

THE HIDEAWAY

CONDOMINIUM ASSOCIATION, INC.

APPLICATION TO LEASE

SUBMIT TO: The Hideaway Board of the Directors
The Hideaway Condominium Association Inc.
C/O Progressive Community Management
3701 South Osprey Avenue, Sarasota, FL 34239

*****Application must include \$150.00 application fee and \$50.00 for per additional applicant. Made payable to Hideaway Condominium Association Inc. *******

Dated this _____ day of _____, 20____

Unit Owner _____ Unit # _____

Business address: _____

City _____ State _____ Zip Code _____

Telephone _____

Email address _____

Lease agent: _____

Business address: _____

City _____ State _____ Zip Code _____

Telephone _____

Email address _____

- This form must be submitted to The Hideaway Condominium Association Inc., c/o Progressive Community Management, 3701 South Osprey Avenue, Sarasota, FL 34211
- Submit at least (10) days prior to occupancy.
- Under authority of F.S. 718.112(2) 0), the association has instituted a \$150 *non-refundable fee* and \$50.00 for per additional applicant for the processing of this application to lease. The fee is payable at the time of submission of the application as well as a clear copy of a current government issued photo ID for each applicant

- No lease for a period of less than ninety (90) days will be approved. Subleasing is not permitted.
- **Occupancy of the unit is not permitted and no contract to lease is to be signed by the owner or agent prior to approval of this application by the Hideaway Condominium Association Inc. Board of Directors.**
- Application must be completed in its entirety or will be returned unapproved, and the timeline will begin again.

Lease dates from _____, 20____ to _____, 20____

Applicant one (1):

Name: _____

Address: _____

City: _____ State: _____ Zip code: _____

Phone: _____

Email address: _____

DL#: _____

Issuing State: _____

Date of Birth: _____

Social Security Number: _____

Name of Current Landlord: _____

Landlord Address: _____

City: _____ State: _____ Zip Code: _____

Own _____ Rent _____

Telephone: _____

Email Address: _____

Length of occupancy _____ Years _____ Months

Previous Address if less than three (3) years:

Address: _____

City: _____ State: _____ Zip code: _____

Phone: _____

Email address: _____

Name of Landlord: _____

Landlord Address: _____

City: _____ State: _____ Zip Code: _____

Own _____ Rent _____

Telephone: _____

Email Address: _____

Length of occupancy _____ Years _____ Months

Applicant Two (2):

Name: _____

Address: _____

City: _____ State: _____ Zip code: _____

Phone: _____

Email address: _____

DL#: _____

Issuing State: _____

Date of Birth: _____

Social Security Number: _____

Name of Current Landlord: _____

Landlord Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____

Email Address: _____

Own _____ Rent _____

Length of occupancy _____ Years _____ Months

Previous Address if less than three (3) years:

Address: _____

City: _____ State: _____ Zip code: _____

Phone: _____

Email address: _____

Name of Landlord: _____

Landlord Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____

Email Address: _____

Own _____ Rent _____

Length of occupancy _____ Years _____ Months

State the name and age of all persons who will be occupying the unit:

Name: _____

Age _____

Name: _____

Age _____

EMPLOYMENT:

Applicant #1:

Employer Name: _____

Address: _____

City: _____ State: _____ Zip code: _____

Phone: _____

Occupation/Position: _____

Length of employment: Years _____ Months _____

Applicant #2:

Employer Name: _____

Address: _____

City: _____ State: _____ Zip code: _____

Phone: _____

Occupation/Position: _____

Length of employment: Years _____ Months _____

PERSONAL REFERENCES: Two (2) required

Name: _____

Address: _____

City: _____ State: _____ Zip code: _____

Phone: _____

Email address: _____

Relationship: _____

Name: _____

Address: _____

City: _____ State: _____ Zip code: _____

Phone: _____

Email address: _____

Relationship: _____

EMERGENCY CONTACTS:

Name: _____

Address: _____

City: _____ State: _____ Zip code: _____

Phone: _____

Email address: _____

Relationship: _____

VEHICLES:

First vehicle:

Make: _____

Model: _____

Year: _____

License plate number: _____

License plate tag (sticker) number: _____

Second vehicle:

Make: _____

Model: _____

Year: _____

License plate number: _____

License plate tag (sticker) number: _____

Only two (2) cars per unit are permitted to be parked on the premises; parking in assigned spaces only. RVs and commercial vehicles are not permitted.

PETS:

() Yes () No

Pet #1:

() Dog () Cat Breed: _____ Weight: _____

Pet #2:

() Dog () Cat Breed: _____ Weight: _____

Two (2) domestic pets are permitted and must be under a total combined weight of forty (40) pounds. Pets must be leashed at all times on common and limited common elements. The leash cannot be any longer than ten (10) feet. You will be required to complete a separate "Pet Registration" form if you are approved.

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

I agree to hold harmless, Progressive Community Management and The Hideaway Condominium Association, Inc. and all providers of information on the prospective Tenant(s) 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 ownership/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 and all its members now and in the future for exclusive use of rental application approval.

READ BEFORE SIGNING

It is my/our understanding that this application is preliminary only and involves no obligation of the Board of Directors to approve this application. I/We certify that the above information is correct and authorize the Board of Directors & Progressive Community Management to engage in a thorough personal, background, and credit investigation.

A copy of the Rules and Regulations has been given to me/us, and I/we hereby acknowledge and understand the Rules and Regulations. I /We hereby agree to abide by them. (See attached.)

Applicant #1:

Signature: _____

Printed: _____

Dated this _____ day of _____ 20____

Applicant #2:

Signature: _____

Printed: _____

Dated this _____ day of _____ 20____

Action by Association:

Approved: _____ Not Approved: _____

Conditions: _____

Signature: _____ Title: _____

Dated this _____ day of _____ 20____.

