

Golden Bay Condominium Association, Inc.
c/o Progressive Community Management
3701 South Osprey Avenue
Sarasota, FL 34239
941- 921-5393 - 941 - 923-7000 (fax)

APPLICATION FOR APPROVAL OF LEASE

Return this application to the above address with a non-refundable \$100.00 application fee. Note; Prospective tenants cannot take possession until interviewed by the Board of Directors.

The undersigned proposes to lease Golden Bay Unit No. _____ to _____ for the period _____ to _____. A copy of the proposed lease is attached to this application.

Date _____
Owners Signature

Lessee's Statement

Applicant

Co-Applciant

Name: _____
Address _____
City/State/Zip: _____
Local Phone: _____
SS#: _____
DOB: _____
Driver's Lic. #: _____

Name: _____
Address: _____
City/State/Zip: _____
Local Phone: _____
SS#: _____
DOB: _____
Driver's Lic. # _____

Personal Reference: _____

Phone Number: _____

Personal Reference: _____

Phone Number: _____

Other person(s) who will occupy the unit with you:

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Pets: _____ Number: _____ Type: _____ Weight: _____

Vehicle Information:

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

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

1. Has any proposed occupant ever been evicted or asked to move out? _____

Golden Bay Condominium Association, Inc.

C/o Progressive Community Management

3701 South Osprey Avenue

Sarasota, FL 34239

941- 921-5393 - 941 - 923-7000 (fax)

2. Has any proposed occupant been sued for rent or property damage, or been involved in a bankruptcy or foreclosure action, or a lawsuit involving unpaid debts? _____

3. Has any proposed occupant ever been convicted of a felony or a sex related crime? _____

4. Has any proposed occupant ever been convicted of any crime involving violence to persons or property? _____

Name of Real Estate Co. / Leasing Agent: (if any) _____ Phone: _____

I have received and read a copy of the Declaration of Condominium, the Articles of Incorporation, the Bylaws, Rules and Regulations and General Information, and the Frequently Asked Questions and Answers Sheet of the Golden Bay Condominium Association and understand my responsibilities as a lessee. I agree to abide by the provisions of said documents.

Date of Lease: _____

Signature of Applicant for Lease Golden Bay Owner

Telephone Number

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

I agree to hold harmless Tenants Verification Bureau, Inc. and all providers of information on the prospective tenant(s) stated above, In the event that the information provided by me (us) is found to be misleading and /or false my acceptance for this rental , lease, or purchase, whether determination is made before or after my date of occupancy , may be affected.

I do hereby authorize with my (our) signature(s) the release of public records, credit reports, rental or lease information and employment verification, whether by fax, verbal, photocopy or original signature, for the purposes of doing a background check as required by the Association.

Date

Signature of Applicant

Date

Signature of Applicant

Action of the Board of Directors:

_____ Approved _____ Disapproved Date: _____

Director or Authorized Agent: _____

THE GOLDEN RULES FOR GOLDEN BAY CONDOMINIUM ASSOCIATION, INC.

The following Rules and Regulation are intended to promote the mutual welfare and benefit of residents and guests of **Golden Bay, A Condominium**. These rules, which apply to all owners, tenants and visitors, promote harmonious relationships and protect the economic value of **Golden Bay** and its property. These Rules and Regulations shall apply equally to owners, their families, guests, tenants, and lessees.

1. Automobiles, noncommercial passenger trucks not larger than pickup trucks, bicycles and the like must be parked only in the garage assigned to each unit. All other motorized vehicles shall not be parked on Condominium property.
2. The security of the building depends on all residents and guests to be sure the front door, rear door, and garage doors are securely closed and locked.
3. No radio or television antennas, acrials, satellite dishes or receiving dishes, nor any wiring for any purpose may be installed on the exterior of the building without the written consent of the Association.
4. No signs, flags, pennants, advertisements, notices or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the condominium property visible from the exterior or common elements without the prior written consent of the Association, except that pursuant to §718.113(4), Fla. Stat. (1995), any unit owner may display one portable, removable United States flag in a respectful way.
5. No wash lines will be erected outside an owner's unit, and no owner, tenant, or other occupant of a unit shall hang or display laundry, garments or other unsightly items or objects which are visible from outside the unit.
6. All common elements inside and outside the building will be used for their intended purposes and no articles belonging to unit owners shall be kept therein or thereon and such areas shall at all times be kept free of obstruction.
7. Children under 12 years must be accompanied by an adult when using the pool, including but not limited to the pool, deck, and bathroom, and such facilities shall not be utilized after 10:00 P.M.- without prior approval of the Board. Neither children nor adults shall utilize other common elements as recreation/ play areas. Residents and guests should dry off before walking from the pool area to the elevator. Only plastic containers are to be used for food and drink while at the pool. Owners are responsible for cleaning up the pool area after use.
8. All units shall be used for residential purposes only. When condo units are for sale, open houses are restricted to Sundays from 1 P.M. to 4 P.M. All visitors must be escorted from the time they enter the building. A notice of an open house must be provided to the Association. The Association may pass additional restrictions if required to respect the rights of current residents.

