

SIESTA TOWN HOUSE ASSOCIATION, INC.

MUST INCLUDE: Application Fee of \$100 payable to "Siesta Town House Association, Inc." & copies of all Driver's Licenses.
RETURN TO: Progressive Community Management, Inc., 3701 South Osprey Ave., Sarasota, FL 34239
ATTENTION: Shane Raniere, Manager Phone: (941) 921-5393 ext 1121

UNIT ADDRESS: _____
UNIT OWNER NAME: _____ OWNER PHONE NO: _____
SALE? ___ RENTAL? ___ From Date: _____ to _____ OR Closing Date: _____
Real Estate Agent: _____ Company: _____ Phone: _____

**No unit shall be leased for a period less than three months and no more than two times per calendar year.*

***** APPLICANT INFORMATION

Applicant(1): _____ DOB: / / DL#: _____ ST: _____
Phone: _____ Other Phone: _____ Email: _____
Previous Address: _____ City _____, ST _____, Zip: _____
Own/Rent? _____ How long? _____ Landlord: _____ Landlord Phone: _____

Applicant(2): _____ DOB: / / DL#: _____ ST: _____
Phone: _____ Other Phone: _____ Email: _____
Previous Address: _____ City _____, ST _____, Zip: _____
Own/Rent? _____ How long? _____ Landlord: _____ Landlord Phone: _____
Have any of the persons listed above been convicted of a felony? NO ___ YES ___ If Yes please explain: _____

Please list names & ages of all children to live in residence:

1) _____ / _____ 2) _____ / _____ 3) _____ / _____ 4) _____ / _____

Do you own or contemplate owning a motorcycle, truck, trailer, camper, boat? YES ___ NO ___ *see rules/restrictions

Do you own or contemplate owning a household pet? YES ___ NO ___

Breed: _____ Color: _____ Weight: _____ Height: _____ *see rules/restrictions

VEHICLE(S)

1) Make _____ Model _____ Color _____ Year _____ Tag# _____ ST _____
2) Make _____ Model _____ Color _____ Year _____ Tag# _____ ST _____

EMPLOYMENT

APPLICANT (1) Employer Name: _____ Phone: _____
Occupation/Position: _____ How long? _____ Monthly \$ _____

APPLICANT (2) Employer Name: _____ Phone: _____
Occupation/Position: _____ How long? _____ Monthly \$ _____

PERSONAL REFERENCES

Name _____ Relation _____ Phone Numbers(s) _____
Name _____ Relation _____ Phone Numbers(s) _____

EMERGENCY CONTACTS (*Required)

Name _____ Relation _____ Phone Numbers(s) _____
Name _____ Relation _____ Phone Numbers(s) _____

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 receipt of same. I/we understand the Rules and Regulations and hereby agree to abide by them (attached).

Applicant(1) Signature Date Applicant(2) Signature Date

BOARD MEMBER/SCREENING COMMITTEE

[] Approved [] Disapproved – (Disapproved Reason): _____

Interview Date _____ Time _____ Spoke with _____ Reviewed Rules []

Notes: _____

SIESTA TOWN HOUSE

Rules & Regulations

Updated January 2014

SALE AND 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, 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 ten (10) days before the effective date of the proposed sale or tenancy. A copy of the completed sales agreement or lease must accompany application. A check of \$100.00 for investigative services by Board shall accompany application. The prospective purchaser or lessee shall meet with representative(s) of the Board of Directors, at least seven (7) days before closing/occupancies. The Board, after a personal interview of the applicant(s) shall notify the owner or lessor of its decision as soon as practicable after the interview.
2. No lease shall be made nor shall any unit be rented more than twice in any calendar year, nor for a period exceeding twelve (12) consecutive months. Each renewal shall have a new application and copy of lease, no fee.
3. A lessee may not sublet a unit nor may he/she allow occupancy of the leased unit by any other person(s).
4. No sale or rental of any unit to a corporation, firm, company, partnership, multi-family, or time share estate will be considered for approval by the Board of Directors.
5. No "For Sale " or "For Lease " signs are allowed anywhere on the common grounds of Siesta Town House. EXCEPTION: "Open House " signs are permitted during hours of the open house on units for sale.
6. Occupancy of a unit is limited to one family per unit.
7. **Pets:** No lessee, invitee, guest or visitor will be permitted to have a dog at Siesta Town House. Owners will be permitted to own two dogs. Any excessive barking or other offensive behavior will be addressed by the owner to the satisfaction of all effected parties.
8. All applications for sale or lease must be accompanied by a signed copy of these Rules & Regulations. Visitors and guests must also be advised of the Rules & Regulations to avoid any misunderstandings.

