

Villa Le Grand Owners Association, Inc.

Application for Unit Lease

A personal interview and Board of Directors application approval REQUIRED PRIOR to lease of unit.

Complete this form and submit it along with a copy of the lease, a copy of driver's license or if no driver's license a government issued photo ID, and a \$150 check made payable to Villa Le Grand Owners Association, Inc., and submit to: Progressive Community Management, 3701 South Osprey Ave. Sarasota, FL 34239

Unit Owner/Lessor: _____ Unit Address: _____ Unit#: _____

Applicant/Resident

Co-Applicant/Resident

Name: _____

DOB: _____

Current Address: _____ (City/ST/Zip)

Driver's License#: _____

State of Issue: _____

OR If no driver's license provide Social Security #

Social Security #: _____

Phone#: _____

Email Address: _____

Proposed Date(s) of Occupancy: From: _____ To: _____

Number of Adult Occupants: _____ Number of Occupants Under 18 Years of Age: _____

Names/Ages of occupants not provided above: _____

Automobiles: Commercial vehicles are not permitted. No parking on unpaved areas. All vehicles must be parked in the space provided with your unit, garage space and driveway. Vehicles parked in driveways cannot interfere with ingress/egress for adjoining units. No resident parking in visitor/guest parking areas. Cycles, trailers, boats, inoperative autos must be enclosed in garage.

Applicant Initials Here: _____

Table with 4 columns: Year, Make/Model, License Number, State/Province. Includes two rows of blank lines for data entry.

General Conditions and Acknowledgements

Initials:

I have been provided with, have read, and understand the Rules, Regulations and By-laws of the Association and agree to abide by these documents.

I understand that if I have a major felony conviction, my application will be denied.

I understand that I cannot have a pet.

Applicant/Resident Signature _____ Date _____ Co-Applicant/Resident Signature _____ Date _____

Board Action: Approved: _____ Denied: _____ By: _____ Date: _____

RULES AND REGULATIONS

VILLA LE GRAND PROPERTY OWNERS ASSOCIATION, INC.

VILLA LE GRAND, A CONDOMINIUM

(Substantial rewrite of Rules and Regulations. See existing rules for current text).

The following Rules and Regulations shall govern and control the use, occupancy and enjoyment of the Condominium parcels and Condominium property; the aforesaid Rules and Regulations being for the mutual welfare and benefit of all Unit Owners of VILLA LE GRAND, A CONDOMINIUM. These Rules and Regulations furthermore apply to all persons from time to time occupying, residing and visiting units within and on the VILLA LE GRAND, A CONDOMINIUM property.

1. Single Family Residences - Each of the units shall be occupied only by a single family, as defined below, as its residence but in no event may more than six persons reside in a unit at one time. Single family residential use shall mean occupancy by a single housekeeping unit composed of one (1) person; two (2) people no matter how related; or three (3) or more persons all of whom are related to each other by blood, marriage, legal adoption or acting as guardian, legal custodian, or legal designee of a parent for a minor child residing within the unit, it being the intention of this provision to prohibit occupancy of a unit by three (3) or more unrelated adults while clarifying that nothing herein shall be applied or construed to permit discrimination based upon familial status, handicap, or other protected classifications under Fair Housing Laws.

No business or trade shall be permitted to be conducted in a Unit, or anywhere else on the Condominium Property, except as follows:

a. The Association is excluded from the general prohibition on the conduct of business given its duties and responsibilities under these documents, and applicable law.

b. Unit Owners and tenants may conduct limited professional or business activities if confined solely within their Unit, but only if the activity cannot be seen, heard or smelled by other residents of the Condominium, and provided, further that no activity shall be permitted that results in a significant increase in pedestrian or vehicular traffic in the Condominium, nor shall any activities be permitted that would increase the insurance risk of other Owners, or the Association, or constitute a dangerous activity.

2. 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 draperies or curtains at the windows of any unit without a solid, colored liner, acceptable in color to the Board of Directors, facing the exterior of the unit; tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the building in the opinion of the Board; plant any planting outside of a unit; erect any exterior lights, gutters, or attach any structures or fixtures within the common elements, nor any of the foregoing without prior written consent of the Board of Directors. This requirement for prior written approval of the Board of Directors shall also apply to all owner repairs and replacements to the foregoing items, including without limitation, awnings, gutters, and decks. Any alteration, addition or improvement approved by the Board of Directors shall be maintained, repaired and replaced by the owner at owner's expense.

3. No owner may make or permit any disturbing noises or improper use of the premises whether made by himself, his family, friends, servants, renters, 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. 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 11:00 P.M. and the following 8:00 A.M. if the same shall disturb or annoy other occupants of the condominium.

4. No antennas, satellites, outside garbage receptacles, buildings, tents, structures or other equipment shall be erected or placed outside the units without the prior written consent of the Board of Directors.

