

**BENT TREE SECTION II HOMEOWNERS' ASSOCIATION  
MEMBERSHIP APPLICATION  
FOR HOMEOWNERS AND TENANTS**

**This application form and fee is mandatory and is in addition to application forms and fees required by the individual condominium associations. The form is to be completed in its entirety for each homeowner residing in the property or tenants to whom you may have leased the property. A primary phone number and email address must be provided in case of an emergency. (No information will be shared outside the Bent Tree Association.)**

**A \$50.00 non-refundable application fee is required for all new homeowners and tenants. Checks made payable to "Bent Tree II" should be mailed with the application form to: Progressive Community Management, Inc., 3701 South Osprey Avenue, Sarasota, FL 34239 Telephone Number: 941-921-5393**

Homeowner Information	Owner No. 1	Owner No. 2
<b>Full Name</b>		
<b>Property Address</b>		
<b>Mailing Address (if different)</b>		
<b>City</b>		
<b>State/Zip Code</b>		
<b>E-Mail Address</b>		
<b>Cell Phone No. with Area Code</b>		
<b>Additional Phone Numbers</b>		
<b>Auto Make/Tag Number/Color</b>		
<b>Pets: Names, Sex and Breed</b>		

Tenant(s) Information	Tenant No. 1	Tenant No. 2
<b>Lease Term: _____ Years</b>		
<b>Full Name</b>		
<b>Property Address</b>		
<b>Mailing Address (if different)</b>		
<b>City</b>		
<b>State/Zip Code</b>		
<b>E-Mail Address</b>		
<b>Cell Phone No. with Area Code</b>		
<b>Additional Phone Numbers</b>		
<b>Auto Make/Tag Number/Color</b>		
<b>Pets: Names, Sex and Breed</b>		

<b>Homeowner(s) Information</b>	<b>#1 Owner</b>	<b>#2 Owner</b>
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Additional area to complete from first page: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

<b>Tenant(s) Information</b>	<b>#1 Tenant</b>	<b>#2 Tenant</b>
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Additional area to complete from first page: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**I have read, understood and agree to abide by all the Covenants of the Bent Tree II Homeowners' Association**

<b>Signatures</b>
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**Owner 1** \_\_\_\_\_

**Owner 2** \_\_\_\_\_

**Name** \_\_\_\_\_  
**Please Print**

**Name** \_\_\_\_\_  
**Please Print**

**Date** \_\_\_\_\_

**Date** \_\_\_\_\_

**If applicable,**  
**Tenant 1** \_\_\_\_\_

**Tenant 2** \_\_\_\_\_

**Date** \_\_\_\_\_

**Date** \_\_\_\_\_

## About General Conduct

- No loud or objectionable noises or noxious odors which may become an annoyance or nuisance to other persons are permitted.
- For your protection, refrain from feeding the wild life. This includes the alligator, turtle, fish, heron, egret, duck and sandhill crane. When fed by humans, some of these species can become aggressive.
- No overt trade or business may be conducted in the community as defined in Section 23 of the Use Restrictions.

## PROPERTY OWNERS PRIDE AND PRESERVATION PACT

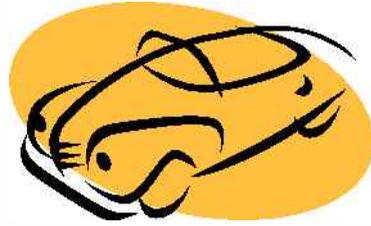
A few of the basic rules to live by in Bent Tree Village II are presented here, in the hope that we can achieve the many benefits that we all desire, and because Bent Tree will:

- Remain one of the most desirable residential complexes in greater Sarasota
- Make us feel proud coming in and going out.
- Keep our property values up.
- Protect and preserve our investment in time, money, and effort spent living here.
- Create and continue the friendly cooperative and neighborly spirit we found here.

On the following pages are some of the common rules that we all agreed to when we purchased property at Bent Tree II.

