies remain in affect. Some have been referenced and abbreviated in this supplement. See By-Laws, Section 7.12

Housekeeping Suggestions

5/30/19 wb

It is recommended Owners regularly check WATER HEATERS, AIR CONDITIONING UNITS, REFRIGERATORS and BATHROOM and KITCHEN PLUMBING to guard against leaks which could result in damage to the unit below that you will be required to repair. Our informal superintendent's inspection and our housekeeping suggestions do not relieve Owners from damages to other property caused by their household operations or equipment.

Use about 1 cup of vinegar in the air conditioning condensate drain each year to reduce risk of clogging and overflowing.

A few tips to prepare for an extended vacancy:

- Put 2 ounces of bleach in your toilet bowls and cover with plastic wrap to reduce likelihood of rodent entry via large waste drain.
- Put 2 ounces of vegetable oil in sink drains to reduce likelihood of sewer gas and insect entry because of traps drying out.
- Thoroughly seal all food in tight insect and rodent resistant containers. Cardboard is ineffective.
- Consider using your oven, microwave and refrigerator to store your less-than-perfectly-sealed containers.
- Empty all trash containers - leave with clean receptacles.
- Unplug inactive appliances.
- Shut off valve to the hot water tank.
- Set thermostat and humidistat to lower limits - commonly leave the unit set on "auto" and set thermostat to 78 degrees and humidistat to 50% or lower.
- Thoroughly clean ALL surfaces - leave your unit CLEAN and bug free. Bugs seek water and food!
- Empty all trash.
- Make plans for mail and package delivery if any.
- Notify the superintendent when your unit will be vacant.
- If you have a bike but it in your unit. Unattended bikes left outdoors are at risk! The Association is not responsible for bikes or any of your belongings left outdoors during your absence.
- Store all patio furniture and furnishings indoors. Wind damage is a high risk.
- Lock up. Leave auto key with our superintendent if car remains in our lot.

TRASH DISPOSAL: We have a large dumpster for regular land-fill trash. We also have smaller recycle bins for paper, glass, plastic and aluminum cans. Large items require special action. See www.sarasotafl.gov. **IN THE SMALL RECYCLE BINS** place newspaper, junk mail, flattened clean cardboard and magazines, paper, clean glass and plastic containers, with their lids, and aluminum cans.

NOT FOR RECYCLE: PLASTIC BAGS - take them to Publix recycle if you like. PIZZA BOXES, ALUMINUM FOIL, LIGHT BULBS, BATTERIES, TISSUES, PAPER TOWELS, WINDOW GLASS, BROKEN GLASS, FOAM PLASTICS, FOOD WASTE, POTS AND PANS, CONSTRUCTION MATERIALS - put them go in the large regular land-fill dumpster. If in doubt, but it in regular trash.

LARGE ITEMS: If you have a large item (For Example, TV or an appliance) call 941 364-7651 and arrange a pick-up at the curb next to our dumpster. Sometimes unwanted working items will be picked up by strangers if left outside the trash container, near the street.