

GUEST OCCUPANCY FORM
NOTIFICATION OF NON-RENTAL USE OF UNIT

THIS NOTIFICATION IS TO BE SUBMITTED AT LEAST 7 DAYS PRIOR TO GUEST'S ARRIVAL

I/We, _____, Owner (s) of Unit # _____, wish to inform the Association that I/We will be loaning my unit without compensation for the period from:

Arrival: _____, 20____ Departure: _____, 20____

The following guest(s) will be in residence during this period:

Name: _____ Relationship to Owner: _____

Name: _____ Relationship to Owner _____

Name: _____ Relationship to Owner _____

Name: _____ Relationship to Owner _____

Vehicle Information:

Make: _____ Model: _____ Year: _____ State: _____ Tag# _____

Make: _____ Model: _____ Year: _____ State: _____ Tag# _____

I / We have provided a copy of the Rules and Regulations of the Ironwood Fifth Condominium Association.

I / We understand my/our responsibilities as owner(s). My guest(s) agree(s) to abide by the provisions of said documents. In accordance with the provisions of the rules regarding Guest Occupancy use of the unit, of the governing documents and the attached Rules and Regulations. Violation of the rules set out below may result in the levy of a fine on the unit owner.

13.12 Guest Occupancy. *The Board may require that Unit Owners submit a completed guest occupancy registration form to the Association in the event that guests or relatives will use or reside in the Unit in the absence of the Unit Owner and the Unit Owner's spouse. The Association shall have the right to approve such guest occupancy. The Board may further require a background check on the guest or relative if the guest or relative stays in the Unit for more than twenty-one (21) days.*

A. *The Association shall have the right to evict or eject any visitor, guest, Unit Owner Family member for any violation of the Association governing Documents or Rules and Regulations. If the Association brings a legal action to terminate a lease and/or evict a tenant, it shall be acting as the authorized agent of the Unit Owner and, if the Association prevails, it shall recover its costs and reasonable attorney's fees, jointly and severally, from the Unit Owner and the tenant(s).*

(Guest)

SIGNED: _____ DATE: _____ PHONE: _____

(Owner)

SIGNED: _____ DATE: _____ PHONE: _____

Please fax, email or mail form to Progressive Community Management
Phone (941-921-5393 Fax (941)-923-7000
IRONWOOD FIFTH IS A RESIDENTIAL COMMUNITY

IRONWOOD FIFTH CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

UPDATE #16

1. Owners are responsible for their units, including owners and guests. When owner is not present, non-owner occupants must register with a Board member or Progressive Community Management Service, Inc. (PCM) Telephone: (941) 921-5393, Fax: (941)-923-7000 within 24 hours of arrival.
2. Rented units must be for 90 days or more (Subleasing is NOT permitted) Condos are **single family residential** units. Two (2) or more families are prohibited from continuous occupancy.
NO COMMERCIAL, PROFESSIONAL OR BUSINESS USE IS PERMITTED.
3. An owner may have ONE pet (small dog under 15 pounds, cat or bird) RENTERS and GUESTS MAY NOT HAVE PETS. Pets must not annoy association members. Pets must be leashed when outside. Droppings must be picked up & disposed of properly. The Board may request proof of vaccinations. NO LARGE DOGS ARE ALLOWED ON PREMISES AT ANY TIME.
4. Insect/pest control is provided by the Association.
5. Campers, trucks, boat or trailer may NOT be parked more than three (3) nights total in the building parking area. Non-commercial pick-up trucks may be allowed with Board approval only. NO DIESELS. No car washing allowed on premises.
6. Children under 15 years old must be supervised by an adult at least 21 years old when in the condo or Recreation Hall.
7. No playing in the parking lot allowed. (bikes, skateboards, ball, etc.)
8. Sound level from T.V., radios, music instruments must not disturb neighbors. Vacuum cleaners, dishwashers, garbage grinders, laundry equipment or other noisy appliances are not to be used before 7:30 a.m. or after 10:00 p.m. NO CONSTRUCTION NOISE AFTER 7:00P.M. (HAMMERS, etc.)
9. No drying of clothes, towels etc. or cooking on the walkways or lanais is allowed.
10. Garbage must be bagged & tied. (if wet, do not use chute). Papers, glass and boxes are to be deposited in proper containers in garage.
11. Owners contemplating sale or lease of unit MUST give ADVANCED NOTICE to Board of Directors and Management. According to Condo Documents & State Statutes, EVERY OWNER MUST HAVE COPY OF THE DOCUMENTS AND THEY MUST BE GIVEN TO NEW OWNER IF THEY SELL.
12. Use ASSIGNED parking space ONLY.
13. Notify Board Member and Management if you are going away.
14. No obstructions on walkways allowed (Fire Marshall). No mats allowed.
15. Keep all Laundry rooms locked when not in use.
16. No smoking or vaping of any kind shall be permitted in any common areas**and limited common elements by any unit owner, occupant, lessee, guest or invitee. This is to include but not limited to the smoking of cigarettes, cigars, pipes, vaporizers, e-cigarettes, etc. This restriction shall not apply to within a Unit.

UPDATE #16

RULES AND REGULATIONS

1. All Owners are responsible for their units, including guests. When the owner is not present, non-owner occupants must register with a Board member 941-779-2223 or Progressive Community Management (Management Company) 941-921-5393 within 24 hrs. of arrival.
2. Rented units must be for a minimum of 90 days or more (Subleasing NOT permitted) Condos are single family residential units. Two (2) or more families are prohibited from continuous occupancy.
NO COMMERCIAL, PROFESSIONAL OR BUSINESS USE IS PERMITTED.
3. An owner may have ONE pet (small dog under 15lbs, cat or bird) **RENTERS MAY NOT HAVE PETS.** Pets must not annoy association members. Pets must be leashed when outside. Droppings must be picked up & disposed of properly. The Board may request proof of vaccinations. NO LARGE DOGS ARE ALLOWED ON PREMISES AT ANY TIME.
4. Insect/pest control is provided by the Association for the outside of your unit. Owners are responsible for the inside of their units.
5. Campers, trucks, boat or trailer may NOT be parked more than three (3), nights total in Bldg. parking area. Non-commercial pick-up trucks may be allowed with Board approval only. NO DIESELS. No car washing allowed on premises.
6. Children under 15 y/o. must be supervised by an adult at least 21y/o when in the condo or Rec Hall.
7. No playing in the parking lot allowed. (bikes, skateboards, balls, etc.)
8. Sound level from T.V., radios, musical instruments must not disturb neighbors. Vacuum cleaners, dishwashers, garbage grinders, laundry equipment or other noisy appliances should not be used before 7:30 a.m. or after 10:00 p.m. NO CONSTRUCTION NOISE AFTER 7:00 P.M. (HAMMERS, ETC.)
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12. Use ASSIGNED parking space ONLY.
- 13 Notify Board Member and Management Company if you are going away.
14. No obstructions on walkways allowed (per Fire Marshall), No mats allowed.
15. Keep all Laundry rooms locked when not in use.
16. **No smoking or vaping of any kind shall be permitted in any common areas** and limited common elements by any unit owner, occupant, lessee, guest or invitee. This is to include but not limited to the smoking of cigarettes, cigars, pipes, vaporizers, e-cigarettes, etc. This restriction shall not apply to within a Unit.**

Revised: December 1 2019

Board of Directors
Ironwood Fifth Condominium Assn.

Signature Date _____

Signature Date _____