

CENTRAL PARK SOUTH

c/o Alliant Property Management, LLC
13831 Vector Avenue
Ft. Myers, FL 33907
(239)454-1101 * Fax (239)454-1147

APPLICATION FOR LEASE APPROVAL

*****Note: In accordance with the governing documents of the association, please submit this form with ALL required enclosures, at least FIFTEEN (15) DAYS prior to start of lease, to allow for processing time. Approval must be received prior to occupancy. Lease term minimum of three (3) months with a maximum of one (1) rental per year. Effective 4-6-16: All occupants 18 y/o/a and older that will be occupying the unit is required to have a national criminal background performed as part of the lease approval process.**

Please make sure application is filled out. An incomplete application will cause delay in processing.

Current Owner of Record _____ Unit _____ Building _____

Term of Lease: From: _____ To: _____

Applicant's Name _____

Spouses or Co-Applicant Name _____

Applicant's Present Address _____

City _____ State _____ Zip Code _____ Phone _____

Drivers License # _____ State _____

Co-Applicant's Drivers License # _____ State _____

I/WE UNDERSTAND AND AGREE THAT I/WE ARE THE SOLE LESSEE (S) OF HIS CONDOMINIUM AND WILL NOT ALLOW ANOTHER PARTY TO OCCUPY IT IN MY/OUR ABSENCE OR TO COMPLETE ANY PART OF THIS LEASE (Applicant's Initials) _____ (Co-Applicant's Initials) _____

Note: If retired, enter former Business or Profession.

Employer (Applicant) : _____

Phone _____

Address _____ Position _____

Employer (Spouse/Co-applicant) : _____

Phone _____

Address _____ Position _____

*Please list all additional occupants 18 y/o/a and older that will occupy the unit:

Name: _____ Age: _____ Name: _____ Age: _____

****ALL CARS MUST BE REGISTERED WITH THE ASSOCIATION:**

Auto #1: Make _____ Color _____ Yr. _____ Model _____

Auto #2: Make _____ Color _____ Yr. _____ Model _____

NOTE: If vehicle(s) unknown due to future rental, etc., please write in "RENTAL", etc.

Note: (Domestic pets only- Weight not to exceed 15 pounds each. (If no pets, write "none" above)

*****Copy of current vaccinations required*****

Pet(s) : Type _____ Weight _____

Type _____ Weight _____

Signature of Applicant _____

Signature of Co-Applicant _____

Rental Agent _____ Phone _____

Address of Rental Agent _____

City _____ State _____ Zip Code _____

The following items MUST be included at the time the application is submitted for approval, at least 15 days prior to occupancy.

_____ **\$75.00 PROCESSING FEE PAYABLE TO ALLIANT ASSOCIATION MANAGEMENT.**

_____ **\$25.00 ADMINISTRATION FEE PAYABLE TO CENTRAL PARK SOUTH**

_____ **\$40.00 PER PERSON NATIONAL CRIMINAL BACKGROUND FEE PAYABLE TO ALLIANT ASSOCIATION MGMT. (INTERNATIONAL CHECKS- \$45.00 PER PERSON)**

_____ **FULLY COMPLETED APPLICATION**

_____ **COPY OF SIGNED LEASE AGREEMENT**

_____ **SIGNED BACKGROUND DISCLOSURE FORMS**

_____ **COPY OF CURRENT DL OR PHOTO ID**

_____ **SIGNED AGREEMENT OF RECEIVING AND ABIDING BY THE RULES AND REGULATIONS**

****ALL FEES ARE NON-REFUNDABLE****

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CHARACTER REFERENCE FORM

Date: _____

Application's Reference Name (Print): _____

Street Address, City, State & Zip: _____

Telephone Number: _____

Association Applying to: _____

The applicant(s) named above is applying for membership in a Condominium or Homeowner's Association in Southwest Florida. 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 APPLICANT. This completed Character Reference Form MUST be sent with the application in order for the Board to approve their purchase or lease. Thank you for your assistance in this matter.

How do you know the applicant(s)? _____

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

Would the applicant(s) make a good neighbor, in your opinion () yes or () no

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

Reference's Signature

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Reference's Signature

DISCLOSURE AND RELEASE FOR INVESTIGATION

Please Print Your Full Name SSN

Please Print Any Other Names You Have Used DOB

Street Address

City State Zip Code

Driver's License # Exp. Date State Issued

I hereby give consent for an investigative consumer report to be prepared for employment _____ or tenant purposes _____ (**applicant must circle one and initial it**), which may include information about me obtained from Law Enforcement Agencies, State Agencies, as well as Public Records information such as credit reports, social security information, criminal history information, motor vehicle records and workers' compensation records, such as are allowed by law and in accordance with the Americans With Disabilities Act. Your signature below indicates your understanding that this authorization shall remain on file and shall serve as a continuing authorization for Garcia & Associates, Inc. to procure consumer reports and/or investigative consumer reports for the above purpose, at any time during the course of your employment or residency.

