

THE HAMMOCKS CONDOMINIUM ASSOCIATION, INC.

Progressive Community Management, Inc.
3701 South Osprey Avenue
Sarasota, Florida 34239

APPLICATION TO SELL, RENT/LEASE, OR TRANSFER AN INTEREST IN A VILLA UNIT

PURCHASE MUST ALSO COMPLETE AN APPLICATION FOR BENT TREE II

The Declaration of Condominium of The Hammocks Condominium Association, Inc. requires that all villa sales, rentals, loans, or transfers must be approved in advance by the Board of Directors. All questions in this application must be answered. Any false statement shall be grounds for rejection of the application. Unit owners will be held responsible for all acts of and any damages caused by tenants and other occupants of their villas pursuant to approval of this application.

PART A: INFORMATION REQUIRED OF OWNERS

- The undersigned Owner(s) of Unit No. _____ wish(es) to:
 - () SELL all interest in the above villa unit, for the sum of \$_____, to the person or persons named below; Date of Closing_____
 - () RENT or () LEASE the above unit, for the period beginning _____, 20__, and ending _____, 20__; (3 mo. only with 3 mo. renewable options)
 - () LOAN the use of the named unit for the period beginning _____, 20__, and ending _____, 20__ to the person or persons named below;
 - () TRANSFER (my / our) interest in the referenced unit, as follows:

- The person(s) with whom I (we) propose to consummate the above-referenced transaction is (are):

NAME(S)_____

STREET_____

CITY_____ STATE _____ ZIP _____

TELEPHONE () _____

- If there has (have) been prior rental (or rentals) of this unit during the current calendar year, please give the dates and duration of such:

- If the transaction proposed above has been or is being arranged by a third party or parties who will act as your agent(s) in the matter (e.g., Real Estate Broker), please identify:

NAME(S)_____

STREET_____

CITY_____ STATE _____ ZIP _____

TELEPHONE () _____

I (We) hereby state that I (we) have made available a copy of the Rules and Regulations of The Hammocks Condominium Association -- and a copy of the Use Restrictions contained in Article X of its Declaration of Condominium -- to the prospective Buyer(s), Renter(s), Lessee(s), Loanee(s) or Transferee(s) named above and in Part B, below. I (We) further agree to accept all responsibility, financial or other, for the occupant's acceptance of and compliance with said Rules, Regulations and Use Restrictions.

SIGNED: _____ Date: _____
OWNER OWNER

IMPORTANT: The Rules and Regulations and Use Restrictions of the Association are hereby incorporated by reference into this Application and Agreement. A copy of the lease must accompany all rentals.

Return to: Progressive Community Management, Inc., 3701 South Osprey Avenue, Sarasota, Florida 34239, **together with the \$50.00 fee payable to:** The Hammocks Condominium Association, Inc.

THE HAMMOCKS CONDOMINIUM ASSOCIATION, INC.

PART B: Information Required Of Prospective Purchase, Renter, Lessee, Loaneer Or Transferee

Please answer ALL questions.

1. I (We) submit that my (our) name(s) is (are): _____ and _____ and that I(we) are a prospective () Purchaser, () Renter, () Lessee, () Loaneer, () Transferee with respect to Unit No. _____, The Hammocks Condominium Association, and that my (our) current home address and telephone number are as follows:

STREET _____

CITY _____ STATE _____ ZIP _____

HOME TELEPHONE () _____

2. Date of birth of the head of the household only: _____

Active in business, or retired? _____

3. Present or prior business occupation:

Name of business: _____

position held: _____

STREET _____

CITY _____ STATE _____ ZIP _____

4. Bank references (name, city):

5. Personal references (other than relatives)

_____ Address _____

_____ Address _____

6. Number and ages of your children, if any. Number _____ ages _____

7. How many persons will occupy the premises of the unit which is the object of this application? _____.

Are these persons inclusive of any minor children under the age of 18 years? _____

8. Type of automobile(s) _____

- Parking of automobiles in driveway is PROHIBITED.
- I (We) hereby acknowledge receipt of a copy of the Rules and Regulations and Use Restrictions of The Hammocks Condominium Association and agree that all occupants of the referenced unit will abide by them.
- I (We) understand that violations of any of these Rules and Regulations and/or Use Restrictions may result in termination of our occupancy or fines, pursuant to the terms and conditions set forth in the Condominium Documents, whether as applicable to unit owners or to renters, lessees, loanees or transferees, or as may be determined by the Board of Directors and permissible under applicable Florida Statutes.

Signed: _____ Date _____

Purchaser, Renter, etc.

-----FOR MANAGEMENT USE ONLY-----

Application Received: _____ Action Taken: [] Approved [] Disapproved

Application Review Date: _____

If disapproved, reason: _____

Directors Acting: _____ I hereby certify that the action noted above was taken on the date indicated by the named Review Committee Members on behalf of The Hammocks Condominium Association and is being communicated to the Applicants on _____, 20____.

Date _____ Signed: _____

Director

THE HAMMOCKS CONDOMINIUM ASSOCIATION

at

BENT TREE VILLAGE

VISITORS, RENTERS & GUESTS - Welcome to The Hammocks at Bent Tree!

The Board of Directors and the Members of the Association hope that you enjoy your stay.

Below is information that we think you will find useful while you are here.

