BLUE HERON OF NAPLES CONDOMINIUM ASSOCIATION

c/o Alliant Property Management 6719 Winkler Road Suite 200 Ft. Myers, FL 33919 (239) 454 - 1101 fax: (239) 454 - 1147

APPLICATIONS ARE NOT COMPLETE WITHOUT THE FOLLOWING AND WILL BE SENT BACK TO THE APPLICANT

PLEASE INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

Ш	A Lease Agreement / Contract.
	\$50 non-refundable Application Fee made payable to Blue Heron .
	\$30 PER PERSON OVER 18 non-refundable Background Check fee made payable to Blue Heron. (or \$39.95 for Canadian applicants)
	\$100 non-refundable Processing fee made payable to Alliant Property Management.
	Security Deposit Equal to one month's rent, not to exceed \$1000 made payable to Blue Heron.
	Signed Completed Application.

PLEASE SUBMIT ALL OF THE ABOVE

APPLICATIONS THAT ARE SUBMITTED INCOMPLETE WILL BE MAILED BACK.

APPLICATION FOR APPROVAL TO LEASE BLUE HERON OF NAPLES CONDOMINIUM ASSOCIATION

C/O Alliant Property Management 6719 Winkler Road Suite 200 Ft. Myers, FL 33919

Phone: (239) 454 - 1101 Fax: (239) 454 - 1147

Ι(I (We) hereby apply for approval to lease BldgUnit Street Address in the Blue Heron of Naples Condominium Association for the period				
be	in the Blue Heron of Naples Condominium Association for the period beginning, 20 and ending, 20				
Allow 30 days for processing A copy of the lease must be attached					
	LEASE AGREEMENTS WITH MONTH TO MONTH RENEWAL CLAUSES WILL NOT BE ACCEPTEDNO EXCEPTIONS.				
and aut	In order to facilitate consideration of this application, I (We) represent that the following information is factual and true, and agree that any falsification or misrepresentation of the facts in this application will justify its automatic rejection. I (We) consent to your further inquiry concerning this application, particularly of the references listed below and any further background checks as required by the Board of Directors.				
Is 1	this an Application for Renewal?YESNO				
	EASE TYPE OR PRINT THE FOLLOWING INFORMATION. ALL INTENDED APPLICANTS MUST LISTED BELOW:				
1.	Full name of 1 st applicant:				
2.	Social Security Number:Date of birth:				
3.	Have you ever declared bankruptcy? If so, when?				
4.	Have you ever had an eviction filed against you? If so, please specify				
5.	Have you ever been charged with a felony? If so, please specify				
6.	Have you ever been charged with a misdemeanor? If so, please specify				
7.	Have you ever refused to pay rent/broken a lease? If so, when & why				
8.	Full name of 2 nd applicant:				
9.	Social Security Number:Date of birth:				
10.	Have you ever declared bankruptcy? If so, when?				
11.	Have you ever had an eviction filed against you? If so, please specify				
12.	Have you ever been charged with a felony? If so, please specify				
13	Have you ever been charged with a misdemeanor? If so, please specify				

14.	Have you ever refused to pay rent/broken a lease?	_ If so, when & why	
15.	Present/Permanent address:		
16.	Telephone number: Home:	Work:	
	Cell Number:	Email:	
17.	Business or Profession:		
18. Name of Company or Firm:			
	Address:		
	Position:		
19.	Please state the name, relationship and age of all other personance Relationship	ons who will be occupying the unit regularly. Age	
20.	Make of carsYearLicense	e#State	
	Year License	e# State	
Ī	N ORDER TO OBTAIN A PARKING STIC	KER THE VEHICLES MUST BE	
	REGISTERED TO THE UNIT O	OWNER OR LESSEE.	
21.	Person to notify in case of emergency:		
	Name:		
	Address/Phone:		
	Personal References (local if possible, friends, relatives are	•	
	Name:		
	Address:		
	Name:	Relationship:	
	Address:		
	Name:	Relationship:	
	Address:	Phone:	

eferences, and other administrative expenses related to processing this application. The transfer fee is \$100.00. An additional \$30.00 per person 18 y/o/a and older is required for the background check. Make check payable to The Blue Heron of Naples. As well, a sum equal to one month's rent, not to exceed \$1,000.00, is collected and held in escrow by Alliant Property Management as a security deposit for Common Elements. This is made bayable to The Blue Heron of Naples.				
24. I am aware of and agree to abide by the Declaration and all other regulations in effect as may be amended, Association Rules and Regulations (please	as a lessee. I acknowledge receipt of a copy of the			
Tenant	Date			
Tenant	Date			
Application Approved	Application Denied			
Board Representative or President of the Association	Date			

A non-refundable Transfer/Administrative fee is required for the purpose of defraying cost of checking

Rentals: 30-day minimum, no more than 3 in one calendar year.

Incomplete applications will be returned and cause delays in processing.

Blue Heron of Naples Condominium Association

Receipt of Rules and Regulation

I/We have received and accepted the Rules and Regulations as stated in the governing documents for the Blue Heron of Naples Condominium Association.

Print Name	Print Name
Signature	Signature
Date	

BLUE HERON CONDOMINIUM ASSOCIATION

PET AGREEMENT FORM

You are allowed one (1) pet PER UNIT weight limit not to exceed 40lbs. One (1) dog OR one (1) cate, or two (2) caged birds.

Owner:		Address/Unit		
Hone Phone:		Work/Cell:		
Type of Pet:_		Weight at present:		
Breed:		Weight when full grown:		
Veterinarian'	s Name:	Phone #:		
	Colored Pet Pl	noto must be attached.		
	Current Immunizati	on record must be attached.		
☐ I do NOT have a pet at this time.				
	I understand that falsification of revocation or denial of approval	information or failure to register my pet will result in by the Board.		
	I further understand that I am fully responsible for the actions of my pet and have read the rules and regulations regarding the control of my pet.			
	I understand that this Pet Approval is only for this pet and expires when pet is no longe on property.			
Once ap	<u> </u>	nust be registered at the Blue Heron onsite Blue Heron pet tag.		
Signature		Date		

INFORMATION REGARDING OCCUPANTS

In accordance with the Declaration of Condominium, The Applicant(s) represents that the following information is true and correct and consents to further investigation (CRIMINAL BACKGROUND CHECK) concerning this information that may be necessary for approval of this request. I/We hereby consent to association obtaining Social Security number provided for that purpose. Please note criminal background must be done for all persons over the age of 18 occupying the condominium.

Name (print)		Social Security #		Date of Birth	1:
Name	(print)	_Social Secur	rity #	Date of Birth	1:
Name (print)		_Social Security #		Date of Birth	n:
Name	(print)	_Social Secur	rity #	Date of Birth	ı:
List al	children (under 18) residing wit	h you:			
Name_		Age		Relationship	
Name_		Age		Relationship	
Name_		Age		Relationship	
1.	Present/Permanent Address:				
2.					
3.	Phone numbers:				
4.	Your business or employer:Address:				
5.	Make of car	YearYear	License	: Plate #	State State
Make of car Year License Plate # State IN ORDER TO OBTAIN A PARKING STICKER THE VEHICLES MUST BE REGISTERED TO THE UNIT OWNER OR LESEE. List two previous landlords and/or association and phone numbers:					
1.					
2.	,				
Signati	ure of Occupant(s)				
Signatu	ure		Print		Date
Signati	ıre		Print		Date

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 Name	es 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	

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 Name	s You Have Used	Date Of Birth
Street Address		
City	State	Zip Code
Driver's License #	Exp. Date	State Issued
which may include information, crir state Agencies, as well a security information, crir	at for an investigative consumer mation about me obtained from s Public Records information so minal history information, moto uch as are allowed by law and in	Law Enforcement Agencies, uch as credit reports, social
Signature		Date
Witness		Date

RULES AND REGULATIONS FOR

THE BLUE HERON CONDOMINIUM ASSOCIATION, INC.

Revised April 2013

The following Rules & Regulations supplement those contained in the Declaration of Condominium for The Blue Heron, a Condominium. They are applicable to all occupants of Units as well as Unit Owners.

- 1. The driveways and entranceways, and similar portions of the Common Elements shall be used only for ingress and egress to and from the Condominium Property. No carts, bicycles, carriages, chairs, tables, toys, plants, decorations, or other personal property shall be stored in them.
- 2. Each Unit Owner's personal property must be stored within the Unit. No items are to be stored or placed on catwalks or lawns or parking lots. *Holiday décor* may be put up one week prior to Thanksgiving day and is to be removed one week after New Years. *No lights are allowed on railings or trees and walkways must remain clear*.
- 3. The Common Elements shall not be obstructed, littered, defaced or misused in any manner. There shall be no disposal of cigarette butts and any other litter on the Condominium Property including but not limited to window sills, landscaping, parking lots, etc.
- 4. No articles except plants and suitable furniture not to exceed a height of 42 inches with the exception of high back chairs shall be placed in lanais. These areas are considered an extension of the overall living area and are not to be used for the storage of bicycles, toys, ladders, construction materials and any other materials which could be considered objectionable when viewed from outside the lanais without vision enhancing equipment.
- 5. Neither rugs, laundry nor any other articles shall be shaken or hung from windows, doors or exterior walls or hung from railings.
- 6. Garbage and other refuse shall be placed only in designated areas. *Trash must be placed in dumpsters and recycling bins as indicated by signs.*
- 7. Pets shall not be permitted to become nuisances to Unit Owners or occupants of Units and are subject to removal from the Condominium at the discretion of the Boars of Directors after a hearing conducted in the same manner as hearings for fines. Failure to pick up and properly dispose of pet waste will be treated as a NO TOLERANCE VIOLATION requiring the removal of the pet.
- 8. Pets, including but not limited to birds and fish, shall not be kept or maintained in or about the Condominium Property except with the prior WRITTEN CONSENT

of the Board and then only in accordance with the provisions of the Declaration and the following:

- (a) No dog or cat shall be permitted outside of its Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long.
- (b) No more than two (2) small domestic birds may be kept in the Unit. No domestic birds of a variety which will make noise that can be heard outside of the owner's unit may be kept by a Unit Owner in a Unit.
- (c) Pets are not permitted on any part of the Common Elements except when they or leashed and being walked or transported directly off the Condominium Property or directly to the Owner's Unit.
- (d) As stated in the Declaration 19.3 Except for fish, each Unit Owner(regardless of the number of, if any, Owners), may maintain one (1) household pet in a Unit, to be limited to a domestic dog not to exceed forty (40) pounds, or a domestic cat.
- (e) Pets must be registered with management with copies of immunization records, picture and weight verification. Any variances will only be allowed for medical or handicap reasons.
- 9. No Unit Owner shall make disturbing noises in the Unit or permit his family, servants, employees, agents, visitors or licensees to do so. In particular, no Unit Owner shall play (or permit to be played in his Unit or on Common Elements appurtenant to it) any musical instrument, phonograph, television, radio or the like in a way that unreasonably disturbs or annoys other Unit Owners or occupants. The loud playing of car radios while entering, driving through or leaving Condominium Property is prohibited.
- 10. No radio or television installation or other electric or electronic equipment shall be permitted in any Unit if it interferes with the television or radio reception of another Unit.
- 11. With the exception of signs used or approved by the *Board of Directors*, no signs, advertisements, notices or lettering may be exhibited, displayed, inscribed, painted or affixed in, or upon any part of the Common Elements or any part of the Unit so as to be visible outside the Unit. Additionally, no awning, canopy, shutter, air conditioning unit or other projection shall be attached to, hung, displayed or placed upon the outside walls, doors, balconies, windows, roof or other portions of the Building or on the Common Elements. Any Unit owner may display one portable, removable United States flag in a respectful way.
- 12. The Association shall retain a pass-key to all Residential units. No Residential Unit Owner shall alter any lock nor install any new lock, without notice to the Board of Directors and the Unit Owner shall provide the Association with an additional key.

