

THE TIDES AT PELICAN LANDING CONDOMINIUM

c/o Alliant Property Management, LLC
13831 Vector Avenue, Fort Myers, FL 33907
239/454-1101 * FAX 239/454-1147

**LEASE/RENTAL APPLICATION
REQUEST FOR APPROVAL TO LEASE**

*****RENTERS ARE NOT PERMITTED TO HAVE PETS! *****

THERE IS A 90 DAY MINIMUM ON LEASE PERIODS

***No subleasing or assignment of lease rights by the lessee is allowed.**

1. FROM: _____

(Name & Address of firm or individual executing lease)

2. Rental Agent/Company: _____

3. You are hereby notified that _____ owner of
unit number _____, desires to enter into a lease for the rental of such unit
for the period from ___/___/___ to ___/___/___.

***Single Family Use Only: Six (6) person max.**

4. APPLICANT NAME: _____

5. APPLICANT NAME: _____

6. ADDRESS: _____

7. CITY, STATE, ZIP: _____

8. TELEPHONE: _____

9. EMAIL ADDRESS: _____

10. EMPLOYER: _____

11. Total number of persons occupying the unit: ADULTS: _____ CHILDREN: _____

12. Vehicle Year Make Model License Plate #

#1 _____ _____ _____ _____

#2 _____ _____ _____ _____

13. Person to be notified in case of emergency: _____

Address _____

Phone _____

14. Owner mailing address for billings and notices connected with this application

Name: _____

Address: _____

City/State: _____ Zip: _____ Phone: _____

15. I am aware of and agree to abide by the Rules and Regulations of The Tides at Pelican Landing. I acknowledge receipt of a copy of the Association Rules and Regulations. _____ (please initial)

16. I am aware that The Tides is a smoke free community _____ (please initial)

Applicant

Date

Applicant

Date

17. The following items are required to complete application for processing:

- ____ Signed Tides Lease application.
- ____ Copy of signed rental/lease agreement.
- ____ Copy of government issued photo ID
- ____ \$150 Processing fees payable to Alliant Property Mgmt., LLC
- ____ \$100 Refundable security deposit payable to Tides at Pelican Landing
- ____ \$40 Per person background check fee

ALL FEES MUST ACCOMPANY THIS APPLICATION FORM BEFORE PROCESSING.

**** Processing and background check fees are non-refundable. ****

Mail application and check to:
Alliant Property Management, LLC
13831 Vector Avenue
Fort Myers, FL 33907



RESIDENT REGISTRATION FORM

Homeowners/Tenants: Please provide this form to your property manager/association staff. It must be submitted by an Authorized Community Contact. Please type or print clearly. *Attempting to submit this form via an unauthorized contact or illegibly will delay processing.* If multiple tenants reside at the same address, each must complete their own form.

<input type="checkbox"/> NEW Homeowner	<input type="checkbox"/> UPDATE Homeowner	<input type="checkbox"/> NEW Tenant	<input type="checkbox"/> UPDATE Tenant		
Tenant Lease Start Date (if applicable):		Tenant Lease End Date (if applicable):			
Do you want to remove the previous <i>tenant(s)</i> ? <input type="checkbox"/> Yes <input type="checkbox"/> No (if applicable)					
If yes, all previous <i>tenants</i> will be removed. Please provide date to be deactivated:					
Community Name:					
Property Street Address:					
For communities with Envera's Virtual Gate Guard, a household has a primary contact:					
The primary number is the first phone number that will be used when an Envera representative needs to contact you.					
The secondary number will be used if a homeowner/tenant cannot be reached at the first number.					
The primary email address will be used for service-related and MyEnvera account communications. <u>If an email is not provided</u> , MyEnvera login credentials will be emailed to your property manager or community contact.					
Primary Contact Name:					
Primary Number:		Secondary Number:			
Primary Email Address:					
Secondary Contact Name:					
Primary Number:		Secondary Number:			
You can add additional household members on your MyEnvera account.					
Credential Information (for household)					
Credential Type: Fob, Sticker, Card, Other	Credential Number	Make (for vehicles)	Model (for vehicles)	State (for vehicles)	Plate Number (for vehicles)
<p>Once submitted, please allow 24-48 hours for forms to be processed. Once a registration form has been processed, a MyEnvera account will be created for you, and you will have access to manage your household information via our MyEnvera Android/Apple App or website www.myenvera.com. After you have received your account information, please be sure to visit the app or website to create your visitor list. This list should be used for any and all relatives, house guests, service providers, or vendors that you expect.</p> <p>The information above will remain confidential and will be used solely for the purpose stated. It is the responsibility of the homeowner/tenant to keep the above information current. Please advise us of any changes, additions, or deletions by logging on to your MyEnvera account or by emailing customerservice@enverasystems.com.</p>					

DISCLOSURE CONSENT APPLICATION

*Please complete this form for each person to occupy the unit of the age 18 and older.
Please do not leave any blanks, as this will result in a delay of the processing of the
application.*

Please Print Your Full Name Social Security Number

Please Print Any Other Names You Have Used Date Of Birth

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 on me, 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.

