

ST ANDREWS VERANDAS I CONDO ASSOCIATION  
c/o Alliant Association Management.  
13831 Vector Avenue  
Phone (239) 258-7035 \* Fax: (239) 454-1147

RENTAL APPLICATION FORM

**Please submit application at least 20 days prior to requested occupancy.  
30 days minimum; one (1) year max.**

Date: -----

Lease Term: ----- to -----

I/we hereby apply for approval to lease unit at: -----

\*\*\*\*\***NO PETS ALLOWED BY RENTERS.**\*\*\*\*\*

**Please type or print legibly the following information:**

1. Full name of applicant: \_\_\_\_\_

2. Full name of spouse \_\_\_\_\_

3. Home address: \_\_\_\_\_

4. Telephone (Home): ----- (Work) \_\_\_\_\_

5. Employer: \_\_\_\_\_

6. Position occupied \_\_\_\_\_

7. The Condo Documents of St Andrews Verandas I Condo Association provide an obligation of unit owners that all units are for **single-family residence only**. Please state the name, relationship, and age of all other persons will be occupying the unit regularly.

Name

Relationship

Age


8. Three (3) personal references (local if possible) - do not use realtors or relatives

1. Name \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

2. Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

3. Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

9. Person to be notified in case of an emergency.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_

\_\_\_\_\_

10. Make of automobile: \_\_\_\_\_

Year: \_\_\_\_\_ License/Tag Number: \_\_\_\_\_

**Mailing address for billing and notices connected with this application:**

11. Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name of Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

13. Rental Agent/Company: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

14. \_\_\_\_\_ (INITIAL) I am aware of and agreed to abide by the Condominium Association Documents and Rules and Regulations. I acknowledge receipt of a copy of the Association's Rules and Regulations.

I understand and agree that the Association, in the event it approves this 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 the provisions of the Documents and the Rules and Regulations of the Association.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

.....  
**Please forward the following items to the above address for processing:**

- 1. Completed St. Andrews Verandas I Lease Application.**
- 2. Copy of signed lease agreement.**
- 3. \$100 processing fee payable to Alliant Property Management.**

# **St. Andrews Verandas I Condominium Association, Inc.**

## **RULES & REGULATIONS**

The Rules and Regulations hereinafter enumerated as to the Association properties, condominium property, the common elements, the limited common elements, and the units, shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said Rules and Regulations and shall see that they are faithfully observed by their families, guests and invitees, servants, lessees, and persons over whom they exercise control and supervision. The Rules and Regulations are as follows:

### **1. Building Use, Appearance, and Maintenance**

a. The streets, sidewalks, walkways, entrances, and stairs must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be left therein or thereon.

b. Personal property of unit owners shall not be stored outside their units.

c. No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, and entry ways, nor shall any linens, cloths, clothing, curtain, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, or entry ways, or exposed on any part of the limited common elements or common elements. The limited common elements shall be kept free and clear of refuse, debris, and other unsightly material.

d. No person shall allow anything whatsoever to fall from the windows, walkways, entry ways or doors of the premises, nor sweep or throw any dirt, waste or other substances out of the unit or on the limited common elements of the Condominium.

e. Refuse and garbage shall be deposited only in the area provided therefor. All garbage must be bagged. Recyclables must be placed in the properly designated containers. All boxes and cartons must be broken down before depositing to conserve space in the dumpster for other residents' use.

f. No unit owner shall make or permit any disturbing noises by himself, his family, tenants, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or convenience of other unit owners. No unit owner or resident shall play upon or permit to be operated a phonograph, stereo, CD player, tape player, television, radio, or musical instrument in such a manner as to disturb or annoy other occupants of the Condominium.

g. No exterior radio or television antenna installation, or other wiring, shall be made without the written consent of the Board of Directors.



h. No sign, advertisement, notice, banner, pennant, crafts, or other similar materials shall be exhibited, displayed, inscribed, painted, or affixed in or upon any part of the units, limited common elements, or common elements by any unit owner or occupant without written permission of the Association.

i. No inflammable, volatile, combustible, or explosive fluid, chemical, or substance shall be kept in any unit or limited common element, except those necessary and suited for normal household use.

j. Pursuant to the fire codes and other local ordinances, no propane grills, nor charcoal grills or hibachis, are permitted to be used on any lanai. Grills are permitted on the street side of the garages. Grilling must be done under constant supervision and at owner's risk and responsibility.

k. Unit owners, residents, their families, guests, servants, employees, agents, or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the building.