TELEPHONE NUMBERS Fire, Police, Ambulance = **911** Guardhouse - BEE RIDGE 371-6636
Water Company 378-6100 Guardhouse - PROCTOR 922-3814
Cable TV - 371-6700

HAMMOCKS GUIDELINES:

1. PASSENGER CARS only may be parked in the driveway leading to any living unit, and these only on a temporary basis. Unit owners, renters, visitors and guests are requested to park passenger cars in the unit garage as soon as and whenever possible. Trucks, vans, campers, recreational vehicles, boats and boat trailers are not to be parked in any driveway or common or limited common area except on an emergency and temporary basis. Entrance stickers may be obtained at the Guardhouse.
2. GARBAGE COLLECTION days are Wednesday and Saturday. Garbage, refuse, boxes or any discarded materials are not to be put out except on the morning of the collection day. All food, food containers and bottles to be discarded must be enclosed in trash bags or securely fastened garbage containers. These must never be put out overnight because of scavenging animals, insects, rodents and snakes.
3. Unit owners, renters, guests and visitors must not discard trash onto any limited common areas or streams anywhere on the premises of The Hammocks.
4. No clothes, rugs, drapes, spreads or household goods of any kind are to be dried, aired, cleaned or hung outside of any unit. No clothes lines, wires, hangers, containers of any kind or TV or stereo antennae are allowed on the exterior of any unit, on the limited common areas or on the common areas.
5. Exterior furniture, flowers and plants must be maintained so as to promote the aesthetic aspects of The Hammocks. Unit owners are responsible for the removal of dead plants and flowers they have placed in and around their units.
6. NO PETS of any kind may be brought in or housed by renters, lessees or guests.
7. THE POOL is reserved for unit owners, renters and their guests. No food is permitted in the pool area (see below), and drinks must be contained in plastic or unbreakable utensils. Pool parties should ordinarily not last beyond 10:00 P.M. When such parties are held, the pool and its premises are the responsibility of those giving the party. In no case should food, food containers, garbage or trash be left overnight in the pool area.
8. UNEMANCIPATED MINORS may reside in The Hammocks for no more than thirty days during any single calendar year.
9. THE PRIVACY of all owners, visitors, renters and guests must be respected. Loud, unreasonable noises and disturbances of any kind must be avoided. Radio, TV and stereo sound should be confined to the Unit.

Board of Directors - THE HAMMOCKS CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

THE HAMMOCKS CONDOMINIUM ASSOCIATION, INC.
Sarasota, Florida

Adopted June 1, 1981

1. Use Restrictions. The use of the condominium property shall in general be governed by the provisions of Article X, Paragraphs (a) through (t) of the Association's Declaration of Condominium. Those provisions are hereby incorporated by reference into these Rules and Regulations. *It is the responsibility of each owner, lessee, renter and guest to understand agree to abide by all such provisions and restrictions without exception.*

2. Swimming Pool, Pool Deck and Bath House Use of the swimming pool and its related facilities is prohibited to other than unit owners, lessees, renters and their guests. *The following specific rules further govern such use:*
 - a. Florida health laws require that persons using a pool must *shower before entering it.*
 - b. Glass or other breakable containers are not permitted in or around the pool.
 - c. The throwing of balls, frisbees or other objects is prohibited in the pool or its immediate area.
 - d. *Children under the age of 12, who may be occasional guests of a unit owner, must be accompanied by a responsible adult who will supervise their activity and safety.*
 - e. Minors who may be the occasional guests of a unit owner are permitted to use the pool and its facilities only during daylight hours.
 - f. *Infant children (e.g., grandchildren) who may be occasional guests of unit owners are not permitted to use the pool at any time or under any circumstances unless properly diapered clothed to prevent "accidents."*
 - g. Diving into the pool, whether from pool side or from the shoulders of another person in the pool, is prohibited by County Ordinance and by these Rules.
 - h. The loud playing of radios and tape recorders at pool side is prohibited, as is loud or raucous shouting or any similar activity which may be offensive or disturbing to others in the vicinity or in neighboring villas.
 - i. The permission of the Board of Directors, or of any two members of the Board, shall be required in order to "reserve" the use of the pool facilities for a "pool party" by any individual unit owner or group of owners. The Board shall not authorize such use for a period of more than three hours' duration on any given day, and then only during daylight hours.

3. Unit owners may keep one (1) small pet, whether cat or dog, in a villa unit or on the premises of their unit, provided the animal does not exceed 30 pounds in weight. The sole exception to this rule shall be, however, that a unit owner already having a pet exceeding the above size and weight limits, and who purchased his (or her) unit prior to June 11, 1981, shall be permitted to keep such a pet until its eventual demise.
4. Renters, lessees or transferees or their guests may not keep a pet on the premises of the villa so occupied.
5. Each unit owner having a pet shall be required to curb the pet, keeping it off of the limited common areas reserved for the use of other unit owners, and shall clean up after the animal if it is exercised in any common area of The Hammocks. He or she shall otherwise ensure that the animal does not become a nuisance to other owners, their renters, lessees or guest.
6. If any pet is so inadequately controlled by its owner as to become a nuisance to others, the Board of Directors, through the President or another Director or through any other Owner, will, upon the receipt of a complaint, request the owner's compliance with these rules. If such compliance is not forthcoming, and an additional complaint or complaints is received from one or more unit owners, the Board shall be empowered to order the removal of the offending pet without delay and/or take such other legal steps as may be necessary to end the nuisance.
7. Each owner, lessee, renter and guest shall be responsible for helping to maintain the tidiness of the bath house after its use and for assuring that the bath house door (s) is (are) locked when his (or her) use of the pool has ended.
8. It is prohibited to park cars on the lawn of any villa or on any greenbelt portion of the common areas.
9. The car or cars of an owner, renter, lessee or guest should be kept garaged, for the most part, when not in use and not parked in driveways or on the roadway on a permanent or continuing basis.
10. Garage doors shall be closed at all times except when opened to allow entrance or exit. (See page 9, paragraph 6 of the Declaration of Maintenance Covenants and Restrictions of Bent Tree Village Unit 2 Maintenance and Property Owners' Association, Inc.)