

# The Greens at Fountain Lake Condominium Association Inc.

C/O Pegasus Property Management  
8840 Terrene Ct #102  
Bonita Springs, FL 34135  
Office: 239-454-8568  
Fax: 239-454-5191

## LEASE APPLICATION

Please submit application at least 20 days prior to lease date.

### ATTACH THE FOLLOWING: Application Fees are Non-Refundable

- Copy of Lease Contract
- \$100 Application Fee made payable to Pegasus Property Management
- \$50 Background Check Fee per applicant made payable to Pegasus Property Management
- Leases must be a minimum of 30 days; no more than three leases
- in any (12) month period.
- Renters are NOT permitted to have pets

I (We) hereby apply for approval to lease:

Names: \_\_\_\_\_

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

Lease Term Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

Realtor: \_\_\_\_\_ Phone: \_\_\_\_\_

### PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

1. Full name of Applicant: \_\_\_\_\_ D.O.B. \_\_\_\_\_  
Social Security#: \_\_\_\_\_ Driver License #: \_\_\_\_\_
2. Full name of Co-Applicant: \_\_\_\_\_ D.O.B. \_\_\_\_\_  
Social Security #: \_\_\_\_\_ Driver License #: \_\_\_\_\_
3. Home Address: \_\_\_\_\_
4. Email Address: \_\_\_\_\_
5. Telephone: Home: \_\_\_\_\_ Mobile: \_\_\_\_\_ Work: \_\_\_\_\_

6. Applicant Employer: \_\_\_\_\_

Position Occupied: \_\_\_\_\_

7. Co-Applicant Employer: \_\_\_\_\_

Position Occupied: \_\_\_\_\_

8. The unit owner's documents of The Greens at Fountain Lakes 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** who will be occupying the unit regularly.

Name	Relationship	Age
_____	_____	_____
_____	_____	_____
_____	_____	_____

9. Person to be notified in case of emergency: \_\_\_\_\_

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

10. Make of automobile(s) / year / license number: \_\_\_\_\_

Make of automobile(s) / year / license number: \_\_\_\_\_

**(No commercial or oversized vehicles outside)**

11. Name of Current Unit Owner: \_\_\_\_\_

12. I/We are aware of and agree to abide by the Community Association Documents and Rules & Regulations. I/We acknowledge receipt of a copy of the Association rules. (Property owner should provide tenant with the Community Association Documents). Property Management does not provide Association Documents.

13. I understand and agree that the Association, in the event 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, in accordance with the Documents and the Rules and Regulations of the Association.

14. Tenants are not permitted to have pets.

**AUTHORIZATION:** I/We hereby authorize Pegasus Property Management and/or The Greens to verify all information contained in the application and to conduct a full background, including but not limited to employment, income, eviction and criminal and to authorize that they may contact any persons or companies listed in the application.

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Applicant

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Date

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Co-Applicant

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Date

Applicant Approved

Applicant Disapproved

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Board Member / Property Manager

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Date

# The Greens at Fountain Lakes

## Rules and Regulation

Revised 9/1/2018



1. **Common Element Obstructions:** The sidewalks, entrances, passages, lobbies and hallways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any cars, bicycles, carriages, chairs, tables or any other objects be stored therein, except in area if any designated for such purposes.
2. **The personal property** of Unit Owners and occupants must be stored in their respective Units.
3. **Balcony:** No articles other than patio type furniture shall be placed on the balconies, patios or other Common Elements. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces or other portions of the Condominium Property.
4. **Cleaning:** No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies or elsewhere in the Building or upon the Common Elements.
5. **Trash:** No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirement from time to time of the company or agency providing Trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.
  - a. **Bulk items** may be placed outside the dumpsters once a week on Wednesday evening for pickup on Thursday or Friday.
  - b. **Refuse Recycling** goes into the blue totes provided. Trash is not to be set on the ground. All rubbish must be placed inside the 6-yard trash containers.
6. **No repair of vehicles:** shall be made on the Condominium Property.