2. **Alteration of Condominium:** Unit owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior or exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium, and is also subject to prior approval of the Architectural Review Committee (ARC). For example, no unit owner or resident may install screen doors, or apply any type of film or covering to the inside or outside of window or door glass without the prior approval of the Association and the ARC. All hurricane shutters, window coverings, and sun shields must have the written approval of the Board of Directors prior to installation. All such additions, changes, or alterations must be presented in writing to the Board of Directors for approval, accompanied by written plans, drawings, and specifications when requested.

3. **Emergencies In Owner's Absence:** In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association shall retain pass-keys to all units. The locks of each unit are not to be changed or altered in any way that would prevent access when the unit is unoccupied without providing the Association with a duplicate key. Any unit owner or resident who plans to be absent from his unit for an extended period of time must prepare his unit prior to his departure in the following manner:

a. By removing all loose items of furniture, plants, and other objects from around the outside of the unit; and

b. By designating a responsible caretaker to care for his unit should his unit suffer any damage caused by storms, hurricanes, winds, or other violent acts of nature. The Association Manager and the Association shall be provided with the name of each unit owner's aforesaid designated caretaker. Such caretaker will notify the Association prior to making any entry to the unit during the owner's absence.

4. **Pets: NO PETS OF ANY KIND ARE PERMITTED IN LEASED UNITS.** The owner of each unit may keep no more than two (2) small pets no more than 30 pounds each, of a normal domesticated household type (such as a cat or dog) in the unit. Dogs and cats must be leashed or carried at all times while outside of the unit. All pets taken out of doors must be cleaned up after, and the mess disposed of in a proper manner (i.e. - pooper scooper, sealable plastic baggie). The ability to keep pets is a privilege, not a right, and the Board of Directors may order and enforce the removal of any pet which becomes a source of annoyance to other residents. No reptiles, rodents, poultry, amphibians, swine or livestock may be kept in the Condominium, but tropical fish or caged birds in reasonable numbers are permitted with Board of Directors approval.

5. **Parking Of Vehicles:** Parking spaces have been provided for the parking of private passenger automobiles of owners and their guests. These spaces are not intended for use by boats, motorcycles, recreational vehicles, campers, motor homes, trailers, commercial vehicles, or non-operational motor vehicles of any kind. Parking of such vehicles on the Condominium property is not permitted, except for service vehicles temporarily present on business. No repairs or maintenance of vehicles may be performed on the Condominium property, except emergency repairs. Vehicles may not be washed in the parking areas, except in an area, if any, which may be specifically designated therefor by the Board of Directors. Because there are limited parking spaces, each owner is specifically cautioned that the Board of Directors may prohibit the occupants of each unit from keeping more than one motor vehicle on the premises on a permanent basis.

6. **Leasing And Transfer Of Ownership Of Units:** The procedures outlined under Sections 13 and 14 of St. Andrews Verandas I Condominium Association's recorded Declaration of Condominium must be strictly adhered to prior to the leasing or sale of any unit. Leasing can only be accomplished by completing and submitting (along with the application fee) the St. Andrews Verandas I Application Form. These must be submitted at least five (5) days prior to the start of any lease. No new tenants may move into St. Andrews Verandas I Condominium without prior Board of Directors approval. Any occupancy (owner and immediate family excluded) of a unit by any person(s) in the absence of the unit owner(s) shall be, for the purpose of this clause, considered a lease or rental, even if no rent is collected or lease/rental contract exists. Any waivers must be approved by the Board of Directors.

**ADDITIONAL REGULATIONS, RESPONSIBILITIES, RIGHTS AND OBLIGATIONS OF UNIT OWNERS AND LESSEES ARE INCLUDED IN THE ST. ANDREWS VERANDAS I RECORDED DECLARATION OF CONDOMINIUM.**

**THE BOARD OF DIRECTORS MAY LEVY FINES AGAINST UNITS WHOSE OWNERS COMMIT VIOLATIONS OF THE CONDOMINIUM ACT, THE PROVISIONS OF THE CONDOMINIUM DOCUMENTS, OR THE RULES AND REGULATIONS, OR WHO CONDONE SUCH VIOLATIONS BY THEIR FAMILY MEMBERS, GUESTS, OR LESSEES.**