5. Disposition of garbage, trash and recyclables shall be only by the use of the receptacles or trash chutes contained in the building or by the use of receptacles approved by the Board of Directors, in accordance with applicable governmental regulation.

6. Installation or alteration of fences, walls, hedges, planting of trees, or removal of trees, without prior written consent of the Board of Directors, or their designee, is prohibited. If installed, any alteration or improvement approved by the Board of Directors must be maintained, repaired and replaced by the owner. The owner will be responsible for all cost and expense associated with the removal and reinstallation of any alterations or improvements, including plantings, to the extent necessary to allow the Association to undertake its maintenance as provided under the Declaration of Condominium. In no event may any planting extend more than four feet from the edge of the unit. In no event may plantings or alterations be installed that would prohibit the landscape maintenance contractor from accomplishing the mowing of the common areas. All plantings must have the prior written approval of the Board.

7. No signs (including without limitation, "For Sale" and "For Rent" signs), flags – other than U.S. flags, pennants, advertisements, notice 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 areas without the prior written consent of the Board of Directors.

8. Laundry garments or other objects are not to be hung from railing, patios or lanais which are visible outside units.

9. Use of the recreational facilities will be in such manner as to respect the rights of other unit owners. Use roadways to the pool or other areas in the park. Respect others rights by not taking shortcuts through grass areas.

10. No grills can be left outside unit. Must be stored on deck, lanai or in garage.

11. Pets. The Owner of each Unit may keep one (1) small pet, of a normal domesticated household type (such as a cat or dog) in the Unit. The pet must be leashed or carried at all times while outside of the Unit. The ability to keep such a pet is a privilege, not a right, and the Board of Directors may order and enforce the removal of any pet which becomes a source of annoyance to other residents. No pets of any kind are permitted in leased Units. No reptiles, rodents, poultry, amphibians or livestock may be kept in the Condominium, but tropical fish or caged birds are permitted.

12. Motor Vehicles: Parking. No vehicle shall be parked within the Condominium except on a paved parking surface, driveway or within a garage. No trucks, commercial trucks, or vehicles which are primarily used for commercial purposes, other than those temporarily present on business, nor any trailers, may be parked within the Condominium unless fully enclosed within a garage. Motorcycles, boats, boat

trailers, campers, travel trailers, mobile homes, motor homes recreational vehicles, and the like, and any vehicles not in operable condition or validly licensed, may not be kept within the Condominium unless fully enclosed within a garage. For the purpose of the foregoing sentence, the term "kept" shall mean present for either a period of six (6) consecutive hours or overnight, whichever is less. Because the number of parking spaces is limited, an owner's right to keep more than one motor vehicle in the Condominium may be limited or regulated by the Association.

13. All unit leases must be approved in writing by the Board of Directors. Occupancy of a unit by a person or persons, except the spouse of an owner, or the parents, children, grandchildren or siblings of either the owner or his/her spouse, when the owner is not in residence shall be treated as a lease. No lease shall be approved for a period less than three months (with certain exceptions for guest occupancies), nor shall any unit be leased more than twice in any year.

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 a reasonable attorneys' fee, shall be the obligation of the tenant and the owner, jointly and severally.

14. Children, whether residents or visitors, when upon the condominium property shall be supervised by an adult, including physical supervision where necessary. The Directors or their designated representative, shall at all times, have the authority to require that the owner, renter, lessee, guest, or other adult who is responsible for a particular child, remove him from any common area if the child's conduct is such that they believe this action is necessary. Skateboarding, rollerblading and rollerskating are prohibited.

PAVILION RULES

1. Pavilion use is limited to residents only.
2. Reserving time for an individual(s) should be cleared with the Board of Directors or their designee.
3. All common areas, 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.
4. Any person reserving the Pavilion is responsible for providing their own utensils and supplies and to remove everything provided, including all garbage, after use, leaving the area clean and in the condition found. All containers for food and drink must be plastic or paper.

POOL RULES

1. Persons using pool do so at their own risk.
2. Hours: As posted or, if no hours are posted, then from 9:00 a.m. to 9:00 p.m.
3. Shower before using pool.

4. No diapered babies in pool—must be toilet trained.
5. Children 12 years and younger must be accompanied by an adult.
6. Bathing suits only to be worn in pool.
7. No food, drink or pets in pool area.
8. No diving.
9. Pool to be used by residents and house guests only.

As an owner of a rental unit located with VILLA LE GRAND, it shall be the owner's responsibility for the actions of their Tenant. The above Rules, Regulations, and Restrictions must be explained so that Tenant is totally familiar and a signed copy returned to the Secretary of the Association.

Copy delivered and understood. Date: _____ Unit # _____

Tenant

Owner