**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.
-

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 forms.
 - Lease agreements, if applicable.
 - 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.
-

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.
-

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
-

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.
-

Pets and Animals:

- Registration (completed form) required on or before the expiration of pet's proof of rabies vaccination.
- 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.
-

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.
 - Annual vehicle registration form to be submitted to Progressive Community Management.
 - Proof of vehicle insurance to be submitted to Progressive Community Management.
 - 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.

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).
-

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.
-

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.
-

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.
-

This section left intentionally blank
ACKNOWLEDGMENT OF OFFICIAL RULES AND REGULATIONS

I, the undersigned, hereby acknowledge that I have received, read, and understand the Official Rules and Regulations of The Hideaway Condominium Association, Inc. I accept and agree to comply with all terms, conditions, and provisions contained therein.

Name of Unit Owner/Tenant 1: _____

Signature: _____

Date: _____

Name of Unit Owner/Tenant 2: _____

Signature: _____

Date: _____

Unit Address: _____

Certified by The Hideaway Condominium Association, Inc.:

Authorized Representative Name: _____

Title: _____

Signature: _____

Dated this _____ day of _____, 20____

END OF DOCUMENT

THE HIDEAWAY CONDOMINIUM ASSOCIATION, INC.
ANNUAL VEHICLE REGISTRATION FORM
(To be submitted annually or upon any change in vehicle information)

Unit Owner Information:

Owner Name(s): _____
Unit Address: _____ Bobby Jones Road, Sarasota, Florida 34232
Phone Number: _____ (Required)
Email Address: _____ (Required)

Vehicle Information:

(Complete one form per vehicle! Only Two (2) vehicles permitted per unit)

Make: _____
Model: _____
Year: _____
Color: _____
License Plate Number: _____
Tag Number (State Registration Number): _____

Vehicle Information:

(Complete one form per vehicle! Only Two (2) vehicles permitted per unit)

Make: _____
Model: _____
Year: _____
Color: _____
License Plate Number: _____
Tag Number (State Registration Number): _____

Required Documents:

Attach the following to this form:

- ☒ A true and accurate copy of the current vehicle registration
 - ☒ Proof of current and active vehicle insurance coverage
-

Owner Acknowledgement:

By signing below, I affirm that all information provided on this form is true and accurate to the best of my knowledge. I understand that I am required to submit written notice of any changes to the vehicle information or insurance coverage within ten (10) business days to the Management Company listed below.

Signature of Unit Owner: _____

Print Name Here: _____

Dated this _____ day of _____, 20____

Return completed form to:

Progressive Community Management
3701 South Osprey Avenue
Sarasota, FL 34239



THE HIDEAWAY

CONDOMINIUM ASSOCIATION, INC.

PET REGISTRATION FORM

Pet Registration forms are due on the expiration date of the pet's RABIES vaccination.

SUBMIT TO: The Hideaway Board of the Directors
The Hideaway Condominium Association Inc.
C/O Progressive Community Management
3701 South Osprey Avenue, Sarasota, FL 34239

Name: _____ Date: _____
Address: _____ Phone: _____
Email address: _____

PET #1

Pet's Name: _____

Type of Pet: Dog () Cat () Other: _____

Breed: _____ Color: _____ Weight: _____

Age: _____ Sex: _____

Neutered/Spayed: YES () NO ()

City of Sarasota Pet License Tag Number: _____ Expiration Date: _____

Rabies Vaccination Certificate Number: _____ Expiration Date: _____

PET #2

Pet's Name: _____

Type of Pet: Dog () Cat () Other: _____

Breed: _____ Color: _____ Weight: _____

Age: _____ Sex: _____

Neutered/Spayed: YES () NO ()

City of Sarasota Pet License Tag Number: _____ Expiration Date: _____

Rabies Vaccination Certificate Number: _____ Expiration Date: _____

PET ACKNOWLEDGEMENT

1. Pets are allowed as per the Florida Statute Condominium law and the laws of the City of Sarasota.
2. The pet shall be kept, maintained, and licensed in accordance with the City of Sarasota ordinances.

3. Only Two (2) domesticated dogs or cats may be maintained in a Unit with a combined weight of no more than forty (40) pounds.
4. All pets must be registered with the association and wear their city-issued tag while in public.
5. If any pet exhibits aggressive and/or vicious behavior, the board will send one (1) violation letter to the owner of the animal. If a second incident with the pet occurs, the Board reserves the right to commence a fining procedure and ultimately reserves the right to bar the animal from the association.
6. Photo of Pet, proof of city-issued license, and proof of rabies vaccination must be submitted with any purchase or lease application or whenever a pet will be maintained within any unit.
7. At all times when pet is not inside the premises, pet shall be kept on a leash and the leash cannot be any more than ten (10) feet in length. Leash must be retracted when approaching any resident, guest or delivery person.
8. All solid pet waste must be picked up immediately and disposed of properly.
9. Pet will not be left unattended outside or on the lanai when resident is not at home.
10. Pet will not create excessive or constant noise to become a nuisance to others.
11. As per 718, Florida Statutes on Condominium Associations violation of any regulation may result in remedies including, but not limited to suspension of amenity use, fines, the restriction of the resident's right to keep a pet, and the expulsion of the pet from Association property.

By signing below, I/We acknowledge that I/we have read and understand the pet rules and regulations. I/We understand that violations of the Rules and Regulations and Governing Documents regarding pets can lead to fines, suspension of amenity use, the restriction of my/our rights to have a pet and the expulsion of my/our pet from the Association property.

Tenant(s) Signature: _____

Owner(s) Signature: _____

Date: _____