The following applies to the Homeowners and most apply to the Condominium owners.

## About Vehicles Powered by Motors



- Parking on the street overnight is not allowed.
- Parking on the grass, green belts, or medians in Bent Tree Village II is prohibited.
- Service vehicles may be parked in parking areas during the time they are servicing a home, but not overnight. Boats, trailers, trucks, commercial vehicles, recreational vehicles and other prohibited vehicles may be temporarily parked when they are actively being loaded or unloaded.
- No unlicensed or non-operable motor vehicles are allowed with the exception of golf carts.
- Motor scooters are prohibited except when entering and leaving the property.
- The driving speed allowed on private roads is limited to 26 miles per hour.

- Refer to Bylaws Article VI #9 for fences, shrubs and walls.
- Lawns are expected to be mowed and maintained.
- Landscaping and the exterior of all structures are expected to be neat in appearance, kept in good condition, and free from debris and refuse.
- Lawn watering: As presently mandated by Sarasota Department of Water, even-numbered houses water on Tuesday, odd-numbered houses water on Sunday. Watering between 10:00 AM and 4:00 PM is prohibited.
- Play gyms, trampolines, or similar devices or equipment may be allowed in the back or side of any house, provided that it is painted or decorated (including the sliding board and tent) in earth-tone colors and is hidden from street view.
- Trees may not be removed without prior written approval from the Board.
- For further information about fertilizing and watering your yard, contact your local County Cooperative Extension.

- Mailboxes as they are replaced need to be in the shape of a small house on a post with the Bent Tree logo carved in the post and painted to coordinate with the home.
- Exterior paint colors must be neutral, muted or earth tones.
- Garage doors should be kept closed except when opened to allow entrance, exit, when in use or for ventilation purposes.
- Only one real estate sign is allowed for purposes of either offering a property for sale or rent provided it is the type approved by Bent Tree II.
- The use of signs to advertise services are not allowed.
- Soliciting is prohibited. Signs advertising construction or remodeling a residence are prohibited.



### About Yards

- For safety, plantings within seven (7) feet from the curb must be no higher than two (2) feet and no wider than two (2) feet.

- Bicycles and pedestrians have the right of way over golf carts and all other motor vehicles.
- All vehicles are operated with due regard for the safety of others.



### About Vehicles Powered by Humans

- Bicycles must operate with due regard for the safety of pedestrians.
- Bicycles operating at night must be equipped with a front light and a rear light/reflector.

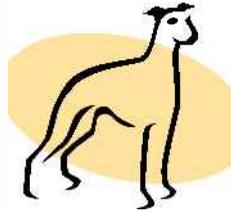
### About Pedestrians ... And Joggers Too!



- On Bent Tree streets, pedestrians have the right-of-way over vehicles and bicycles.
- Always walk or jog facing traffic.

## About Animals

- Dogs must be leashed when not on their owners' property.
- Owners shall be responsible for picking up pet droppings and depositing them at the owners' home.
- Pets whose behavior becomes a nuisance to other residents will not be permitted.



## About Recreation

- Fishing at Bent Tree is limited to residents and guests.
- Hunting and the discharging of firearms are prohibited.
- Small boats or watercraft with small electric motors (which produce no wake) are allowed.
- Picnicking is allowed in designated areas, but fires are not permitted.



## About Outside Appearance

- Garbage, recyclables, and yard waste must be put out for collection either in the morning scheduled for such collection or after dark on the night before, in proper containers which must be removed promptly after being emptied.
- All garbage or trash containers, outside air conditioners, pool heaters must be enclosed by fencing, walls or adequate shrub enclosures.
- Installation of exterior antennas/satellite dishes may take place only after application is made to the Board of Directors and approved.
- Estate sales, garage sales, yard sales, or similar activities are prohibited within the community.
- No wall, fence, building alteration or new structure may be constructed or installed without prior application and approval of the Board of Directors.
- Chain link fencing is not allowed.

