



APPLICATION FOR LEASE

Instructions: This application is to be completed by the prospective renter(s), then signed by the owner where designated in this application and submitted by the owner or his/her designated representative to Property Manager at least 20 days prior to the proposed occupancy and must be supported with full documentation, **including a signed copy of the lease agreement**, and a non-refundable fee in the amount of **\$100.00 per applicant**, payable to The Reserve at Estero. Approval or denial will be issued within 14 days from the date of receipt of background and credit check.

Homes may not be leased for a period of less than thirty (30) days, and no more than three (3) thirty (30) day leases per year. All rental **RENEWALS MUST** be submitted no less than 30 days in advance for Association review and approval to renew.

Renewals of leases and applicants must be approved by the Association prior to termination/expiration.

All Association homes are designed as single family residences only, and must be purchased, leased or utilized as such.

No more than two (2) unrelated adults may lease a home.

_____ is applying to lease (Lot #) _____
(Street Address) _____ in The Reserve at Estero Homeowners
Association, for the period beginning _____, 20____ and ending _____, 20____.

A complete copy of the signed lease is attached.

In order to facilitate consideration of this application, I/We represent that the following information is factual and correct, and agree that any falsification, misrepresentation or incomplete information in this application will justify its disapproval. I consent to your further inquiry concerning this application, particularly of the references given below and an investigation into my background.

Full Name of Applicant #1 _____

Date of Birth _____ SS # _____

Driver's License # & State _____

Current Home Address _____ City/State _____ Zip _____

Telephone (home) _____ Telephone (business) _____

Telephone (mobile) _____ Email Address _____

Full Name of Applicant #2_____

Date of Birth_____ SS #_____

Driver's License # & State_____

Current Home Address_____ City/State_____ Zip_____

Telephone (home)_____ Telephone (business)_____

Telephone (mobile)_____ Email Address_____

The governing documents of The Reserve at Estero restrict homes to use as single family residences only. Please state the name and relationship of all family members who will be occupying the home on a regular basis.

Name:

Relationship:

Person to be notified in case of emergency:

Name:_____

Address:_____

Telephone (home)_____ Telephone (mobile) _____

Two references, preferably local, are required:

1. Name _____ Address _____

City/State _____ Zip _____ Telephone _____

2. Name _____ Address _____

City/State _____ Zip _____ Telephone _____

NO PARKING ON THE STREET 12:00 A.M. TO 6:00 A.M.—TOWING ENFORCED!

Two vehicles should be parked in the garage and no more than two vehicles may be parked on the driveway. Residents may only maintain as many vehicles as will fit in the Garage and Driveway. **Parking on the grass is prohibited. Parking sideways in the driveway is prohibited.** Garages are to be used and kept in a manner which allows for 2 vehicles to park inside whenever possible.

Automobiles to be parked on the premises:

Make_____Model_____Registration #_____State_____

Make_____Model_____Registration #_____State_____

Make_____Model_____Registration #_____State_____

Make_____Model_____Registration #_____State_____

FOR OWNERS ONLY

As the owner of the property listed on the Application for Lease, you understand that your signature, or the signature of your designated representative, on the Application for Lease indicates that you have read and agree to abide by The Reserve at Estero's covenant (Article XII, Section 23) regarding the Leasing of Units. A copy of Article XII, Section 23 is attached.

You also understand that by checking "Yes" and affixing your signature to permit your lessee to reserve one or more rooms in The Reserve at Estero Clubhouse, you are responsible for the costs of repair of any damage done to the reserved rooms should your lessee not pay for these damages. If you check "No" and affix your signature, your lessee will not be permitted to reserve any room in the Clubhouse.

I grant my permission for my lessee to reserve rooms in the Clubhouse. _____Yes _____No

Owner's Signature

Owner's Signature

Print Owner's Name

Print Owner's Name

FOR LESSEES ONLY:

Current or most recent landlord, if applicable:

Name_____Address_____

City/State_____Zip_____Telephone_____

Duration of rental_____

Prior Address_____City/State_____Zip_____

How long at this address? _____

Have you ever been evicted or asked to vacate a property that you were renting?

If so, why? _____

Where?_____When? _____

Do you have any pets? Please specify the type, size and weight of pets you intend to keep in the home
(LIMIT TWO)

I understand and agree that the Association, if it approves a lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, of provisions of the Declaration of Covenants of The Reserve at Estero, the Association's Bylaws, and the Rules and Regulations of the Association.

Applicant #1 (signed) _____ Date _____

Applicant #2 (signed) _____ Date _____

RENTAL AGENT/COMPANY AFFIDAVIT

As the rental agent for the Homeowner, the undersigned agrees to be responsible for the immediate correction or prevention of any violation by the tenants of the restrictive covenants or rules applicable to the Association, including termination of the lease and removal of the tenant.

RENTAL COMPANY (IF APPLICABLE)

SIGNATURE OF RENTAL AGENT

PHONE NUMBER OF RENTAL AGENT

PRINTED NAME OF RENTAL AGENT

FOR OFFICE USE ONLY:

Interviewed by _____ Date _____

This application is approved _____ Not approved _____

The Reserve at Estero Homeowners Association, Inc.

By _____ Title _____ Date _____

RESERVE AT ESTERO HOMEOWNERS ASSOCIATION, INC.
9350 La Bianco Street, Fort Myers, FL 33967
Phone: 239.433.5510 FAX: 239.454.3852

ATTACHMENT TO LEASE APPLICATION

The purpose of this attachment is to familiarize prospective buyers or lessees' with some of the basic rules of the Association and also to offer some helpful information regarding living at The Reserve at Estero. This attachment only summarizes some of the more common rules. Buyers or Lessor should consult the official Governing Documents of The Reserve at Estero for more detailed information regarding other rules and regulations. The property manager may also be contacted if prospective residents have questions regarding the rules and regulations.

SUMMARY OF COMMON RULES

All garage doors must be closed when not in use. No garage may be converted into living space, an office or workshop.

Residents may not make any alterations, additions or changes to the exterior of the Home without the prior written consent of the Association.

Residents and guests shall park only in their garages, in the driveways servicing their Home, or in appropriate parking spaces designated by the Board. Overnight parking in the street right-of-way is prohibited. No parking is permitted on the streets between Midnight and 6:00 am. Vehicles parked in violation will be towed without warning.

Vehicles shall be parked only in garages or driveways. Residents and guest must park their motorcycles, motorized skateboards and scooters in the garage when not in use.

Recreational vehicles, including but not limited to, boats, watercrafts, motorcycles, boat trailers, golf carts, mobile homes, trailers (either with or without wheels), motor homes, all-terrain vehicles, commercial vehicles of any type, campers, motorized campers, motorized go-carts, motorized skateboards, scooters or any other related transportation device may not be parked over-night, unless fully garaged.

No repairs or restorations of any vehicle of any kind within the community, except for emergency repairs, and then only to the extent necessary to enable the movement thereof to a proper repair facility.

No portable recreational equipment may be left outside overnight.

- PETS:
1. No more than TWO COMMONLY ACCEPTED household pets (dogs and cats) and reasonable numbers of tropical fish or caged birds are allowed in a Home.
 2. It is not permitted to walk pets on private property, behind other owner's units, or around lake banks. Pets shall be curbed to the maximum extent possible. At no time shall a pet be on another owner's property without that owner's consent.
 3. Owners who walk their pets must clean up after their pets even if the excrement is on the owner's property. Such waste must be deposited in the owner's garbage receptacles.
 4. All pets must be on a leash when outdoors.
 5. Pets may not be left unattended on porches or lanais or tied up within the community.
 6. The Board may require the removal of any pet that is deemed to be a nuisance.

No trade or business may be conducted in or from any Residential Home.

Residents shall not operate or use any boats or other watercraft on any of the lakes located in the Community.

Residents may NOT fish or swim in any of the lakes located in the Community.

The Lee County Noise Control Ordinance 93-15 (excessive noise levels from 10 pm to 7 am) is enforced by the Lee County Sheriff's Office. Lee County noise ordinance requires combined noise levels not exceed a maximum of 55dB beginning at 10:00 PM.

THE BELOW SIGNS AND ACKNOWLEDGES THE ABOVE STATED SUMMARY OF RULES, THE ATTACHED RESERVE AT ESTERO RULES AND INFORMATION FOR THE CLUBHOUSE AMENITIES AND ALL GOVERNING RULES OF THE ASSOCIATION AND ARTICLE XII, SECTION 23 (B) I, IV, V AND VII.

