

THE HIDEAWAY CONDOMINIUM ASSOCIATION, INC.

APPLICATION (check one) ☐ RENTAL/LEASE ☐ SALE/PURCHASE

This application must be completed in its entirety and submitted before any contract is entered into. Separate applications are required by each Occupant of the Unit, 18 years of age or older, if there is more than one except husband and wife. All applications MUST include a \$150.00 application fee per individual (or married couple), payable to The Hideaway Condominium Association, Inc., Please include a Copy of Purchase Agreement or Lease Agreement and a photocopy of Driver's License for all applicants. Return to Progressive Community Management, 3701 South Osprey Avenue, Sarasota, FL 34239

I intend to **PURCHASE** Unit No. _____ Address: _____ Closing Date: _____

Real Estate Agent contact: _____

I intend to **LEASE** Unit No. _____ Address: _____ Rental Dates: _____

Rental Agent contact: _____

In order to facilitate consideration of my/our application for the lease/purchase of the above designated unit in The Hideaway Condominium Association, Inc. I represent that the following information is factual and true. I am aware that any falsification or misrepresentation of the facts in this application will result in automatic rejection of this application. I consent that you may make further inquiry concerning this application, particularly of the references given below.

I understand and agree that I will be bound by the Hideaway Condominium Association Declaration of Condominium, Bylaws, Articles of Incorporation, and Rules and Regulations.

Name(Print) _____ Name (Print): _____

Phone number: _____ DOB: _____ Phone number: _____ DOB: _____

Email Address: _____ Email Address: _____

Driver's License # _____ State _____ Driver's License # _____ State _____

Present Address: _____ Present Address: _____

City/State/Zip _____ City/State/Zip _____

Employer: _____ Employer: _____

Phone # _____ Phone # _____

Name, age and relationship of all additional occupants:

Vehicle Information:

Make::_____ Model: _____ Year: _____ State: _____

Tag #: _____

Make::_____ Model: _____ Year: _____ State: _____

Tag #: _____

Emergency Contact Person: _____ **Phone:** _____

*****Note: Unit may not be subleased. This application is not assignable. Two (2) vehicles are permitted to be parked on premises in assigned spaces only. Two (2) domestic pets are permitted and must be under a total combined weight of forty (40) pounds***.**

The Proposed Purchaser(s) or Tenant(s) Agree that He/She/They:

1. Have read the Condominium Rules & Regulations and will abide by same.
2. Pay promptly any fines levied by the Association for damage caused by family or guests.
3. Have read the Declarations and Agree to abide by the Association's Declaration of Condominium and By-Laws.
4. Consent to make inquiry of the references provided.

**AUTHORIZATION FOR VERIFICATION OF INFORMATION FOR CREDIT REPORT,
PUBLIC RECORD, RENTAL OR LEASE HISTORY AND EMPLOYMENT
VERIFICATION**

I agree to hold harmless Progressive Community Management, Inc., and all providers of information on the prospective owner/ tenant's stated above. In the event the information provided by me (us) is found to be misleading or false, my acceptance of this sale/lease whether determination is made before or after my date of occupancy, may be 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 the Association.

Signature: _____ Date: _____

Print Name: _____

Signature: _____ Date: _____

Print Name: _____

**THE HIDEAWAY CONDOMINIUM ASSOCIATION, INC.
OFFICIAL RULES AND REGULATIONS**

**Officially Adopted by The Board of Directors on March 5th, 2025
and Recorded into the Official Records of the City of Sarasota on:**

The Hideaway Condominium Association, Inc. operates under the provisions of its governing documents and the *Florida Condominium Act (Chapter 718, Florida Statutes)*. These Rules and Regulations supplement those documents to ensure a safe, harmonious, and well-maintained community for all Unit Owners and tenants. All Unit Owners, tenants, and guests are required to abide by these Rules and Regulations. Violations may result in fines, suspension of privileges, or other penalties as allowed under Florida law and the governing documents of the Association.

