

Wyndham Bay of Legends Condominium Association

REQUEST FOR RENTAL LEASE APPROVAL

Please submit the following items to the current Management Company. These must be received at least ten (10) days prior to the rental start date:

- 1) Fully completed 'Request for Rental Lease Approval' form
- 2) Fully executed Lease Agreement
- 3) \$50 Transfer Fee made payable to Wyndham Bay of the Legends Condominium Association

Please Note:

- The Board of Directors will not consider this Request if a signed Lease Agreement is not attached
- No lease may be for less than a thirty (30) day period
- No Unit may be sub-leased
- No pets of any kind are permitted in leased units
- No new tenants may move into Wyndham Bay without prior approval of the Board of Directors

STREET ADDRESS: _____ Sherbrook Place, UNIT # _____ PHONE: _____

LEASE TERM: From: _____, 20____ To: _____, 20____

UNIT OWNER (LESSOR)

Name: _____

Permanent Address: _____

Phone: () _____ Fax: () _____

RENTER (LESSEE)

Name(s): _____

Permanent Address: _____

Vehicle (Make, Color, License #, State/Prov.): _____

Phone: () _____ Fax: () _____

Will anyone other than those listed above occupy this Unit? _____ No _____ Yes

If Yes, whom? _____

LEASING AGENT

Agency/Agent Name: _____ Phone: () _____

I have received and read a copy of the Wyndham Bay Association Rules and Regulations. I understand the Rules and Regulations, including those applicable to both the Unit and the Common Property, and agree to abide by them as long as I reside at Wyndham Bay. I understand that, as a Renter, failure to do so is cause for eviction.

Renter's Signature

Date

Unit Owner's Signature

Date

Licensed Realty Agent

Date

Board of Director's Signature

Date

REASON FOR REJECTION, IF APPLICABLE: _____

Wyndham Bay of Legends Condominium Association

RULES AND REGULATIONS FOR LESSEES

Living in a condominium community is very different from living in a private home on your own piece of property.

Because our units are connected to each other and because everything outside of the interior of your own unit is considered a Common Area, which is maintained by the Condominium Association, we have Rules and Regulations that are designed not only to ensure that our property maintains its value and its aesthetic uniformity and attractiveness, but also to ensure that all owners can live harmoniously with their neighbors and enjoy their homes. *"Do unto others as you would have them do unto you"*.

All condominium communities, such as ours, have similar Rules and Regulations. Some rules have to do with safety and are mandated by the State of Florida. Other rules have to do with maintaining our property and being *"Good Neighbors"* and can be found in the Wyndham Bay of Legends Condominium Documents, as summarized in the following pages.

1. WHAT IS THE SOURCE OF THE RULES AND REGULATIONS?

Each Unit Owner, in conjunction with the purchase of their Wyndham Bay property, has agreed to the Rules and Regulations set forth in the following documents:

1. Declaration of Condominium of Wyndham Bay of Legends Condominium (DCWB)
2. By-Laws of Wyndham Bay of Legends Condominium Association, Inc. (BLWB)
3. Declaration of Restrictions and Covenants for Legends Golf & Country Club Community (DRCL)
4. Legends Golf and Country Club Master Association Community Standards(CSL)

2. WHO MAKES THESE RULES?

The rules may come from several sources. Among them are:

1. The State of Florida
2. The Legends Master Association
3. The Wyndham Bay Board of Directors

3. WHAT ARE MY RESPONSIBILITIES REGARDING THE RULES AND REGULATIONS?

It is your responsibility to become familiar with the rules, regulations, policies and procedures of the Wyndham Bay community. We are trying to make that easier for you by providing you with this information.

4. WHAT HAPPENS IF I VIOLATE ANY OF THE RULES AND REGULATIONS?

If you are in violation of the rules or regulations, your Unit Owner will receive a written notice from the Board of Directors and will have a reasonable time to make corrections. Failure of a renter to abide to the Rules and Regulations can be cause for eviction.