9. Disposition of garbage and recyclables shall be only by the use of receptacles approved by the Board of Directors. No owner, tenant, or other occupant of a unit shall allow any rubbish, refuse, garbage or trash to accumulate in places other than the receptacles provided therefore; for example, no junk mail should be left in the lobby. Each unit, the Association property and the common elements shall at all times be kept in a clean, safe and sanitary condition.
10. No owner may make or permit any disturbing noises or improper use of the premises whether made by himself, his family, friends, servants, tenants, or lessees nor do or permit anything to be done by such persons which will interfere with the rights, comfort and convenience of other Owners or occupants. No owner may play or allow to be played in a loud manner any musical instrument, phonograph, radio or television set in his unit between the hours of 10:00 P.M. and the following 8:00 A.M., if the same shall disturb or annoy other occupants of the condominium.
11. The activities and behavior of all children, whether residents or visitors, when upon the condominium property shall be regulated by an adult including physical supervision where necessary. The Directors or their designated representatives, shall at all times have the authority to require that the owner, tenant, lessee, guest or other adult who is responsible for a particular child remove him/her from any common element if the child's conduct is such that they believe this action is necessary.
12. Nothing shall be hung from the windows or balconies or placed on the window sills. Neither shall any rugs or mats be shaken out from any of the windows or doors.
13. The Association and the Management Company, if contracted for, may retain a pass key to the premises. The unit owner shall provide the Association and the Management Corporation with a duplicate key pursuant to its right of access to the premises.
14. If the Board determines that any pet has become a nuisance to other unit owners, the pet shall be removed from the premises. Pets shall be leashed at all times when upon the common elements. All animal feces must be picked up and properly disposed of by the owner of the pet, or by the person responsible for the pet.
15. Unit owners shall not drill through slabs for any reason, unless prior approval is obtained by the Board of Directors.
16. Unit owners shall not paint or otherwise change the appearance of any exterior wall, door, window, patio, balcony, or any exterior surface; place any sunscreen, blind, or awning on any balcony or exterior opening; place any carpet, tile or other floor coverings on balconies without prior approval from the Association.

17. Leasing or renting of a unit by an owner (directly or through an agent), for a period of less than six months is prohibited. The Association must be supplied with copies of the application and lease. Any lease of a unit must contain a statement to the effect that it incorporates by reference all of the condominium documents including, but not limited to, the Declaration of Condominium, as amended, the Articles of Incorporation and Bylaws of the Golden Bay Condominium Association, Inc. and the Rules and Regulations of the Golden Bay Condominium Association, Inc. In the event a tenant violates the Rules and Regulations of the Association relating to the normal use and occupancy of the unit within the condominium or use and occupancy of a common element or limited common element, then the Association shall have the right to terminate and cancel the lease and to bring appropriate legal proceedings when necessary to complete eviction. The cost involved in an eviction action, including the cost of reasonable trial and appellate attorneys' fee shall be the obligation of the tenant and the owner, jointly and severally. The Association retains the right to modify or make exceptions to these Rules and Regulations or to promulgate additional Rules and Regulations.

18. Water Heaters must be replaced if they are 10 years old or more. Washing machine hoses should also be replaced when they have been in place for 10 years. Water heater replacement as well as replacement of washing machine hoses should be completed by a licensed contractor. If the Board shall determine that such a heater or hoses must be replaced, and, if the owner of a unit shall dispute the fact that the heater must be replaced, under those circumstances, both the owner and the Board each at its own cost, shall have the right to have experts of their own choosing give an opinion concerning the possibility of a problem with the heater or hoses in question. Thereafter, should the Board determine, in its sole discretion that the heater must be replaced, the owner shall replace the heater within ten (10) days from the date of notification from the board to replace it. Should an owner fail to replace the heater within the allotted time, the Board may, in its sole discretion, have the heater shut off, removed or replaced, depending upon the circumstances. In such a case, the cost of any work ordered by the Board for protection of other owners shall become a special assessment against the owner of the unit in which the hot water heater in question was located. This does NOT apply to TANKLESS WATER HEATERS.

19. The Association retains the right to modify or make exceptions to these Rules and Regulation or to promulgate additional Rules and Regulations.

Questions or requests for further information may be addressed to:

Golden Bay Association Board of Directors
c/o Progressive Community Management, Inc.
3701 South Osprey Avenue, Sarasota, FL 34239
Phone: 941-921-5393 Fax: 941-923-7000

GOLDEN BAY CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION