

PALM AIRE CONDOMINIUM ASSOCIATION "C", INC.

APPLICATION FOR RENTAL

**\$100 Payable to "Palm Aire Condominium Association "C", Inc."
Return to: Progressive Community Management, Inc., C/O Robert Wiebusch
3701 South Osprey Avenue, Sarasota, FL 34239
Phone: 941-921-5393 Fax: 941-923-7000**

Unit Address/Unit # _____ Rental Date(s): _____ to _____

***** TENANTS ARE NOT PERMITTED TO HAVE PETS *****

RENTER INFORMATION:

Name (Print) _____ Name of Spouse: _____
Date of Birth: _____ Driver's License No.: _____ State Issued: _____
Contact Information: Cell: _____ Email: _____
Present Address: _____
Name of Employer: _____ Tel: _____
Previous Residence Address: _____ Month/Years _____
Names of Additional Persons to Occupy Premises (give ages if under 18) _____

References: (other than family or Real Estate Agents) preferably local:

- 1. _____ Phone _____
(Previous Landlord or Mortgage)
- 2. Bank (Preferably Local) _____

Vehicle Information: How Many: _____
Make: _____ Model: _____ Year: _____ State: _____ License #: _____
Make: _____ Model: _____ Year: _____ State: _____ License #: _____

I have received and read a copy of the Association's Rules and Regulations and understand my responsibilities as a renter/occupant. I agree to abide by the provisions of said documents.

Lessee Signature(s) _____ Date _____

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, 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, Inc., and all its members now and in the future for exclusive use of rental application approval.

(Signature of Applicant) Phone _____ Date: _____

(Signature of Applicant) Phone _____ Date: _____

Owner(s) Statement:

Name (Print): _____
Address: _____ Phone _____
(Other Than Unit Being Rented)
Owner's Signature: _____ Date: _____

Background Check Credit Check PCM: Initials _____ Comment: _____
Action by Association: Approved Not approved Conditions: _____
Signature _____ Title: _____ Date: _____

RULES AND REGULATIONS FOR OWNERS, GUESTS, AND TENANTS

These Rules and Regulations have been established to assure pleasant and harmonious enjoyment for all residents, guests and renters, and supplement those contained in the Declaration of Condominium and the By-Laws.

Recreation facilities, equipment and other personal property are for the exclusive use of owners, guests and renters.

EACH OWNER SHALL BE RESPONSIBLE FOR THE OBSERVANCE OF THESE RULES & REGULATIONS BY THEIR GUESTS & RENTERS.

GUESTS AND RENTERS. In the owner's absence, owners shall notify the Board of Directors in writing of the name, number of people, and arrival and departure dates. No rentals shall be made to groups of three or more unrelated males or females. Rentals must be approved by the Board of Directors. Owners shall display these rules and regulations prominently so that guests and renters will abide by them.

RENTALS. No owner may rent their unit for a period of less than one month. Renters shall notify the PCM association manager within reasonable time upon arrival.

CHILDREN. Minors are not permitted to occupy a unit unless a parent or other responsible adult is in residence at the same time.

PETS. Owners and Renters are allowed pets limited to 1 small dog or 1 cat per unit. A small dog is defined as one weighing 20 pounds or less. Pets must be kept on a leash when outside the unit. Excretions must be picked up by the owner and properly disposed of.

NOISE. Out of consideration for others, the noise level of party conversation, radios, televisions, record players, musical instruments, etc. must be kept at a reasonable point at all times. Any pet causing a nuisance or unreasonable disturbance shall be removed from the premises.

PASS KEY. Owners must give duplicate keys to the PCM association manager for use in case of emergency. Florida law requires this.

RAILINGS. Railings must be kept clear at all times and may not be used for drying or airing towels, bathing suits, clothing, household furnishings, or golf equipment.

TRASH. Apartment buildings - Refuse and garbage shall be deposited only in the areas provided for the apartment building. Garbage must be bagged and tied in plastic type bags.

PARKING. Parking areas are restricted to conventional passenger type vehicles and golf carts. No boats, boat trailers, campers, motor homes or other recreational vehicles may be parked on the premises for more than 24 hours. Commercial vehicles may be parked only during the time they are actually servicing a unit or common elements.

RECREATION AREAS. All persons using the pools or other recreational facilities do so at their own risk. This association is not responsible for accidents or injuries.

- 1) All guests or renters must be accompanied by members or have some member related identification. Guests who are not house guests may use the pools not more than twice a month.
- 2) All persons MUST SHOWER and *remove suntan oil* before entering the pools.
- 3) Proper swimming attire must be worn when using the pools. Cut-off jeans are not proper swimming attire.
- 4) Children under the age of 12 must be accompanied by a parent or other responsible adult. For health and sanitation reasons, children not toilet trained may not use the pools.
- 5) Food and alcoholic beverages are not permitted in the pool areas.
- 6) Pets are not permitted in the pool areas.
- 7) Except for life-belts or other swim aids for children, floats, balls and equipment made of Styrofoam are not permitted in the pools.
- 8) Only non-breakable containers for non-alcoholic beverages, lotions, etc. are permitted in the pool areas.
- 9) After using chairs and lounges, please replace in proper position.
- 10) No rough play, running, ball playing, or excessive noise is permitted. Only radios with headphones may be used in the pool areas.
- 11) Only authorized persons are permitted to adjust pool heater controls.

It is every owner's duty to see that the above rules are observed and to request compliance by members, guests, and renters.

MAINTENANCE AND SUGGESTIONS. Work orders for repair or maintenance must be made in writing and deposited in pool mailbox.

ALTERATIONS. No plantings outside the building overhang or building alterations are permitted unless approved by the Board of Directors.

SALES AND LEASES. No sale or lease of a unit is valid without the prior written consent of the Board of Directors. Forms for such consent will be supplied by PCM and are available on the website at www.pcmfla.com.

SIGNS AND LIGHTING. No unauthorized sign is permitted to be displayed on the premises. NO exterior lights may be installed on buildings or grounds.

PENALTIES. It is the intention of the Board of Directors to enforce strictly these Rules and Regulations. Violations shall be subject to the penalties provided in the Declaration of Condominium.

I/We have received and read a copy of the Rules and Regulations for Palm Aire "C" Condominium and agree to abide by the provisions. (All intended occupants must sign).

Signature

Print Name

Date

Signature

Print Name

Date