DEFINITIONS

- Tenant: A person who resides in the building, in the unit or another; a lessee.
Guest: A person who resides in the unit of an Owner or Tenant while owner or lessee is present for a short time as a non-paying visitor.
Visitor: A person who visits an Owner or Tenant for a short time but does not reside in the building.

EXTERIOR ENVIRONMENT

1. There shall be no soliciting.
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. Radios, televisions, stereo equipment, etc., must be kept at a minimum volume. Unnecessary noise of any kind is to be avoided. Be considerate of your neighbors!
7. Small personal gardens may be planted and maintained at owner expense directly adjacent to exterior doors on both the land and gulf sides. All other landscape beds will be maintained by the Association. The free-standing brick planters on the land side will be planted with annuals by the Association in both spring and fall.
8. No trellises or lawn and garden ornaments are to be placed in the personal gardens or elsewhere on the property.

USE OF FACILITITES

1. Pier policy: The fishing pier is for the sole use of owners, tenants, and their in house guests. Guests are permitted to use the pier only while the owner or tenant is on premise.
2. Racks for canoes and kayaks are located behind the mail room. Storage is for resident owners or lessees only. All canoes and kayaks must have owner identification located on boat.

TRASH & GARBAGE DISPOSAL AND RECYCLING

1. All trash and garbage must be securely tied and placed in the dumpster.
2. Siesta Town House is subject to mandatory recycling as regulated by Sarasota County. Two brown bins are located at either side of the dumpster and are clearly marked for various types of paper, flattened corrugated boxes, etc. and for plastics, glass and cans. Plastic bags are no longer recyclable and should be placed in the dumpster.
3. 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, fabric of any kinds, sanitary napkins, tampons, cigarette butts, etc.

AUTOMOBILES AND PARKING

1. Unit owners and tenants should use the assigned covered parking spaces provided.
2. Except for short periods of loading and unloading, all other vehicles should be parked in the specifically designated areas for guests.
3. Washing of vehicles is prohibited
4. Vehicles should proceed at no more than 10 MPH on common elements.

MAIL

1. There is an “outgoing” mail box located in the mail room to the left of the individual boxes.

GENERAL

Owners, lessees and guests, should always be considerate and respectful of their neighbors' privacy.

This is to certify that I/We have read, understand and agree to abide by ALL of the foregoing REVISED RULES & REGULATIONS OF SIESTA TOWN HOUSE, located at 4532 Ocean Boulevard, Sarasota, FL, 34242.

Signature

Date

Signature

Date

Unit Number

PET RULE

No lessee, guest or visitor will be permitted to own or bring a dog onto the Siesta Town House property. Only an Owner at Siesta Town House shall be permitted to own a dog, with the Board’s approval, and upon receipt of a signed, witnessed copy of the Dog Agreement. Any unit owner, presently in residence, shall have the right to continue ownership of their dog and use of the Common Elements (subject to Sarasota County Restrictions). Also, said owner shall have the right to replace said pet (similar weight and size) until unit is sold. Indoor cats are permitted.

SIESTA TOWN HOUSE

DOG AGREEMENT

I, _____, DO HEREBY AGREE THAT I WILL BE A RESPONSIBLE DOG OWNER. I WILL NOT, AT ANY TIME, ALLOW MY DOG TO BE A NUISANCE OT MY NEIGHBORS AT SIESTA TOWN HOUSE.

I AGREE THAT MY DOG WILL BE ON A LEASH AT ALL TIMES WHEN OUTDOORS. I WILL PICK UP ALL DOG DROPPINGS AND DISPOSE OF SAME IN A PROPER MANNER, AND I WILL NOT ALLOW ANY UNNESSARY BARKING.

IF I DO NOT ADHERE TO THESE RULES SET FORTH BY SIESTA TOWN HOUSE BOARD OF DIRECTOR’S, ANY LEGAL ACTION TAKEN WILL BE AT THE DOG OWNER’S EXPENSE.

THE BOARD, AT IT’S DISCRETION, WILL REQUIRE VIOLATORS TO REMOVE THE PET FROM SIESTA TOWN HOUSE PREMISES.

SIGNATURE

DATE

PRINTED NAME

WITNESS’ SIGNATURE

DATE