My signature certifies that I have read and agree with the above statements and have received a copy of A Summary of Your Rights Under the Fair Credit Reporting Act.

Signature Date

Witness Date

DISCLOSURE AND RELEASE FOR INVESTIGATION

Please Print Your Full Name SSN

Please Print Any Other Names You Have Used DOB

Street Address

City State Zip Code

Driver's License # Exp. Date State Issued

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My signature certifies that I have read and agree with the above statements and have received a copy of A Summary of Your Rights Under the Fair Credit Reporting Act.

Signature Date

Witness Date

CENTRAL PARK SOUTH
CONDOMINIUM ASSOCIATION

I/WE ACKNOWLEDGE RECEIPT OF AND HAVE READ THE RULES
AND REGULATIONS OF CENTRAL PARK SOUTH CONDOMINIUM.

BY SIGNING THIS DOCUMENT I/WE AGREE TO FULLY ABIDE BY
THESE RULES & REGULATIONS AND UNDERSTAND THAT IF I/WE
ARE IN VIOLATION OF ANY OF THESE RULES & REGULATIONS
THE BOARD OF DIRECTORS FOR CENTRAL PARK SOUTH HAS
THE RIGHT TO TERMINATE THE LEASE.

APPLICANT'S SIGNATURE _____

DATE _____

CO-APPLICANT'S SIGNATURE _____

DATE _____

Central Park South Condominium Association, Inc., c/o Alliant Property Management
13831 Vector Ave., Fort Myers, FL 33907 Phone: 239-454-1101

RULES AND REGULATIONS: The following rules apply to everyone!!!! It is the condo unit owner's responsibility to communicate these rules to all renters, lessees, visitors, guests and family.

ANIMALS: This rule applies to EVERYONE: Owners, Lessees, Renters, and Visitors. Animal restrictions are two animals (dogs or cats) per unit, not to exceed 15 pounds each. All animals must be registered with Alliant. All animal owners must provide a State issued license number and State of Registration. All animal owners must provide proof of rabies vaccination. All animals must be walked and physically held on a 6-foot leash and cannot run loose in the community. All owners must pick up the animal's waste and dispose of it in sealed plastic bags in the dumpster.

ARC FORM: ARC (ARCHITECTURAL REVIEW BOARD REQUEST) form shall be submitted to Alliant Property Management prior to work being done. The ARC is required for all flooring, exterior doors, exterior windows, lanai windows/doors, hurricane shutters, hot water heater, air conditioning units, water line upgrades and remodeling projects (new kitchens, bathrooms, etc.) When in doubt contact our CAM at Alliant Property Management.

BIKES: ALL bikes are to be kept in racks provided in community. Bikes cannot be chained to railing or stored near condo entrances. A fifteen (15) day notice will be given to let bike owners know that all "bikes with flat tires, rusted bike locks and bikes not in good working condition" will be removed from the property.

CLOTHES LINES: No clothes lines or similar devices will be allowed on any portion of the condominium property.

COMMERCIAL VEHICLES, BOATS, CAMPERS: No parking or storage of any large commercial vehicle, boat, trailer, camper, RVs, will be permitted in parking area or on common property. (Example: Vehicles with company logo, large vehicles like dump, mixer, gas/oil, delivery trucks, boats, trailers, and RV's).

DUMPSTERS: Bags must be placed INSIDE the dumpster container, NOT ON THE GROUND!!! If the dumpster is full, take your trash to the next dumpster. Small items such as computers (erase all data), TV's, microwaves, small kitchen appliances can go in the dumpster. Recycled items are to be placed in the recycle bins next to the dumpster. Do not place corrugated boxes in the dumpster, break them down and put them in the recycle bin. Do not put plastic bags, garbage and food containers in the recycle bins. Large items such as furniture, appliances, metal, screen doors, metal framing must be placed on the ground outside of the dumpster. No construction trash!!! Make sure to instruct your contractor to haul it away. No furniture, metal, or mattresses shall be placed in the dumpster. Place these next to dumpster and call the Advanced Disposal Bulk Item Pickup at **239-334-1224**. They will need to know the address of the dumpster for large item pickup. These are the addresses in their system. The dumpster addresses are: "H": 9270 Lake Park Drive, "F" 9251 Central Park Drive, "D" 9271 Central Park Drive, "B" 9291 Central Park Drive, "R", 9315 Lake Park Drive. Take hazardous waste, such as Paint, Chemicals, Gasoline, Pesticides, Batteries to 6441 Topaz Ct., Fort Myers, FL.

DUCKS, WILD ANIMALS, BIRDS: Do not feed the ducks, wild animals or birds. The feed attracts mice and rats.

EXTERIOR WALLS OR BALCONIES: Nothing shall be attached to, hung, displayed on exterior walls or balconies.

FRONT ENTRANCES/COMMON AREA: Overnight placement of tables, chairs, electric grills are not permitted.