APPLICANTS SIGNATURE

DATE _____

APPLICANTS SIGNATURE

DATE _____

The Reserve at Estero

Rules and Information for the Clubhouse amenities

HOURS OF OPERATION

Community Manager Office Hours: MONDAY-FRIDAY 9:00 am -4:30 pm
Fitness Center/Aerobics Room: DAILY 4:00 am-10:00 pm
Social, Library, Billiards Rooms: DAILY 8:30 am-10:00 pm
Access code required, contact Community Manager for details. All clubhouse rules apply.
Closed during pre-reserved private

functions

Pool Sun Rise-dusk daily
Tennis Courts: 7:00 am-10 pm daily
Basketball Court: 8 am-8 pm or dusk, whichever comes first

GENERAL GUIDELINES

Do not attempt entrance into the clubhouse before or after times posted.

- Children under the age of 15 must be accompanied by a parent or an adult 21 years of age or over in the clubhouse.
EXCEPTIONS:
 - ❖ Use of the tennis and basketball courts - no age requirement
 - ❖ Fitness Center - no one under the age of 15 permitted
- NO pets allowed within the clubhouse buildings, pool/spa, pool deck area, children's pool/deck area, playground and tennis courts.
- Proper attire, including shoes and shirts must be worn in the clubhouse at all times.
- Wet bathing suits, wet towels or bare feet are not permitted in the clubhouse building, except in the locker rooms.
- There is NO SMOKING or use of tobacco products including electronic cigarettes, anywhere within the clubhouse property, except in designated outside areas.
- Park bicycles, skateboards, scooters etc. at the bike rack located by the walk path and tennis courts.

- No radios or music devices, other than with earphones/headphones for personal use.
- Guests and invitees must be accompanied by the owner, owner's resident family member age 21 or older, tenant, or tenant's resident family member age 21 years or older.
- Be sure all trash is disposed of appropriately in the containers provided. If the containers are full, please use the dumpster in the parking lot near the basketball court.

FITNESS CENTER- DAILY 4:00 am-10:00 pm

- No one under 15 is permitted to enter the fitness room or use the fitness equipment.
- Proper workout attire and athletic shoes are required when using any part of the fitness center. Bare feet and flip-flop type or other non-protective footwear are not permitted.
- DO NOT enter the fitness room in a wet bathing suit.
- Machines/benches MUST be wiped down after each use.
- Free weights, exercise balls, bands, etc., cannot be removed from the fitness room.
- Proper decorum must be maintained at all times. Foul language will not be tolerated.
- Guests limited to four (4) per unit at a time.
- If someone is waiting for cardio equipment, use of the equipment is limited to 30 minutes.
- Treat the equipment with respect and proper care. This includes NOT dropping the free-weights or letting go of machine arms, causing weight stack to drop.
- If doing multiple sets when someone is waiting, allow that person to work in with you.
- If working with a personal trainer, the trainer MUST register in the Club Manager's office and provide a copy of current certification & insurance coverage.
- Food and glass containers are NOT permitted in the fitness center.
- ALL equipment needs to be returned to its proper place. This includes returning weights to the racks.

POOL/SPA -Sun rise—dusk daily

- Residents and guests must adhere to **ANY** and **ALL** rules posted at the pool facility.
- There is NO lifeguard on duty at any time. Swim at your own risk.
- NO Pets in pool/spa, pool deck area, children's pool/deck area.
- No skateboards, bicycles, rollerblades, roller skates, or other wheeled devices (except for wheelchairs and baby carriages) are allowed on pool deck.
- **No** toys in the spa.
- Rubber rafts, balls of any type and blow-up items, with the exception of water wings/floaties, are not permitted in the pool.
- Pool toys such as dive sticks and noodles are allowed in the pool unless it is crowded or they are impeding the use of the pool. **NON POOL TOYS ARE PROHIBITED IN THE POOL AND POOL AREA.**
- Small appropriate pool toys, such as those designed for toddlers, are only permitted in the children's pool and children's pool area.
- DO NOT place deck chairs in the pool or spa or children's pool.
- Children under the age 15 must be supervised by a parent or an adult 21 years of age or over.
- No children 12 years of age or under are allowed in the spa at any time.
- Children must be potty trained or must be wearing swimmer pull-ups. **ABSOLUTELY NO DIAPERS ALLOWED IN THE POOL/CHILDREN'S POOL**
- NO running, jumping, diving or horseplay in pool/spa or on pool deck.
- **No alcoholic beverages are allowed at any time.**
- No glass containers are permitted in pool/spa, pool deck area and children's pool/deck area. Food or beverages are not allowed within four feet of the pool edge.
- **Wet bathing suits, wet towels or bare feet are not permitted inside the clubhouse.**
- **Gates and clubhouse doors are not to be propped open at any time.**