7. **Noise:** No Unit Owner or occupant shall make or permit any disturbing noises by himself or his family, servants, employees, pets, agents, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time, which disturbs other residents.
8. **Signs:** No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium or Association Property, except by the Board or signs promoting the activities from the Commercial Lots, as permitted by the Master Covenants. Except only as may be permitted by the Master Covenants, no awning canopy, shutter or other projection shall be attached to or paced upon the outside walls or roof of the Building or on the common Elements, without the prior written consent of the Board of Directors of the association.
9. **No flammable,** combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.
10. **Seasonal Owners:** A Unit Owner or occupant who plans to be absent during the hurricane season **must prepare his Unit prior to his departure** by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit, or should the Unit suffer hurricane damage, and furnishing the Association with the names of such firm or individual.
11. **Exterior of Units:** A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Building. Notwithstanding the foregoing, and Unit Owner may display one portable removable United States flag in a respectful way, and , on Armed Forces Day, Memorial Day, Flay Day, Independence Day and Bereans Day, may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard, Curtains and drapes or linings thereof which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replace with acceptable items.
12. **Air Conditioning units:** No air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.
13. **Children** will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated by adults or children. All children under twelve 12 years of age must be accompanied by a responsible adult when entering and or utilizing the recreational facilities.

14. **Animals:** Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:
- a. Dogs and cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a Lease not more than six 6 feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within the Properties.
  - b. Fish or caged domestic household type birds may be kept in the Units, subject to the provisions of the Declaration.
15. **Compliance:** Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, all rules and regulation which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedied, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws. Any fines shall be imposed in accordance with the procedures set forth in the Declaration.
16. These rules and regulation shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. All these rules and regulations shall apply to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted but not required to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.
17. **Parking:** No parking on the grass when loading unloading any items or receiving deliveries and services.
18. **Article 17, Section 3 was Amended April 2018:**
- a. **17.3 Pet Restrictions:**
    - i. No owner occupant of a Unit shall be permitted to maintain any animals in their Unit or the Condominium Property except as permitted herein. Each owner of a Unit may be limited to dogs and or cats or other household pets, provided that such pets are permitted to be kept by applicable laws, Not left unattended on balconies, not a nuisance to residents or other units or of neighboring buildings, and not a Rottweiler, Doberman Pincher, Presa Canairo, Chow, Wolf Hybrid, Akita, huskie or any breed of Bull Terriers or similar dog commonly referred to as "pit bull" or other breed considered to be dangerous by the Board of Directors. Provided that neither the Board nor the Association shall be liable for any

personal injury, death or property damages resulting from a violation of the foregoing and any occupant of Unit committing such a violation shall fully indemnify and hold harmless the Board of Director, the Developer, each Unit Owner and the Association in such regard. Notwithstanding the foregoing, Unit Owners may maintain an unlimited number of fish or caged domestic type birds in his/ her unit. Bird cages are not permitted on balconies. No livestock or poultry shall be kept, raised or used upon any portion the Association Property. An Owner by the purchase of his Unit agrees to Indemnify the Association and hold it harmless against loss or liability of any kind arising from his having any animal on the Property. The foregoing is subject to the provisions of the Master Covenants. Any landscaping damage or other damage to the Common Elements caused by a Unit Owners pet must be promptly repaired by the Unit Owner. The Association retains the right to affect said repairs and charge the Unit Owner thereafter. Without Limiting the generality of Section 18 hereof, a violation of the provision of this paragraph shall entitle the Association to all its rights and remedies, including but not limited to, the right to fine Unit Owners and or to require any pet to be permanently removed from the Condominium Property.

- ii. Except for the pets of any Tenant having a lease at the time this Amended Declaration is recorded in the public records, **no tenant shall be permitted to have a pet of any kind** within the Greens at Fountain Lakes. If any tenants are grandfathered under the prior sentence, no pet may be replaced after the recording of this instrument.

I \_\_\_\_\_ have read and agreed to abide by these Rules and Regulations for the Greens at Fountain Lakes. \_\_\_\_\_ Date