Acknowledgment of Governing Documents

Requirements for Acknowledgment:

- All Unit Owners, tenants, and potential tenants must confirm the understanding of the governing documents, including:
 - Declaration of Condominium
 - Articles of Incorporation
 - Bylaws
 - These documents must be provided to potential purchasers or tenants before occupancy.
 - Proof of acknowledgment is required before move-in.
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Enforcement and Compliance:

The Board of Directors may establish and enforce Rules and Regulations to:

- Maintain community decorum.
- Protect property values.

Violations may result in fines, suspension of rights, or other remedies as deemed appropriate.

Sale or Lease of Units:

Board Approval:

- All sales or leases require prior Board approval.
- Applications must be submitted at least 15 business days before the effective date, including:
 - Completed Purchase or Rental Application
 - Sales Contract or Lease Agreements
 - A non-refundable \$150 application fee.
- Incomplete applications will not be processed.
- Rental Restrictions

- Maximum of three (3) leases per year, with a minimum duration of three (3) months per lease.
 - Subleasing is strictly prohibited.
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Occupancy Limits:

- 1-bedroom units: Maximum of 2 adults and 1 child.
 - 2-bedroom units: Maximum of 2 adults and 2 children or 4 adults.
 - Short-term rentals under three (3) months, including platforms such as Airbnb or VRBO, are prohibited.
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Noise and Disturbances:

Noise should be minimized to maintain harmony within the community.

- Quiet Hours: 10:00 PM to 8:00 AM daily.

Complaints:

- Report issues to the Management Company.
 - For urgent matters, contact local authorities at 941.316.1201
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Exterior Environment:**Alterations to Common Areas:**

- Any material changes require prior approval from the Board of Directors.
- Submit an Architectural Review Committee (A.R.C.) form for written consent before commencing work.
- Nothing is to be attached, or hung off of, the common walls (or balcony or lanai walls).

Prohibited Items:

- Balconies and lanais are not to be used for storage (e.g., no storage racks, storage bins, or storage sheds).
- Unauthorized exterior modifications are prohibited.
- Cooking devices, including their fuel source, located on a lanai, balcony or other common area are regulated by the Florida Fire code. Any devices prohibited by law are likewise forbidden by the Association.

Smoking and Odors:

- Smoking in shared spaces is restricted per state and local guidelines.
 - Medical marijuana is allowed within units if it doesn't disrupt neighbors.
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Pets and Animals:

- Pet Limits: Maximum of two domestic pets, combined weight (of both pets) not to exceed 40 pounds.
- Service Animals: Exempt from restrictions with proper certification.

- Pets must always be leashed and must not cause nuisances.
 - Owners must clean up pet waste and dispose of properly.
 - No pets that exhibit aggressive or threatening behavior will be tolerated.
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Parking and Vehicles:

- Residents must park in their designated, numbered assigned spaces only. Guest parking is for the exclusive use of Guests.
 - Only two (2) vehicles per unit.
 - Vehicles must be in operational order.
 - Vehicles to be parked front facing (backing in prohibited).
 - **Restricted Vehicles:**
 - No commercial vehicles, trailers, boats, or RVs without prior approval. No personal RVs, boats, or trailers to remain on property more than 24 hours under any circumstances.
 - Vehicle Maintenance: Repairs beyond minor maintenance (e.g., jump-starts, checking/filling oil, tire changes) are prohibited.
 - Car washing is prohibited.
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Swimming Pool Area:

Pool Hours: 8:00 AM to 10:00 PM.

Child Access:

- Children under 12 require direct owner or tenant supervision.

Prohibited Items:

- No alcohol
 - No glass containers
 - No amplified sound devices (music must be listened to via earbuds/headphones).
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Trash and Recycling

- All trash must be securely bagged, tied, and placed in designated dumpsters.
 - Large items require special pickup arrangements.
 - Recyclables must be clean and free of plastic bags.
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Fines and Enforcement:

- Fines of up to \$100 per violation per day, capped at \$1,000 per infraction.
 - Owners may appeal fines through a hearing before the Compliance and Fining Committee.
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Access for Maintenance and Emergencies:

- Owners must provide key(s) or codes (retained by management company) for emergency or management access.
 - If access is denied (no functioning key/door code provided), locksmith services will be employed, with costs billed to the owner.
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END OF DOCUMENT