5. WHAT IF I NOTICE SOMEONE ELSE VIOLATING THE RULES?

You should take your complaint to your Building Captain. If the Building Captain is not available, you should bring the matter to a Board Member.

6. NOISE AND PERSONAL CONDUCT

1. No Lessee (or guest) shall make or permit any disturbing noises, nor permit any conduct that will interfere with the rights, comforts or conveniences of others.
2. No noxious, toxic or offensive activity is permitted.

7. FIRE AND EMERGENCY REGULATIONS — WYNDHAM BAY

1. The sidewalks, entrances, 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 carts, bicycles, carriages, chairs, tables or any other similar objects be stored therein.
2. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.
3. Flame producing grills, including electric grills, are strictly prohibited by order of the Fire Marshall within a Unit, on the lanai, or in any Common Areas, except for the designated pool area.
4. The personal property of Lessee must be stored in their respective Units.
5. Lessees shall park their bicycles and tricycles only within the Unit, or in the designated storage areas.
6. The Association shall have the right to retain a key to all Units for the purpose of doing emergency repairs to prevent damage to the Common areas or to another Unit.

8. FOOD

1. Food and beverages may not be consumed outside of a Unit except in screened lanais, which are Limited Common Elements appurtenant to the Unit.

9. GARBAGE AND REFUSE

1. All refuse must be deposited in tied plastic bags and placed INSIDE in the appropriate container in the refuse area. Recyclables must be placed in the proper containers.
2. No refuse should ever be left on the ground or hallways of the buildings.
3. No garbage cans, supplies, milk bottles or other articles shall be placed on the balconies, lanais or on any Common Elements except for designated trash areas, if any.

10. EXTERIOR CONSIDERATIONS

1. 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, railings, fences, balconies, lanais, if any, or

other portions of the Condominium Property.

2. No Lessee shall permit anything to fall from a window or door of the Condominium Property, nor sweep nor throw from the Condominium Property any dirt or other substances onto any of the balconies or upon the Common Elements.
3. No Lessee is to affix, hang, display or place anything on the exterior wall, doors, balconies, lanais, or windows of the building.

11. SIGNS

1. No signs, lettering or designs of any kind can be displayed without the written approval of the Association or the appropriate committee.

12. PETS

1. Lessees and guests are not permitted to have or keep pets of any kind.

13. RADIO OR TELEVISION INSTALLATIONS

1. No radio or television installation may be permitted in any Unit that interferes with the radio or television reception of another Unit

14. VEHICLES AND PARKING

1. No commercial vehicles, campers, mobile homes, motor homes, house trailers or trailers of every other description, recreational vehicles, boats or boat trailers, shall be permitted to be parked or to be stored at any place on Condominium Property.
2. No Lessee, visitor, or licensee shall park any type of motor vehicle other than in marked parking spaces. Do not park on the grass or on the street.
3. Vehicles are required to possess a valid tag and registration and to be properly parked in the designated space.
4. Parking at the pool area is for the convenience of those using the pool. No overnight parking is permitted in this area.

15. SUB-LEASING

1. No sub-leasing is permitted.

16. POOL REGULATIONS

1. No lifeguard is on duty. You swim at your own risk
2. No food, drinks, glass, or animals are allowed in the pool or on the pool deck
3. You must shower before entering the pool
4. No person who lacks full body control, regardless of age, is permitted in the pool
5. Children under 12 years of age must have adult supervision
6. Children should be encouraged to use the Restroom frequently
7. The pool hours are dawn (A.M.) to dusk (P.M.)
8. No night swimming is allowed
9. The pool depths are measured in feet

10. The bathing load is 24 persons
11. The emergency medical services telephone number is 911
12. The Emergency phone is located in the elevators of Buildings 3 and 4

17. NO FISHING

1. Due to the active wildlife within our lakes (alligators, reptiles, snapping turtles and poisonous snakes) recreational use within the lake is prohibited.

July, 2009