KEYS: Provide a key to your unit to Alliant Property Management or if you prefer to your local property watcher. Let the Board know who your property watcher is. This allows for access into your unit by Alliant Management or the Board if there is an emergency such as water breaks, insect infestation, roof leaks, etc. If you have not provided a key and if there is an emergency Alliant and or the Board will hire a locksmith at your expense to gain access to take necessary remedies.

LAKE: No fishing, swimming or boating is allowed in the lake.

LANAIS: Lanais must have indoor outdoor carpeting removed. Weep holes must be drilled to allow water to seep out. Lanais should hold typical patio furniture, washer, dryers and appropriate plants. Storage of boxes, plastic bins, furniture, miscellaneous household items shall not be stored on the Lanai. Ground floor lanais windows and doors shall not be boarded up restricting exit from the condominium. Hurricane, wind, storm and flood insurance will cover claims, not wear and tear and deterioration and damages caused by indoor outdoor carpeting.

NOISE: No loud exterior speakers, horns, whistles, bells or other sound devices (other than security or smoke detectors).

OCCUPANCY: No unit shall be occupied by more than two (2) persons per bedroom, per unit.

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LEASES, RENTALS, LOANS: No individual rooms may be rented and no transient tenants will be accommodated. For example: No short-term Air B&B, VBRO, or other short-term vacation schemes are permitted. All leases must be minimum of (3) months to twelve (12) months in length. Owners may only rent, loan, lease their condo (1) time per year. There is an association fee of \$100.00 to seek approval of a sale or lease. This includes repeat seasonal leases. All renters, lessees will be background checked prior to approval by the Board. No charge shall be made in connection with an extension or renewal of an annual lease. HOWEVER, a new application and lease must be submitted for approval prior to the renewal date. It is the owner's responsibility to give copy of the Condo Rules and Regulations to all renters and tenants.

PLANTS, TREES AND SHRUBS: Do not plant trees and shrubs. The Association will plant all permanent trees and shrubs. Requests for new trees and shrubs must be approved by the Board. It is permitted to plant small, tasteful decorative annual flowers.

POOL: Pool rules are posted at the pool and will be enforced. Gates are to be closed/locked when entering and/or exiting the pool. No animals are allowed in the pool area. Pool furniture must be placed behind the lines due to a Lee County Health Department regulation.

POOL: NO SMOKING INSIDE OF THE FENCED IN POOL AREA. Place cigarette butts in the designated container, NOT IN THE FLOWER POTS, BARK CHIPS OR ON THE GROUND.

RUBBISH/TRASH: No rubbish, trash, garbage or other waste material to be stored in the complex. All trash shall be put into plastic bags and placed in the garbage dumpsters in your area. ALL BOXES MUST BE BROKEN DOWN AND PLACED IN THE RECYCABLE CONTAINERS. If dumpster is full, please go to the nearest one. DO NOT OVERFILL. No large items such as mattresses, box springs, TV's or other furniture is to be placed into the dumpsters. It is the responsibility of the Unit owner to telephone the number provided on the dumpster to have such items removed.

SCREENS, CONDO: Condo screens must be in good repair. Maintenance of screens are the responsibility of the Owners. Screen patches and silvered out screens are signs of disrepair and must be replaced.

SIGNS, POSTERS, DISPLAYS OR ADVERTISING: No signs, posters, displays or other advertising displayed to the public view on any part of the buildings or common property. **EXCEPTION:** "Open House" signs are only allowed on the day of the open house. (approved as of December 5, 1988.)

VEHICLES: Unlicensed and off-road vehicles will be towed away at the owner's expense. Owners have one assigned parking place and can park extra vehicles where visitor parking is available. Owners must use their assigned parking space. There is no limit on vehicle parking spaces for Owners. Renters and Leased Condos are limited to two parking places. All Owners, Renters and Leased condos must register their vehicles with Alliant Property Management. These vehicles must displace the Association parking sticker. **IF ADJACENT TO A BUILDING, PULL INTO YOUR PARKING SPACE. DO NOT BACK VEHICLE INTO YOUR PARKING SPACE. VEHICLES MUST BE DRIVEABLE, NO FLUID LEAKS, NO FLAT TIRES AND HAVE CURRENT REGISTRATION AND LICENSE PLATES/TAGS.**

WATER: The owner or their designee is responsible to turn off their water at the WATER MAIN when the unit is not occupied. This prevents floods and excessive water bills due to "running toilets" and leaky supply lines.

PLEASE BE ADVISED THAT IF THERE IS A TENANT IN YOUR UNIT, YOU MUST HAVE A RENTAL APPLICATION, SIGNED RULES AND REGULATIONS AND LEASE ON FILE WITH THE MANAGEMENT COMPANY. IT IS THE UNIT OWNER'S RESPONSIBILITY TO MAKE CERTAIN THAT YOUR TENANT UNDERSTANDS AND HAS RECEIVED A COPY OF THESE RULES AND REGULATIONS.

Purchaser or Tenant Signature: _____ Date: _____

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