

The Hideaway Condominium Association Inc.
APPLICATION TO LEASE

SUBMIT TO: Board of Directors
The Hideaway Condominium Association Inc.
C/O Progressive property management company
3701 South Osprey Avenue Sarasota, FL 34239

*****Application must include \$150.00 application fee and \$50.00 for per additional applicant.**
Made payable to Hideaway Condominium Association Inc. *****

Date of Application: _____
Rental/Lease Address: _____
Leasing Agent/ Unit Owner: _____
Leasing Agent/ Unit Owner Phone #: _____

This form must be submitted to The Hideaway Condominium Association Inc., c/o Progressive Community Management, Inc., 3701 South Osprey Avenue, Sarasota, FL 34239 for submission to the Board of Directors at least 10 days prior to occupancy. Under authority of F.S. 718.112(2) (j), the association has instituted a **\$150 non-refundable fee for the processing of this application to lease**. The fee is payable at the time of submission of the application as well as a copy of a government issued photo ID for each applicant .

No lease for a period of less than ninety (90) days will be approved and no subleasing is permitted.

NOTE: Approval of this application will be valid only after an interview of the prospective lessee by Hideaway Condominium Association Inc.Board of Directors. No occupancy of the unit by the applicant is permitted and no contract to lease is to be signed by the owner or agent prior to approval of this application by the Hideaway Condominium Association Inc.Board of Directors.

EACH APPLICANT/OCCUPANT

RENTAL OCCUPANCY DATES: From _____ to _____

Applicant(1)

Name: _____ Phone: _____

DL#: _____ ST: _____ DOB: / /

SS#: _____

Email: _____

Previous Address: _____

City _____, ST _____, Zip: _____ Own/Rent? _____ How long? _____

Landlord: _____ Landlord Phone: _____

UNIT #: _____ OWNER(S): _____

Applicant(2)

Name: _____ Phone: _____

DL#: _____ ST: _____ DOB: / /

SS#: _____

Email: _____

Previous Address: _____

City _____, ST _____, Zip: _____ Own/Rent? _____ How long? _____

Landlord: _____ Landlord Phone: _____

UNIT #: _____ OWNER(S): _____

Please state the name and relationship of all persons who will be occupying the unit regularly.

NAME	AGE	RELATIONSHIP
_____	_____	_____
_____	_____	_____
_____	_____	_____

EMPLOYMENT:

APPLICANT(1)

Employer Name: _____ Phone: _____

Occupation/Position: _____ How long? _____

APPLICANT (2)

Employer Name: _____ Phone: _____

Occupation/Position: _____ How long? _____

PERSONAL REFERENCES:

Name _____

Relation _____ Phone Numbers(s) _____

Name _____

Relation _____ Phone Numbers(s) _____

EMERGENCY CONTACTS: (*Required)

Name _____

Relation _____ Phone(s) _____

Name _____

Relation _____ Phone Numbers(s) _____

VEHICLES:

Year _____ Make _____ Model _____ Tag # _____

Year _____ Make _____ Model _____ Tag # _____

NOTE: Only two (2) cars per unit are permitted to be parked permanently on the premises including the parking lots and carports. Trucks, motorcycles, RVs and commercial vehicles are not permitted.

PETS: YES NO

TYPE: _____ BREED: _____ WEIGHT: _____

TYPE: _____ BREED: _____ WEIGHT: _____

***** RESIDENTS MAY HAVE UP TO 2 SMALL PETS.
NOT TO EXCEED 40 LBS TOTAL PER UNIT *****

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

I agree to hold harmless, Progressive Community Management, 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 or false, my acceptance for this lease, whether determination is made before or after my date of ownership/occupancy, may be 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 rental application approval.

READ BEFORE SIGNING. It is my/our understanding that this application is preliminary only and involves no obligation of the Board of Directors to approve this application. I/We certify that the above information is correct and authorize the Board of Directors & Progressive Community Management, Inc. to make a thorough personal, background, and credit investigation. All Applicants must be interviewed prior to moving in. A copy of the Rules and Regulations has been given to me/us and I/we hereby acknowledge and understand the Rules and Regulations I /We hereby agree to abide by them. (attached)

Applicant(1)

SIGNED: _____ PRINTED: _____ DATE: _____

Applicant(2)

SIGNED: _____ PRINTED: _____ DATE: _____

Action by Association:

Approved: _____ Not Approved: _____ Conditions: _____

Signature: _____ Title: _____ Date: _____

THE HIDEAWAY CONDOMINIUM ASSOCIATION, INC.

Rules and Regulations adopted Februar xx, 2023

Contact info:

hideawaycondosrq@gmail.com

The primary restrictions governing the use of Units and Common Elements at The Hideaways, a Condominium are set forth in the Declaration of Condominium. All Unit Owners and tenants are encouraged to review and become familiar with all the Condominium documents, including the complete Declaration of Condominium, Articles of Incorporation, and Bylaws.

In accordance with the Declaration of Condominium, Articles of Incorporation and Bylaws, the Board of Directors of the Condominium Association is directed to establish, publish, and enforce additional Rules and Regulations as it considers necessary to maintain reasonable decorum, to protect the property of Owners, and to assure pleasant and harmonious living for all residents and their guests.

All Owners shall at all times, obey these Rules and Regulations and shall be ultimately responsible for ensuring they are observed and abided by their families, tenants and guests. All Owners are placed on notice that any violation of these Rule and Regulations may result in the levying of fines, suspension of rights and the exercise of such other remedies as are available to the Association or other Owners pursuant to these Rules, Association Documents and Florida Law.

Toward that end, the Board of Directors of the Condominium Association has adopted these Rules and Regulations. These rules will be reviewed from time to time and clarified or supplemented as determined necessary by the Board of Directors after input from the Unit Owners.

HIDEAWAY CONDOMINIUM ASSOCIATION, INC

SALE OR LEASE OF UNITS

1. The sale or lease of a unit may be made only with the consent of the Board of Directors. Application for such consent shall be made upon the designated form, fully completed, and signed by the owner's authorized agent, and by the prospective purchaser or lessee, and filed with the Board of Directors at least fifteen (15) days before the effective date of the proposed sale or tenancy. For renters, a copy of the completed lease agreement must accompany the application. Any application not fully completed will be returned and considered not approved.
 - a. A check in the amount of \$150.00 for investigative services by Board shall accompany all applications.
 - b. Applications should be submitted electronically to: hideawaycondosrq@gmail.com
 - c. A unit may not be leased for less than three months, or more than three times in a calendar year.
2. A lessee may not sublet a unit nor may he/she allow occupancy of the leased unit by any other person(s) other than listed on the lease.
3. No FOR SALE or FOR LEASE signs are allowed in unit windows or to be placed anywhere on the common grounds of The Hideaway. For units that are for sale, OPEN HOUSE signs are permitted on grounds only during hours of the open house and must be removed when the open house is over.
4. Occupancy of a unit is limited to one family per unit.
5. All applications for sale or lease must be accompanied by a signed copy of these Rules & Regulations.
6. Use of any unit for anything other than single-family residence purposes is prohibited.

NOISE AND DISTURBANCES

1. No Owner or tenant shall make loud or disturbing noises in the unit or anywhere on the Condominium Property, or permit his or her family, employees, agents, visitors or licensed workers to do so.

2. All music playing including musical instruments, etc. shall be regulated to sound levels that will not disturb others.
3. Quiet must be maintained from 10:00 p.m. to 8:00 a.m. Unit Owner(s) shall be considerate of their neighbors at all times.
4. Keep noise level of any kind in Common Elements to moderate levels at all times, so as not to disturb others. This includes noise from vehicles.

EXTERIOR ENVIRONMENT

1. Obtain board approval before repairing or replacing any common area elements.
2. No commercial or political signs are allowed on the property.
3. No vehicles with "For Sale " signs can be displayed on the property.
4. No clothes, towels, etc. may be hung in balcony or lanai areas. No exterior clotheslines are permitted.
5. Awnings, porch screenings and enclosures, window replacements, etc., must be approved by the Board of Directors prior to installation. Details and plans must be submitted to the Board in writing.
6. No painting or changing the appearance of any exterior surface.
7. No erecting exterior lights, signs, or symbols in the windows.
8. No live fires or fire grills are permitted in any courtyard, patio, or on common ground.
9. Gas grills need to be a minimum of ten (10) feet away from any structures, including Buildings, decks, and screen cages.
10. Storage of propane tanks within a residential building, including any storage area, or garage must to a maximum 1LB capacity tank.
11. No obnoxious odors, fumes, or exhaust to emanate from the unit, screen porch, or courtyard.
12. Do not place anything in common areas such as hose reel, picnic tables, bicycle stands, swings, slides and recreational items.
13. All exterior facing curtains/drapes and blinds must be white in color.
14. Do not feed wild animals (birds, squirrels, etc.) as they can be destructive and a health hazard.
15. Do not dispose of grease, fatty materials or cat litter through sink drains or garbage disposals. This will clog our sewer system.
16. Outside TV antennas and satellite dishes are not allowed.

ANIMALS

1. Unit owners may not keep in any unit or bring upon the common elements any animals or pets other than small domestic dogs and/or domestic cats which are usually and commonly kept as household pets.
2. "Exception is NSAR (National Service Animal Registry)"
 - a. Certified Emotional Support Animals (ESA) are not considered a "working" or "service" animal. Their handlers are not afforded the same rights and protections under Federal Law (ADA) as working service animals. Emotional support animals do qualify for special rights related to housing and travel. An emotional support animal registration of any kind, including, but not limited to, an identification card, patch, certificate, or similar registration obtained from the Internet is not, by itself, sufficient information to reliably establish that a person has a disability or a disability-related need for an emotional support animal.
3. A total of two domestic household pets per unit are permitted. (i.e. 2 dogs or 2 cats or 1 dog and 1 cat)
4. Further, such permitted household pets shall be subject to the following conditions:
 - a. No dogs weighing in excess of 40 pounds shall be permitted.
 - b. No pets shall be permitted in the pool area, leashed or unleashed.
 - c. Elsewhere on the common elements, pets shall be under hand-held leash or carried at all times.
 - d. Messes made by pets must be picked up and removed by handlers immediately.
 - e. Pets that are vicious, noisy, or otherwise unpleasant will not be permitted at The Hideaway. In the event that a pet has become a nuisance or unreasonably disturbing in the opinion of the Board of Directors, written notice shall be given to the owner or other person responsible for the pet and the pet must be removed from the condominium property within the given amount of time from the board.

PARKING AND VEHICLES

1. Unit owners and tenants must use the assigned parking spaces provided. Do not park in guest spots or on grass areas.
2. No overnight parking for restricted vehicles. Restricted Vehicles are as follows:
 - a. Commercial vehicles of any kind.
 - b. Trailers of any kind.
 - c. Boats, personal water crafts, kayaks, etc.
 - d. Mobile homes, campers, or any other similar recreational vehicles.
3. Vehicles shall proceed at no more than 12 MPH on common elements.
4. No vehicle washing allowed when water restrictions are in effect. Otherwise, please limit washing vehicles to no more than two (2) times per month.
5. No vehicle maintenance or repairs in any parking spots/areas or on common areas other than simple maintenance or to get the vehicle moving again (flat tire).
6. No parking on the grass at any time, There are many water pipes under the surface in the grass areas that can be easily damaged. The unit owner will be assessed any repair costs if any damage is caused by themselves, renters, or guests by driving on the grass areas.

TRASH & GARBAGE DISPOSAL AND RECYCLING

1. All trash and garbage must be securely tied and placed in the dumpster.
2. Do not place any items large or small between the dumpster and the surrounding fence.
3. The Hideaways is subject to mandatory recycling as regulated by Sarasota County. Four green and yellow bins are located near each dumpster and are clearly marked for various types of paper, flattened corrugated boxes, etc. and for plastics, glass and cans.
4. Plastic bags are no longer recyclable and should NOT be placed in the recycle bins.
5. Cardboard Boxes must be broken down or flattened before placing in the dumpster or recycle bin.
6. For large items that do not fit in the dumpster and require special pick up:
 - a. E-mail: HideawayCondoSRQ@gmail.com and please include your name and unit number in the e-mail.
 - b. Neatly place or stack large items for pick up on the grassy area near the south dumpster or to the right of north of the north dumpster on pavement.
7. The use of good judgment by all residents as to items placed in toilets for disposal is essential. Highly objectionable items, which cause serious plumbing problems would include paper towels, cat litter, sanitary napkins, tampons, cigarette butts, etc.

PROCEDURE REGARDING VIOLATIONS

1. Violations should be reported to the Board of Directors immediately. This can be done by emailing HideawaycondoSRQ@gmail.com or calling a board member.
2. Violations will be called to the attention of the violating owner by the Board of Directors and the Board of Directors will also notify the appropriate committee of the Board of Directors, if any.
3. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action.
4. Fines
 - a. A fine of up to \$100.00 per violation per day will be assessed to the unit owner for each occurrence.
 - b. Once fines of \$1,000.00 are reached for any unit, a lien will be placed upon the property.
 - c. All unpaid fines will incur a 10% penalty and interest per the condominium Declaration of Documents.