

**Coach Homes II at Gran Paradiso Condominium Association, Inc.**

A Corporation Not For-Profit

C/o Progressive Community Management, Inc.,

3701 South Osprey Avenue, Sarasota, Florida 34239-6848 (941) 921- 5393

**RENTAL APPLICATION**

***This application must be submitted to the above address along with check for \$ 150.00 made payable to "Coach Homes II at Gran Paradiso Condo Assoc."***

**Please attach a copy of the Executed Lease and copies of all driver's license(s)**

- Units may not be leased for less than 30 days at a time and no more than 4 times per year pursuant to the Gran Paradiso Declarations.
- This form must be submitted at least 14 days prior to occupancy.
- A maximum of 5 persons are permitted in a leased unit, which includes visitors and overnight guest.

Owners Name \_\_\_\_\_ Phone \_\_\_\_\_ Cell \_\_\_\_\_

Coach Homes II Property Address \_\_\_\_\_ Email \_\_\_\_\_

**Lessee:**

Full Name \_\_\_\_\_

Current Address (including Zip Code) \_\_\_\_\_

Date of Birth \_\_\_\_\_ Driver's License No. \_\_\_\_\_ State \_\_\_\_\_

Social Security # \_\_\_\_\_ Phone Number: \_\_\_\_\_ Email \_\_\_\_\_

Full Name of Spouse/Co-Applicant \_\_\_\_\_

Date of Birth \_\_\_\_\_ Driver's License No. \_\_\_\_\_ State \_\_\_\_\_

Social Security # \_\_\_\_\_ Phone Number: \_\_\_\_\_ Email \_\_\_\_\_

Current Address (including Zip Code) \_\_\_\_\_

Name and relationship of persons (other than applicant/s) who will occupy residence:

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

**ALL PETS MUST BE LEASHED (6 foot) AND ARE NOT ALLOWED TO RUN FREE. YOU MUST PICK UP AFTER YOUR PET. SARASOTA COUNTY LEASH LAWS WILL BE ENFORCED.**

Describe pet: Type \_\_\_\_\_ Weight \_\_\_\_\_

Make, model and year of vehicles: \_\_\_\_\_

Make, model and year of vehicles: \_\_\_\_\_

**Coach Homes II at Gran Paradiso Condominium Association, Inc.**

**Lease Dates \_\_\_\_\_**

I / We (buyer) have received and read the Rules and Regulations adopted by the Association and agree to abide by them.

I agree to hold harmless Progressive Community Management, Inc., and all providers of information on the prospective owner/ tenants 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 occupancy, maybe 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 Coach Homes II at Gran Paradiso Condominium Association, Inc.

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_

PLEASE NOTE THAT PERSUANT TO THE RULES AND REGULATIONS, #6 - NO UNIT OWNER, TENANT, VISITOR, LICENSEE OR INVITEE SHALL PARK ANY TYPE OF MOTOR VEHICLE OTHER THAN IN MARKED PARKING SPACES. THIS RULE IS STRICKLY ENFORCED AND COULD RESULT IN A FINE LEVIED UPON THE OWNER IF NOT OBEYED.

PLEASE ALSO NOTE THAT PURSUANT TO GRAN PARADISO'S RULES AND REGULATION, AS WELL AS THE CITY OF NORTH PORT, ORDIANCE NO 2018-09, PARALLEL PARKING TO THE ROAD, WHILE ON THE DRIVEWAY IS STRICKLY PROHIBITED, THIS RULE IS ENFORCED BY GRAN PARADISO AND THE CITY OF NORTH PORT.

ANY DAMAGE TO ASSOCIATION PROPERTY DUE TO THE NEGLIGENCE OF A TENANT DUE TO PARKING OR ANY OTHER VIOLATION COULD RESULT IN A FINE LEVIED AGAINST THE OWNER OF THE UNIT.

I/We have received and read the Declaration from the property owner, and I/We understand and agree that we will abide by the provisions of said documents where applicable as well as the rules and regulations adopted by the association.