Signature Date

Witness Date

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Signature Date

Witness Date

The Tides at Pelican Landing Condominium Association, Inc.

RULES AND REGULATIONS

Adopted: November 16, 2015

1. Vehicles are not allowed to be backed into parking spaces.
2. No resident vehicle is to be parked in a red zone. As the space indicates, each of those spaces is for guests of residents only. A visitor tag must be displayed from the rear view mirror. These can be obtained in the office.
3. No tailgating of cars through the gates
4. Pedestrian and bicycles are prohibited from walking or riding in the vehicle entrance gates behind vehicles or when they are otherwise open. Everyone walking or riding a bike must have a gate key fob and exit and enter at the pedestrian gate. If you do not have one, you may purchase one at the office.
5. Trash – No trash or trash bags are to be left in the breezeway or anywhere outside your unit including the lanais. Everything must go in the compactor and recyclables in the designated bins. **PLEASE DON'T LITTER!**
6. By order of the Fire Department, no items are to be in the **BREEZEWAYS or WALKWAYS of the condominium buildings.**
7. **NO SMOKING ANYWHERE ON TIDES PROPERTY!! No personal shall engage in smoking on any common element of the Condominium, including, but not limited to any walkways, parking lots, pool areas, workout room, stairways, hallways, or any other common elements not included within the boundaries of the units, or limited common elements appurtenant to a unit. Smoking shall mean inhaling, exhaling, burning, carrying, or possessing any lighted tobacco product, including cigarettes, cigars, pipe tobacco and any other lighted tobacco product.**
8. Owners only are allowed one dog and/or one cat not to exceed 40 lbs. Tenants **CANNOT** have pets or visiting pets of any kind. Dogs must be on a leash or hand carried at all times. Messes must be removed and disposed of immediately.
9. Only patio type furniture is allowed on the lanai. NO plants or grills. Flammables, combustibles are not allowed anywhere in the complex.
10. Quiet hours are from 10:00 pm to 7:00 am which means no running of your dishwasher, washer, dryer, vacuum, or noise. **NOISE MEANS** no loud music, walking heavy, running or lack of consideration for your neighbors.
11. All vehicles must have a bar code or guest pass. One assigned parking space per unit. DO NOT PARK IN OTHER ASSIGNED PARKING SPACES. EXTRA CARS must park in a yellow guest space. **DO NOT PARK IN THE RED ZONES.** Any violators PARKED IN RED ZONES will be towed at the expense of the vehicle owner WITHOUT A WARNING.
12. All bicycles on the Tides property must be registered with the Tides office. Stickers are \$5.00 and must be placed in a visible place on the bicycle. All bikes not registered and stickered will be picked up and stored. In order to get a bike back, the owner must pay \$10.00 and \$5.00 to register it. Bike racks are placed around the community. Those racks are to be used for bicycle storage as no bikes are allowed on any lanai, in the breezeway, or chained to a railing, fence, or tree.
13. All smoke detectors over 10 years old **MUST** BE REPLACED. Owners must notify management when this has been done. The Association will replace any smoke detector that is over 10 years old if the owner has not done so by January 1, 2016. The charge will be placed on the owners account.

GUIDELINES AND RULES

GENERAL

Flammable, combustibles, or hazardous materials are not permitted on the Tides at Pelican Landing property. This includes gas or charcoal BBQ grills (electric grills are permitted).

NO boats, trailers, trucks with material hanging on or about the body (including canoes, kayaks on top), will be parked or stored on the property

All garage doors must remain closed at all times except when entering or exiting

Noise carries through walls & floors. Consideration is required when walking or playing music in ALL units. Quiet hours are 10 pm to 7 am.

By order of the Fire Department, nothing is to be stored in the breezeway—including decorations or furniture.

PEST CONTROL

All residents are to call BUGS FREE for pest control services (239) 642-0286

POOL AND SPA

Pool and spa hours are 8:00 am to one hour before sunset

Night swimming is prohibited by Florida Statutes

Maximum spa time is 15 minutes at one time

Glass bottles or other glass containers are prohibited in the pool and spa areas

Pets (animals) of any kind are prohibited inside the fenced-in area of the pool by Florida Statute

Pool facilities may be used by owners and their guests. No more than 2 guests per owner.

FITNESS ROOM

Fitness room is open 24/7. Entry code is available at the management office. Proof of ownership/rental/lease is required

Posted rules must be followed

Children under the age of 14 are not allowed in the fitness room at any time

Children 15-17 must be accompanied by an adult at all times

HOUSEHOLD TRASH & RECYCLABLES

All trash is to be disposed of INSIDE the trash compactor. Do not leave items outside the compactor

Large items must be placed at the north end of the trash area on Sunday evenings only.

Recycling is mandatory and recyclable items may be intermixed. Bins are placed on both sides of the compactor.

Plastic grocery bags are NOT recyclable.

Styrofoam is NOT recyclable and must be placed in the compactor

Regular household garbage is to be placed in the compactor.

Waste mail is NOT recyclable