

WILDEWOOD SPRINGS II-C CONDOMINIUM ASSOCIATION, INC.

LEASE APPROVAL APPLICATION

APPLICATION MUST INCLUDE \$100 APPLICATION FEE, PER APPLICANT

MAKE CHECK PAYABLE TO WILDEWOOD SPRINGS II-C CONDOMINIUM ASSOCIATION. PLEASE INCLUDE COPIES OF ALL DRIVERS LICENSES OR PASSPORT.

TO: Board of Directors
Wildewood Springs II-C Condominium Association, Inc.
3701 South Osprey Avenue, Sarasota, FL 34239

Date of Application: _____

Rental/Lease Address: _____

Leasing Agent/ Unit Owner: _____

Leasing Agent/ Unit Owner Phone #: _____

This form must be submitted to Wildewood Springs II-C Condominium Association, Board of Directors at least 10 days prior to occupancy. Under authority of F.S. 718.112(2) (j), the association has instituted a \$100 non-refundable fee for the processing of this application to lease a unit even if the applicant leased the same unit a previous year. The fee is payable at the time of submission of the application. No lease for a period of less than ninety (90) days will be approved and no subleasing is permitted. No occupancy of the unit by the applicant is permitted and no contract to lease is to be signed by the owner or agent prior to approval of this application by the Wildewood Springs II-C Condominium Board of Directors.

EACH APPLICANT/OCCUPANT

RENTAL OCCUPANCY DATES: From _____ to _____

NAME OF APPLICANT: _____

HOME ADDRESS: City _____ State _____ Zip _____

TELEPHONE #: (Home) _____ (Cell) _____

E-MAIL ADDRESS: _____ DOB _____

DRIVER'S LICENSE #: _____ STATE: _____

CO-APPLICANT NAME: _____

DRIVER'S LICENSE #: _____ STATE: _____

HOME ADDRESS: _____

TELEPHONE (Home) _____ (Cell) _____

E-MAIL ADDRESS: _____ DOB _____

Please state the name and relationship of additional persons **not listed** as the applicant or co-applicant who will be occupying the unit regularly.

NAME	RELATIONSHIP	AGE
_____	_____	_____
_____	_____	_____

VEHICLES

Year _____ Make _____ Model _____ Tag # _____

Year _____ Make _____ Model _____ Tag # _____

NOTE: Only two (2) cars per unit, with a length of not more than 242", are permitted to be parked on the premises, including the parking lots and carports. Vehicles over 242", motorcycles, RVs and commercial vehicles are **NOT** permitted.

PETS (If allowed by the owner/leasing agent)

BREED: _____ WEIGHT: _____ HEIGHT: _____

***No pets weighing more than 25 pounds or measuring more than 12 inches at the shoulder.**

LEASEE INFORMATION

OCCUPATION: _____ EMPLOYER: _____

ADDRESS OF EMPLOYER: _____

FORMER LANDLORD: _____ LANDLORD PHONE: _____

BANK REFERENCE: _____

CHARACTER REFERENCES (Please list name, address & phone #)

BUSINESS REFERENCES (Please list name, address & phone #)

I acknowledge that the information concerning myself and my co-applicant is true. I further consent to your making inquiry concerning myself or my co-applicant regarding the references provided. Receipt of the current Rules and Regulations of Wildewood Springs II-C Condominium Association, Inc. is hereby acknowledged. They have been read, are understood and we will comply.

APPLICANT SIGNATURE: _____ DATE: _____

BOARD MEMBER USE ONLY:

Please circle one: **APPROVED** **DISAPPROVED**

Board Member Signature

Date

**Wildewood Springs II-C
Condominium Association, Inc.**

Management: Progressive Community Management
3701 South Osprey Avenue, Sarasota, FL 34239
Kristin Smith, LCAM, Community Association Manager
Email: KSmith@pcmfla.com
Ph: 941-921-5393, Ext. 1133 Fax: 941-923-7000

**RULES & REGULATIONS - Revised: 2026
Approved by II-C Board of Directors on 03/10/2026**

All unit owners and unit occupants shall comply with the Rules & Regulations set forth below.