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co/Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board/Agent Signature

\_\_\_\_\_  
Date

**RULES AND REGULATIONS FOR  
COACH HOMES II AT GRAN PARADISO, A PHASE  
CONDOMINIUM**

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RULES AND REGULATIONS FOR  
COACH HOMES II AT GRAN PARADISO, A PHASE CONDOMINIUM

The following Rules and Regulations govern COACH HOMES II AT GRAN PARADISO, A PHASE CONDOMINIUM. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration of Condominium for COACH HOMES II AT GRAN PARADISO, A PHASE CONDOMINIUM. These Rules and Regulations have been promulgated by the Board, and are subject to change from time to time.

1. The entrances, and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables or any other similar objects be stored therein.
2. The personal property of Unit Owners must be stored in their respective Units.
3. No garbage cans, supplies, milk bottles or other articles shall be placed on the patios and terraces, or on any Common Elements except for designated trash areas, if any. No linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, fences, patios, terraces, if any, or other portions of the Condominium Property.
4. No Unit Owner shall permit anything to fall from a window or door of the Condominium Property, nor sweep or throw from the Condominium Property any dirt or other substance into any of the patios, terraces or upon the Common Elements.
5. All refuse must be deposited in tied plastic bags and placed in areas designated for refuse disposal.
6. No Unit Owner, tenant, visitor, licensee or invitee shall park any type of motor vehicle other than in marked parking spaces.
7. No Unit Owner shall make or permit any disturbing noises in his Unit by himself or his family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Unit Owners. No Unit Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
8. No radio or television installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.
9. No sign, advertisement, notice, lettering or descriptive design shall be exhibited, posted, displayed, inscribed or affixed to the exterior of a Unit or in, on or upon any part of the Condominium Property, except signs used or approved by Association.
10. Association shall have the right to retain a pass key to all Units for the purpose of access to such Units during reasonable hours, when necessary for the maintenance, repair, or replacement of any Common Elements or for making emergency repairs which are necessary to prevent damage to the Common Elements or to another Unit or Units. If a lock is altered or a new lock installed the Unit Owner shall provide Association with an additional key and security code, if applicable.
11. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.
12. Employees of Association are not to be sent out by Unit Owners for personal errands. The Board shall be solely responsible for directing and supervising employees of Association.
13. A Unit Owner who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to install and remove hurricane shutters, if any, and care for his Unit should the Unit suffer hurricane damage,

and furnish Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of Association.

14. A Unit Owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, terraces, patios, or windows of the Building; provided, however, one portable, removable United States flag in a respectful way and, on Armed Forces Day, Flag Day, Memorial Day, Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard as well as an attachment on the mantel or frame of the door of the Unit Owner of a religious object not to exceed three (3) inches wide, six (6) inches high and one and a half (1.5) inches deep, all as permitted by the Act Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items. No Unit Owner shall install a screen enclosure, glass enclosure, or the like, to or upon the outside walls of the Building or on the Common Elements or Limited Common Elements without the prior written consent of the Board

15. Unit Owners and occupants of Units shall park their bicycles and tricycles only within the Unit.

16. Unit Owners must seek the approval of the Board for the installation of hurricane shutters. The Board may approve or deny the request in its sole discretion. Notwithstanding the foregoing, the Board may not deny the installation of hurricane shutters conforming to specifications adopted by the Board. These Rules and Regulations, along with the hurricane shutter specifications set forth in the Declaration, have been adopted by the Board in accordance with applicable local building code. Unit Owners are responsible for the maintenance, repair and replacement of the hurricane shutters. Subject to the applicable building codes, in the event that the hurricane shutters need to be replaced, a Unit Owner shall replace the hurricane shutters with the same color and type of shutters conforming to specifications adopted by the Board.

17. These Rules and Regulations shall not apply to the Developer, nor its agents or employees, and contractors, nor to Institutional First Mortgagees, nor to the Units owned by either the Developer or such Institutional First Mortgagees, unless the Rules of the Florida Department of Business and Professional Regulation or the Act require otherwise. All of these Rules and Regulations shall apply, however, to all other Unit Owners and occupants even if not specifically so stated in portions hereof. The Board shall be permitted (but not required) to grant relief to one or more Unit Owners from specific Rules and Regulations upon written request therefore and good cause shown in the sole opinion of the Board.