- No one is allowed in the pool while it is being cleaned/serviced.
- Tables and chairs cannot be reserved. Close umbrellas and return chairs to their original location when you depart the pool deck.
- No smoking/use of tobacco products, including electronic cigarettes, in the pool/spa, pool deck area and children's pool/deck area.
- **Be sure all trash is disposed of appropriately in the containers provided. If the containers are full, please use the dumpster in the parking lot near the basketball court.**
- Number of guests permitted per homeowner/tenant is 4.
- Proper swim attire is required which shall include no nudity and no female topless bathing in the pool/kiddie pool, spa, on the pool deck area and kiddie pool deck area
- Violators will be subject to suspension of privileges and/or fines.

TENNIS COURTS -7:00 am-10 pm daily

Residents have priority over outside guests.

- Maximum number of outside guests per resident is 3.
- Private tennis instructors **MUST** register with the Community Manager and provide proof of certification and insurance.
- **If someone is waiting to use the courts current users are limited to 1 ½ hours of play from their original start time.**
- **No food or alcoholic beverages are allowed on the tennis court. Cans or plastic bottles only. No glass containers.**
- **Pets are not allowed within the tennis court fenced area.**
- **No bicycles, skateboards, rollerblades, roller skates, or other wheeled devices (except for wheelchairs) are allowed on the tennis courts.**
- **NO smoking/use of tobacco products, including electronic cigarettes, is permitted within the tennis court complex.**
- **Be sure all trash is disposed of appropriately in the containers provided. If the containers are full, please use the dumpster in the parking lot near the basketball court.**
- **Secure the tennis court gates when you depart the courts.**

- If playing after dark, turn off the lights when play is completed.
- Appropriate tennis shoes and tennis clothing must be worn.
- Observe tennis etiquette and courtesies.
- The tennis courts are professionally maintained daily.

BILLIARDS ROOM-DAILY 8:30 am-10:00* pm

- Billiard rules, etiquette and courtesies must be observed at all times. (See additional rules posted in Billiards Room)
- **NO ONE** under the age of 15 is permitted to use the billiards room unless supervised by a parent or an adult 21 years of age or over.
- **NO** food or beverages allowed in the billiards room.
- If someone is waiting to use the billiards table, limit your use to 30 minutes or until the completion of the game in progress.

COMPUTER ROOM-DAILY 8:30 am-10:00 pm

- Residents 15 years of age and younger **MUST BE** supervised by a parent or resident 21 years of age or over.
- Limit use to 30 minutes if people are waiting to use the room
- Food or beverages are **NOT** permitted in the media room
- NO personal documents may be left on the computer. Documents left on the computer will be deleted each day during general computer maintenance.
- Respect the computer. **DO NOT** access websites on the computer if you are unsure of their virus potential.
- Must supply your own paper if you wish to print

LIBRARY ROOM-DAILY 8:30 am-10:00 pm

- **Books are available to be borrowed**
- **The room is available for card and board games.**
- **Food and beverages are allowed in the Library Room for reserved meetings or special events only.**

SOCIAL ROOM-DAILY 8:30 am-10:00 pm

- Available for use by residents.
- TV available.
- No food or beverages except for reserved or community events
- No bathing suits. Shirts and shoes must be worn at all times
- No pets

THESE RULES AND REGULATIONS ARE AUTHORIZED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITION AND RESTRICTION OF THE RESERVE AT ESTERO, ARTICLE III, SECTION 1(IV) THE RIGHT OF THE BOARD TO ADOPT RULES REGULATING THE USE AND ENJOYMENT OF THE COMMON AREAS, INCLUDING RULES RESTRICTING USE OF RECREATIONAL FACILITIES WITHIN THE COMMON AREA TO OCCUPANTS OF UNITS AND THEIR GUESTS AND RULES LIMITING THE NUMBER OF GUESTS WHO MAY USE THE COMMON AREA.