1. Units shall be used for residential purposes only by owners, their families, guests, and lessees/renters approved by the Association.
2. An **Unoccupied Unit** form must be completed by the owner **ANY TIME** the unit will be unoccupied for more than 7 days.
3. A **Guest Registration** form must be filled out by the owner in the event the owner is not present when guest(s) are utilizing the premises for more than 48 hours. All Guest Registration requires written approval of the Board of Directors.
4. Lease/Rental Agreement:
 - a) Units purchased after **May 1, 2026** must be owner occupied for a period of two (2) years before being eligible to lease.
 - b) No transient tenancy is permitted and no lease for a period of less than ninety (90) days is allowed.
 - c) Maximum limit of two (2) leases per calendar year.
 - d) No unit may be sublet by a lessee.
 - e) No owner may lease his unit without giving ten (10) days prior written notice to the Board of Directors on the form provided for that purpose, together with the required Association fee for that lease. All leases require written approval from the Board of Directors.

- f) Unit owners or their representatives shall provide their lessees with a copy of these Rules & Regulations and each notice of intention to lease shall include lessees' signed agreement to comply with same.
5. No unit shall be sold without giving ten (10) days prior written notice via the **Proposal of Sale** form to the Board of Directors, together with the buyer's required Association fee and receipt from the Board of written approval of the proposed sale.
 6. No nuisances are permitted, and no immoral, offensive or unlawful use shall be made of any part of the property.
 7. Parking lots are not playgrounds and must not be treated as such.
 8. No unit owner or other unit occupant may display any sign which is visible from the unit exterior including but not limited to "FOR RENT" or "FOR SALE" signs.
 9. Two (2) pets weighing no more than 25 pounds each or measuring no more than 12 inches at the shoulder are allowed under the following conditions.
 - a) Pets are to be kept on a leash at all times.
 - b) Pet messes (waste) are to be immediately removed and disposed of in a sanitary manner.
 - c) Vicious or noisy pets will not be permitted.
 - d) No pet may constitute an annoyance to any unit owner. Determination shall be at the sole discretion of the Board of Directors.
 10. Radios, stereos, TVs and musical instruments may be played at a volume so as not to be heard or felt in an adjacent apartment.
 11. Lawns, shrubbery or other established planting may not be altered, added to or removed by any unit owner or other occupant except within "fenced in" limited common areas without Board approval.
 12. No camping is permitted on condominium property.
 13. No boat or flotation devices may be placed, used or kept on condominium property, including but not limited to the lakes.

14. Vehicles:

- a) Park only in designated areas and do not obstruct walkways.
- b) Residents of each unit are permitted to park not more than two (2) vehicles, no longer than 242 inches, per unit on condominium property, including the carport. Additional vehicles may be parked by temporary guests or visitors for a period not to exceed four weeks at any one time.
- c) No commercial vehicles, with or without commercial lettering/markings may be parked on condominium property, except during the performance of service to a unit or resident thereof, which services directly involve the use of that vehicle. An owner's/resident's/guest's commercially lettered/marked vehicle, van which does not have windows on all four sides (i.e., side windows in each door and panel section as well as windshields and rear windows), any box truck or other vehicle with cutaway cargo deck may only be parked on condominium property between the hours of 6:00 A.M. to 11:00 P.M.
- d) No boat, trailer, recreational vehicle, golf cart, moped, or motorcycle may be parked on condominium property at any time.
- e) No vehicle may be parked on condominium property which is inoperative, which is not currently licensed for operation on the highway or which, in the opinion of the Board, is unsightly.
- f) Bicycles/tricycles/strollers may be kept within apartments, carports or unit owner's walled or fenced-in garden areas only. No bicycle/tricycle/stroller may be kept under the stairways.
- g) Carports are limited to use by their owners and lessees/renters of the unit to which they belong by deed. A unit owner may allow another unit owner or resident in the community to use the space.
- h) Washing and/or repairing vehicles on condominium property is prohibited.

NOTE: ALL RESTRICTIONS SET FORTH IN SECTIONS C, D AND E WILL BE ENFORCED, WITHOUT PRIOR NOTIFICATION, BY TOWING THE VEHICLE FROM THE PROPERTY AT OWNER'S EXPENSE.

14.1 EV Vehicles

- a) A unit owner may, with Board approval and at their own expense and with specific guidelines, have a charging station installed for an EV vehicle. If the unit is later sold, the unit owner will be responsible for the removal of the charging station and all expenses incurred for same.

15. No solicitations are permitted on condominium property.

16. Any unit owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than four and one-half feet by six feet (4.5' x 6'), that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations.

