



american
PROPERTY MANAGEMENT SERVICES

WHISPER TRACE AT FIDDLER'S CREEK CONDOMINIUM ASSOCIATION

C/o American Property Management Services
8825 Tamiami Trail East, Naples, FL 34113
Ph: (239) 774-0105 / Fax: (239) 774-0112

APPLICATION FOR APPROVAL TO LEASE

Instructions: Please submit application, lease agreement and fees at least THIRTY (30) days prior to tenant occupancy to American Property Management Services.

Date: _____

SUBMIT WITH APPLICATION:

- Copy of signed Lease Agreement
- \$100 NON-REFUNDABLE application fee payable to WHISPER TRACE CONDOMINIUM ASSOCIATION
- \$50 per adult applicant for a Criminal Background check payable to AMERICAN PROPERTY MANAGEMENT SERVICES
- Two completed character reference forms
- Copy of ID's
- Fiddler's Creek Club must be contacted: (239) 732-9300

Current Owner _____

Property Address _____ Unit # _____

Lease Start Date _____ Lease Ending Date _____ (30-day Minimum)

Name of Rental Agent/Agency Involved _____

Agent's Ph # _____ Agent's Email _____

First Applicant's Full Legal Name _____

Social Security # _____ Date of Birth ____/____/____

Present Address _____ Ph # _____

City _____ ST _____ Zip _____ Cell # _____

Email _____ Driver's License # _____ St _____

Business or Profession (even if retired) _____

*Are you an active service member as defined by Florida Statute 250.01(21)? Yes _____ No _____

Second Applicant's Full Legal Name _____

Social Security # _____ Date of Birth ____/____/____

Present Address _____ Ph # _____

City _____ ST _____ Zip _____ Cell # _____

Email _____ Driver's License # _____ St _____

Business or Profession (even if retired) _____

*Are you an active service member as defined by Florida Statute 250.01(21)? Yes_____ No _____

The Whisper Trace Condominium Association, Inc., governing documents provide obligation of the homeowners that all homes are for single-family use. Please state the names, relationship and age of all other residents who will occupy the home.

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Person to be notified in case of emergency _____

Address _____ Ph # _____

VEHICLES: (No vehicle may block a sidewalk or street or be parked in the common areas. Pick-up trucks and commercial vehicles are not permitted unless stored in the garage at all times)

Make/Model _____ Color _____ Yr _____ Tag # _____ St _____

Make/Model _____ Color _____ Yr _____ Tag # _____ St _____

I/WE understand that acceptance of this application is conditioned upon the truth and accuracy of the information recorded on it and upon the approval of the Board of Directors. Any misrepresentation, falsification, or failure to immediately notify American Property Management of changes of information on these forms will result in the automatic rejection of this application and/ or eviction.

I/WE specifically authorize the Board of Directors and American Property Management to institute an investigation of my background and agree that the information contained in this application may be used in such investigation, and that the Board of Directors and Officers of the Abaco Bay Condominium Association itself and APMS, shall be held harmless from any action or claim by me in connection herein or any investigation conducted.

APPLICANT SIGNATURE

DATE

APPLICANT SIGNATURE

DATE

WHISPER TRACE CONDOMINIUM ASSOCIATION, INC.
Attachment to Lease Application- Return with Application

ASSOCIATION RULES AND REGULATIONS

1. PARKING

- a. Parking of motor vehicles is only permitted in garages and clearly defined parking spaces.
- b. Parking at the pool is for pool patrons only, from dawn to dusk. **No overnight parking is allowed.**
- c. Parking in the spaces in front of the carriage homes is limited to **twenty-four (24)** hours for non-carriage homeowners and guests.
- d. Parking in the spaces in front of the carriage homes is unlimited to carriage homeowners.
- e. Carports are designated for the carriage homes **ONLY**. They are NOT additional parking for the Coach Homes, as they have garages.
- f. All pick-up trucks must be kept inside a garage at all times, and the garage door must be completely shut. If a pick-up truck is not able to be kept in a closed garage, then it is not permitted.
- g. No boat, trailer, camper, mobile home, motor home, bus, commercial vehicle, truck (including pick-up trucks, open bed trucks, trucks with camper or covered beds, but excluding sport utility vehicles), golf cart or disabled, inoperative or unlicensed vehicle shall be permitted to be parked or stored at any Residential Unit unless with prior written consent of the Association and, if said consent is granted, it will only be for a specified vehicle (and not replacement vehicles) and only for licensed vehicles parked or stored in a fully enclosed structure and never parked at the Club & Spa at Fiddler's Creek, any other Club at Fiddler's Creek, or any other common areas. No moped or motorcycle shall be permitted to be parked or stored at any Residential Unit unless kept fully enclosed inside a structure. For purposes of this paragraph only, an open carport is not a structure.

2. OUTDOOR GRILL USE (National Fire Protection Association & Florida Fire Prevention Code)

- a. No gas-fired or charcoal-fired cooking grills shall be kindled or maintained within ten (10) feet of a residential building. Nor are any gas-fired or charcoal-fired cooking grills permitted on lanais. Electric grills are permitted on lanais.
- b. Propane cannot be stored inside a condo building.

3. PETS

- a. No more than two (2) common household pets (cats or dogs), with a weight limit of twenty-five (25) pounds each, may kept in a unit.
- b. Residents must clean up after their pets.
- c. All pets must be carried or leashed when outdoors.
- d. Pets may not be left unattended on lanais or tethered/tied up anywhere within the community.
- e. The Whisper Trace Condominium Association Board of Directors may require the removal of any pet that is deemed to be a nuisance.

