

EAGLE'S NEST AT BONITA BAY CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR APPROVAL TO LEASE / RENT
OR
NOTIFICATION OF GUEST OCCUPANCY IN ABSENCE OF OWNER

TO: The Board of Directors
From: Owner(s) or Buyer(s) of _____

____ I (We) hereby apply for approval to lease Unit ____ for the period beginning _____ and ending _____. A copy of the lease is attached. Application must be received thirty (30) days in advance of lessor occupancy.

____ I (We) hereby notify the Board of Directors and its representatives of **guest occupancy** of Unit ____ in the absence of the Owners, from _____ to _____. Application must be received ten (10) days in advance of guest occupancy.

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION

1. Full name of Owner _____
2. Owner's present address _____
3. Owner's telephone number(s) Day _____ Evening _____
4. All units in Eagles Nest Condominium Association are to be used as a **single-family residence only**.

Please state the name, relationship and age of all persons who will occupy this unit regularly

<u>Occupants Name</u>	<u>Relationship</u>	<u>Age</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

5. Occupant Vehicle(s):

Make: _____ Year: _____ License _____

Make: _____ Year: _____ License _____

6. Person to notify in case of emergency:

Name: _____ Phone Number: _____

7. For lease of a Unit only: Agent who will serve as the contact person for the occupants or buyer and for routine and emergency concerns:

Name: _____ Phone Number: _____

8. Personal References:

1. Name: _____ Relationship _____
 Address: _____ Phone Number: _____
2. Name: _____ Relationship _____
 Address: _____ Phone Number: _____

9. I (We) am/are aware of and agree to abide by the Declaration of Condominium, The Articles of Incorporation, the Bylaws, the Rules and Regulations, and all other documents of Eagle’s Nest at Bonita Bay Condominium Association which are in effect now and as amended, and that any Guests or Lessees in this Unit will do the same. I acknowledge receipt of a copy of the Association Rules and Regulations, and that this copy is available to the occupants of this Unit.

10. If this Unit is leased, I (we) will not permit a pet to be kept there unless the Board of Directors Approval is obtained prior to occupancy, and the lease agreement so states.

11. If this is a notification of guest occupancy, I (we) affirm that I (we) have received no rent for this occupancy.

I (We) represent that the above information is factual and true, and agree that any falsification or misrepresentation of the facts in this application will justify its rejection. I (We) consent to further inquiry by the Board of Directors and its representatives concerning this application and the referenced listed.

OWNER/BUYER SIGNATURE(S):

_____	_____	_____
Owner	Buyer	Date
Application Approved _____	Application Disapproved _____	_____
		Date
_____	_____	_____
Board Signature	Community Manager	Date

PET REGISTRATION FORM
EAGLE'S NEST CONDOMINIUM ASSOCIATION, INC.

Pet Photo:

Date: _____

Resident's Name (Applicant) _____

Lot of Bldg./Unit: _____ Address: _____

Current Mailing Address: _____

Home #: _____ Business #: _____

Type of Pet: _____ Exact Present Weight: _____ lbs

Age of Pet: _____ Approximate Weight When Full Grown : _____ lbs

Name of Pet: _____ Breed: _____ Color: _____

Veterinarian's Name: _____ Phone #: _____

I understand that any falsification of information or failure to register my pet may result in the denial of approval by the Board of Directors.

I further understand that I am fully responsible for the actions of my pet and have read the Rules and Regulations regarding the control of my pet.

I am / am not (circle one) including a picture of my pet. If not, I understand that a photo of my pet needs to be registered with the Association.

Signature of Owner(s)

Please Print Name

Association Approval

Association Disapproval

Date

RULES ON LEASE AND / OR RENTAL AGREEMENTS

The following rules shall apply to all lease and rental agreements negotiated by owners or rental agents in the Eagle's Nest at Bonita Bay Condominium Association, Inc.

1. All lease and/or rental agreements shall be for a **minimum** of thirty (30) days and no more than three (3) times per calendar year.
2. All lease and/or rental agreements shall be in **writing**, must be submitted to the Management Company and must be accompanied by a completed application and non-refundable application fee at least **30 days prior to unit occupancy**.
3. All lease and/or rental agreements must have Board of Director or Management Company approval prior to tenant occupancy.
4. All lease and/or rental agreements **must contain a provision for pets. No pets are allowed unless Board of Directors approval is granted prior to occupancy**.
5. The names of all tenants and/or renters must be included in the lease/rental agreement and application.
6. All tenants and/or renters shall be given a summary of the key provisions of the Eagle's Nest at Bonita Bay Rules and Regulations and it shall be included as part of the lease agreement.
7. The Management Company shall maintain a file of all leases and/or rental agreements by Unit.
8. Failure of an owner or rental agent to abide by the provisions of this duly adopted Board Rule shall be grounds for the Association to void the lease agreement.

EAGLES NEST AT BONITA BAY CONDOMINIUM ASSOCIATION, INC.
FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

As of January 1, 2017

- Q: What are my voting rights in the condominium association?**
A: On all matters on which the membership shall be entitled to vote, there shall be one vote for each Home in the Condominium.
- Q: What restrictions exist in the condominium documents on my right to use my unit?**
A: The Declaration of Condominium for EAGLES NEST AT BONITA BAY, a Condominium ("Declaration of Condominium") and the Community Declaration, contain restrictions concerning the use and occupancy of the Condominium, including restrictions regarding residential use; alteration and improvement of units; signs; rules and regulations; developer; pets; flooring; leasing; and other matters. All prospective buyers are urged to review these documents carefully. The foregoing is only a listing of some of these restrictions as set forth in Section 17.0 and the Rules and Regulation.
- Q: What restrictions exist in the condominium documents on the leasing of my unit?**
A: Entire Units may be leased subject to approval as set forth in Section 17.1 of the Declaration of Condominium. All leases shall be for a minimum of 30 days at a time, with a maximum of three times per calendar year. All leases must be in writing and copies shall be delivered to the Association upon execution.
- Q: How much are my assessments to the condominium association for my unit type and when are they due?**
A: Your assessments to the condominium association for the period January 1, 2017 to December 31, 2017 are \$2,343.00 per quarter.
- Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in the association? Also, how much are my assessments?**
A: You as an individual unit owner are required to be a member of Bonita Bay Community Assn. You have one vote in the Community Association. Please call Bonita Bay at 239-495-8111 for the assessments.
- Q: Am I required to pay rent of land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**
A: Any such payments in excess of the assessments discussed above are not anticipated. However, for details concerning the use of such facilities, see the Community Declaration.
- Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.**
A: No.
- Q: Is there an application or approval process?**
A: Not at this time.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.