17. Fire Prevention Rules:

Cedar Hammock Fire Control District Ordinance #89-01 precludes the use of charcoal, gas-fired grills or barbeques on balconies, porches or breezeways of multi-unit, multi-storied buildings.

- a) Charcoal/propane grills may be used ten feet away from buildings on ground level only, including carports. Electric grills may be used in any location.
- b) Gas or propane cylinders on porches, breezeways or balconies are not permitted.
- c) Cedar Hammock Fire Control District prohibits the location of any objects on stairs or entry ways that obstruct ingress/egress to the unit.
- d) Florida Statute 633 and Florida Fire Prevention Code require a smoke alarm outside the sleeping area in each unit. In addition, a smoke alarm shall be installed in each bedroom.

18. Alterations:

- a) No unit owner may make any alterations to the buildings' exterior without Board approval.

- b) No unit owner shall make any structural alterations to the interior of the unit without written approval of the Board. If approved, such work shall be completed at the owner's sole expense and with minimum disturbance to other unit owners.
- c) Unit owners who fail to make required repairs after notice from the Association to do so shall be assessed by the Board for the cost of such repairs. .

19. Trash and Recycle

- a) Trash and recycle bins are for the use of owners/tenants only. All construction materials must be properly disposed of by the contractor. Please read the attached rules / regulations regarding Trash and Recycle.

20. Failure to comply with any rule or any other restriction as provided in the Condominium Documents shall subject a unit owner to penalties and legal action as provided in the Condominium Declaration, Association By-laws and State law.

Please NOTE: Where mentioned above, forms may be obtained by contacting Progressive Community Management or by downloading from the Wildewood Springs 2C community website.

I have fully read and understand the Wildewood Springs II-C Rules and Regulations revised 3/10/2026.

PRINTED NAME _____

SIGNED _____ **DATE** _____

UNIT # _____

TRASH and RECYCLE

Our community trash pickup days are Tuesday and Friday; recycle pickup is Monday.

DUMPSTER DOS AND DON'TS

- Place regular garbage only in the dumpster. **No tires, yard waste (to include Christmas trees), hazardous waste, furniture, dirt, sod, electronics, appliances, pallets or construction and demolition material! These materials may NOT be left outside the dumpster. Please dispose of them properly.**
- Keep garbage below the rim of the dumpster. Do not overload the dumpster. If it is full, please keep your trash in your unit until it has been dumped!
- Keep access to the dumpster unobstructed.

RECYCLING

Manatee County encourages residents to concentrate on five (5) basic recycling materials – **plastic, metal, glass, paper, and cardboard**. The overall goal is to raise awareness about good recycling habits.

NO PLASTIC BAGS IN THE RECYCLING CARTS

CUT UP CARDBOARD SMALL ENOUGH TO FIT IN THE CONTAINER - DO NOT LEAVE BESIDE THE RECYCLE BINS

IF YOU CANNOT FOLLOW THESE RECYCLING SUGGESTIONS, PLEASE PLACE YOUR RECYCLING IN THE TRASH DUMPSTER.

OVERLOADS

The hauler will refuse to service a dumpster or recycle container:

- If trash/recycle is filled above the rim
- If the access is obstructed or
- If trash/recycle is piled outside of the dumpster.

Please visit the Manatee County website for further information on where to dispose of appliances, electrical items, hazardous waste, etc.

POOL RULES & REGULATIONS:

Owners and guests are permitted to use Tidewater pool (II) and Wild Palm pool II-B) and must abide by all pool rules & regulations as posted at each pool.

Tidewater, II (attached as provided by Tidewater, II)
Wild Palm, II-B (attached as provided by Wild Palm, II-B)

TENNIS COURT RULES:

Wild Palm, II-B (attached as provided by Wild Palm, II-B)

POOL RULES for TIDEWATER, II

- A. No lifeguard on duty.
- B. Use of the pool and the spa are at the individual's own risk.
- C. Pool and spa hours are from 6 a.m. to 11 p.m.
- D. Owners and guests must have ID tags for admittance to the pool. Otherwise, they will be asked to leave until they obtain those tags.
- E. Proper swimming attire required.
- F. Poolside shower must be used before entering the pool. No soap, shampoo, or detergent to be used within pool area or shower.
- G. Suntan oils and lotions must be removed before entering the pool.
- H. No food or glass is permitted in the pool, spa, or on deck. Liquid refreshments in plastic or paper containers only.
- I. No children under twelve in the pool area without adult supervision.
- J. No games or horseplay, beach balls, floats or toys are permitted in or around the pool area.
- K. No jumping or diving into the pool; no running at the pool.
- L. The spa is for adults only. Pregnant women, children and people with health problems should not use the spa.
- M. Infants must wear approved watertight diapers in pool.
- N. No pets are permitted in the pool area, leashed or unleashed.
- O. All personal property must be removed from the chairs and lounges when leaving the pool area.
- P. Radios and other audio/electronic devices are permitted in the pool area only with earphones. The only exception is community activities and events.

