

VENICE BAY ADULT PARK CONDOMINIUM

INTENT TO LEASE/RENT

***Please notify Tom Wisdom, Wisdom Management, of your intent to lease/rent your property.
Ph#941-586-2959
Email: tw3550@verizon.net***

Use this form to complete the lease/rent application

To: Board of Directors

In compliance with the Declaration of Condominium of your association, I (we) hereby

Address serve notice that as owner(s) of **unit** _____ the undersigned
intends to offer said unit for rent or lease. This notification conforms with your rights of first
refusal.

Length of Rental Said unit is to be leased for a period starting _____
and ending _____ (As per rental and lease limitation rules).

The Board of Directors, in the event it consents to a lease, is hereby authorized to act as our agent with full power and authority to take such action as may be required, if necessary, to compel compliance by our lessee(s) and/or their guests, with provisions of the Declaration of Condominium of Venice Bay Adult Park, Inc., its supportive exhibits, the Condominium Act, and the Rules and Regulations of the Association, and where necessary, to evict said tenants for non-compliance.

A complete *Application by Proposed Lessee* (below) accompanies this Notice and includes a check for **\$50.00** plus a background fee of **\$65.00** for each occupant payable to Venice Bay Adult Park before occupancy.

Today's Date Dated this _____ day of _____ 20____

Mobile Home Owner Name _____

Application by Proposed Lessee

Renter Information Name of Renter(s) _____

Home Address _____

City _____ State _____ Zip _____

Telephone (_____) _____ Cell Phone (_____) _____

Email: _____

(next page)

Notify in case of Emergency

Relationship: _____

Name(s) _____

Telephone (_____) _____ Cell Phone (_____) _____

Address _____

City: _____ State: _____ Zip _____

Notify in case of Emergency

Relationship: _____

Name(s) _____

Telephone (_____) _____ Cell Phone (_____) _____

Address _____

City: _____ State: _____ Zip _____

Renter Agreement Statement

The following governing documents of Venice Bay Adult Park, Inc. (a Condominium) have been made available to me for review - **Articles of Incorporation, ByLaws** and **Declaration of Condominium**. Additionally, The Venice Bay Adult Park **Welcome Packet**, which includes the **Rules & Regulations** and policies of the park, has been reviewed and given to me and I/we agree to abide by all rules, regulations and policies of the park.

Sign: _____

Date: _____

Sign: _____

Date: _____

Board Approval _____

Disapproval of Sale, Lease or Transfer of Unit

Approval of the Association shall be withheld only if a majority of the entire Board so votes. The Board shall consider the following factors and may confer with counsel in reaching its decision.

Only the following factors may be deemed to constitute good cause for disapproval:

- A. The application for approval on its face, or subsequent investigation thereof, indicates that the person seeking approval intends to conduct himself in a manner inconsistent with the condominium governing documents.
- B. The person seeking approval (which shall include all proposed occupants) has been convicted of a felony involving violence to persons or property, or demonstrating dishonesty or moral turpitude.
- C. The person seeking approval has a record of financial irresponsibility, including without limitation bankruptcies, foreclosures or bad debts.
- D. The owner allows a prospective owner to take possession of the premises prior to approval by the Association as provided for herein.
- E. The person seeking approval has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his or her conduct in other social organizations, communities or associations, or by conduct in this condominium as a tenant, unit owner or unit occupant.
- F. The person seeking approval failed to provide the information, fees or appearance required to process the application in a timely manner.
- G. All assessments, fines and other charges against the unit or the unit owner have not been paid in full, provided however, the Association may grant approval subject to payment in full as a condition of the approval.

LEASE, RENTAL & GUEST RULES

- *Lease or rentals can be made once in a 12-month period.*
- *No more than three adults allowed per unit as tenants, must conform to age limits.*
- *Those persons in residence (unit owner or tenant) will receive all benefits of park and its amenities and or privileges while tenants are in residence.*
- *Tenants are expected to comply and obey all park rules and restrictions such as guests, pets, water restrictions, etc.,*
- *Unit owners relinquish all privileges while tenants are in residence. (Except – the right to vote at the annual owners meeting).*
- *Any questions by the renter should be directed to the owner first. Owner should then confer with a board member if appropriate. If an emergency, and owner is not available, tenant should contact a board member directly.*