4. GARBAGE

- a. Break down all cardboard boxes.
- b. All garbage must be bagged and securely tied prior to placement in a container.

- c. Coach Home residents may not place garbage and recycling bins curbside any earlier than 6:00PM the evening before pick-up. Bins must be brought back in no later than 6:00PM. This is a Collier County Ordinance.
- d. If you need to dispose of large items, furniture, appliances, etc., please call Waste Management at (239) 252-2380 to arrange for bulk pick-up.

5. POOL RULES

- a. The gate to the pool and bathrooms must be locked at all times other than when entering or leaving the pool area.
- b. No animals are allowed in pool or on pool deck.
- c. No food or drink in pool or within four (4) feet of pool.
- d. No glass is allowed.
- e. No smoking is allowed.
- f. Music playing devices are restricted to headphone use only.
- g. Shower before entering pool.
- h. No night swimming is allowed. Pool hours are from dusk to dawn.
- i. No life guard on duty.
- j. Children under twelve (12) years of age must be accompanied by an adult.
- k. No young children without proper swimming diapers are allowed in the pool.
- l. Parking at the pool is for pool patrons only from dawn to dusk. **NO OVERNIGHT PARKING IS ALLOWED.**
- m. No bicycles or scooters are allowed in the pool house or deck area.

6. LEASES

- a. All leases of Residential Units must be in writing and a copy of the lease shall be delivered to the Association with a completed application as a part of the approval process.
- b. **Units may not be leased for a period of less than thirty (30) days.**
- c. **Units may be leased no more than three (3) times per calendar year.**

7. EXTERIOR APPEARANCE

- a. Owners shall not cause or permit anything to be placed on the outside walls of any of the buildings, garage doors, or placed on windows which are visible from the outside of the building, without prior DRC application and approval.
- b. Exterior decorative items, either affixed to the exterior of a building (to include gates), and/or free standing items in common or limited common areas are prohibited, with the following exceptions: the area immediately adjacent to the front door of a unit is not restricted; and, security protection sign.
- c. No furniture (patio or otherwise) may be placed outside on either the lawn or driveway without the prior written consent of the Association and only for certain special occasions. All furniture must be placed and remain inside the rear screen enclosure or within a Unit.
- d. Garage doors must remain closed at all times except upon entering and exiting.
- e. Any Unit Owner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA.

8. MISCELLANEOUS

- a. No trade or business may be conducted in or from any Residential Unit.
- b. No garage sales, carport sales, yard sales or similar type activity shall be permitted.
- c. Damage done to a common area, limited common area (to include plantings), and/or a building exterior that is caused by the negligence of an owner, an owner’s guest, an owner’s lessee, or an owner’s vendor will be the responsibility of the involved owner to repair in an expeditious manner.
- d. Respect your neighbors’ right to peaceful enjoyment of their home.
- e. Exercise extreme care to minimize noises in the use of musical instruments, radios, television sets, amplifiers, etc., so as not to disturb other persons or parties occupying Units.

By signing below, you acknowledge receipt of the Rules and Regulations of Whisper Trace Condominium Association and agree to abide by them.

APPLICANT SIGNATURE

DATE

APPLICANT SIGNATURE

DATE

Action taken by Board of Directors:

☐ Applicant Approved ☐ Applicant Disapproved

Association President / Board Member/Manager

Date

Whisper Trace Condominium Association, Inc

C/O: American Property Management
8825 Tamiami Trail East, Naples, FL 34113
Phone: (239) 774-0105

PET FORM

**RESIDENTS ARE ALLOWED TO HAVE TWO (2) PETS.
PETS CANNOT EXCEED 25 POUNDS EACH**

- ☐ I do not have a pet at this time
- ☐ I understand that falsification of information or failure to register my pet will result in revocation or the denial of approval by the Board.
- ☐ I further understand that I am fully responsible for the action of my pet and have read the Rules and Regulations regarding the control of my pet.

PLEASE SUBMIT A COLOR PHOTO OF YOUR PET

Pet Owner: _____ Bldg / Unit # _____

Address: _____

Ph #: _____ Work or Cell #: _____

Type of Pet: _____ Present Weight: _____ lbs

Breed: _____ Weight at Maturity _____ lbs

Type of Pet: _____ Present Weight: _____ lbs

Breed: _____ Weight at Maturity _____ lbs

Attach a copy of immunization record.

Applicant Signature

Date

Whisper Trace Condominium Association, Inc.

C/o: American Property Management
8825 Tamiami Trail East, Naples, FL 34113
Ph: 239-774-0105 / Fax: (239) 774-0112

CHARACTER REFERENCE FORM

Date: _____

Applicants Reference(s) Name: _____

Street Address: _____

City / State / Zip _____ Ph # _____

RE: APPLICANT'S NAME: _____

Association Applying to: _____

To Whom It May Concern:

The applicant's named above are applying for membership in a Community Association. The Board of Directors would appreciate it if you would furnish us with whatever information you consider pertinent regarding the character and stability of the applicant's.

Upon completion, please return this form to the management company by mail, email or fax. Should you have any questions, or need any assistance, please contact our office. Your prompt reply is greatly appreciated.

How do you know the applicant(s)? _____

For how long have you known the applicants(s)? _____

In your opinion, would the applicant make a good neighbor? Yes No

Please describe the applicant(s) character and stability, as you know them:

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