WILD PALM, II-B CONDOMINIUM POOL & SPA RULES*

1. NO LIFEGUARD ON DUTY - Use of the pool and spa is understood to be at the user's risk.
2. CAPACITIES- Pool capacity— 15 people. Spa Capacity 7 people.
3. POOL TAGS - Residents & guests MUST have pool tags with them when inside the pool/spa area fence.
4. CHILDREN - Children under 12 years of age MUST have responsible adult supervision. Children that are not toilet trained, including infants in diapers, MAY NOT enter the pool.
5. COMPULSORY SHOWER - All persons (including children) MUST shower at the provided poolside shower before entering the pool or spa. (Soap may not be used.)
6. POOL FURNITURE COVERS - Towel(s) must cover any furniture used by individuals who have used sunscreen or lotions of any kind.
7. FOOD & DRINK - All food and all glass containers are prohibited inside the pool/spa area fence. Drinks are permitted if they are in cans or plastic containers.
8. RUNNING & GAMES— Running inside the pool/spa area fence is prohibited. This includes games of tag, horseplay, etc.
9. DIVING & JUMPING - Diving or jumping into the pool or spa is prohibited.
10. FLOTATION DEVICES - All flotation devices, including beach balls, are prohibited in the pool with the exception of exercise noodles and USCG approved personal flotation devices.
11. SPA/HOT TUB - The Spa/Hot Tub is for adults only. Children under 12 years of age are prohibited. Maximum spa temperature is 104⁰ F. Maximum time in the spa is 15 minutes.
12. PERSONAL PROPERTY - All personal property including towels must be removed from inside the pool/spa area fence when leaving the pool/spa area.
13. SOUND & ELECTRONIC DEVICES - Electronic devices may be used only with headphones or ear buds. Music may be played at an appropriate low volume during group exercise classes.
14. PETS - Pets are not permitted inside the pool/spa area fence.
15. HOURS OF OPERATION - The pool and spa may be used only between the hours of 6:00AM and 11:00PM. There are no exceptions.
16. POOL/SPA MAINTENANCE - Problems must be reported to our Property Manager. Individuals are not permitted to give instructions to pool maintenance personnel, nor are they permitted to make any changes to pool/spa temperatures.

*Rules are consistent with Florida Administrative Code and Manatee County Health Department Regulations and Article VIII of the Association Rules & Regulations.

TENNIS COURT / PICKLEBALL COURT - WILD PALM, II-B

NOTE: The net tension **must not** be increased. Center straps are set at three (3) feet according to International Tennis Rules. To obtain a key (the code) to the Tennis Court, contact the Chairperson of the Welcome Committee WWSIIB and complete Association form WWS II-B-II

Clothing Requirements. Shoes must be white-soled regulation tennis shoes.

Shirts are required at all times.

Time Limits. When all courts are filled, play is limited to one (1) hour for singles, and one and one half (1.5) hours for doubles.

Guest Limitations. Owners and tenants are limited to three (3) guests at one time for doubles play.

Resident Player Requirement. Non-residents or visitors, even though related, may play only when a resident is present.

Noise. The playing of radios or music is prohibited.

Court Uses. Tennis or Pickleball only is the rule. No basketball, volleyball, skating, dog walking or any other use is permitted on the tennis court. Group or individual tennis lessons may be permitted by approval of the Recreation Committee (Wildewood Springs IIB).

Lock-Up. The tennis court gate must be locked when the courts are not in use. Unlocking the tennis court for others is prohibited. Unit owners who move away from WWS II-B must return all issued keys to the Chairperson of the Welcome Committee. Under no circumstances will such owners be permitted to use the tennis court once they have moved. Locks and/or keys (codes) may be changed from time to time to enhance the security of the tennis court.