- 13. No flammable, combustible or explosive fluids, chemicals or other substances may be kept in any Unit or on the Common Elements, except such as is normally used in small charcoal barbecues or for normal household purposes. Such substances and barbecues must be stored within the unit, not on lanais. *Only electric grills are permitted for use on Condominium Property and can be placed on lanais.*
- 14. A Unit Owner 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 or her Unit should the Unit suffer hurricane damage and furnishing the Association with the name(s) of that firm or individual. Units that do not have a humidistat must leave their A/C set at 75 degrees. Leaving for more than 7 days you must turn off your water in the unit.
- 15. Food and beverages may not be consumed on the Common Elements except as specifically permitted by the Board of Directors. With the exception of water in plastic bottles, food and beverages are not allowed around the pool deck, but can be consumed in the patio area at the tables. No glass containers are allowed anywhere in the pool area.
- 16. Curtain, drapes and other window coverings (including their linings) which face on exterior windows or glass doors of Units shall be white or off-white in color, unless specifically approved by the Board of Directors.
- 17. No aluminum foil may be placed in any window or glass door of a Unit, and no reflective substance may be placed on any glass in a Unit except a substance previously approved by the Board of Directors for energy conservation purposes.
- 18. No exterior antennae shall be permitted on Condominium Property, unless first approved by the Board of Directors and complies with rules adopted by the board. Cable television is provided to each Unit by the Association, so there is no need for satellite dishes to be installed.
- 19. Children shall be the direct responsibility of their parents or legal guardians and must be supervised while they are on the Condominium Property. Full compliance with these Rules and Regulations and all other rules and regulations of the Association shall be required of children.
- 20. Two vehicle parking permits will be assigned and issued to each Unit. Additional permits may be issued with the approval of the Board of Directors after application for such is made by the Unit owner. Any unauthorized overnight parking of vehicles on Condominium Property will be subject to removal by towing at the Owner's expense.
 - (a) Commercial vehicles as defined in the Collier County Ordinance 04-41,SEC.2.01.00(c). are prohibited on Condominium Property.

- (b) Boats, buses, RVs, ATVs, non operating vehicles, motor homes, trailers, unlicensed vehicles, expired licensed vehicles are prohibited on Condominium Property.
- (c) Any mechanical work on vehicles is prohibited on Condominium Property with the exception of changing a flat tire or a dead battery. Mechanical work on a vehicle other than a flat tire or dead battery will be treated as a NO TOLERANCE VIOLATION.
- (d) Car washing is prohibited on Condominium Property. Any use of hoses is not allowed except by authorized personnel.
- (e) Overnight guests will require a temporary parking permit.
- 21. Skateboarding, loitering, littering, and soliciting are not permitted on Condominium Property.
- 22. The operating of a Commercial Business out of a Unit is prohibited.
- 23. Any ads, notices or for sale items are to be displayed on the bulletin board located in the pool area only.(not on mailboxes or on trash rooms) The ads should be written on a 3X5 card, dated and posted on the bulletin board for not more than 30 days.
- 24. Pool Deck, Patio and Clubhouse Rules:
 - (a) All signs posted in this area must be obeyed.
 - (b) Noise from radios is not allowed. Headphones are to be used at all times around pool and patio. Cell phone conversations must be conducted outside the pool perimeter gate.
 - (c) Smoking is not allowed in the enclosed pool, patio, office or clubhouse, as indicated by signs.
 - (d) A towel should be laid on the chaise when using.
 - (e) Reserving lounge chairs is prohibited when not present. Personal items of violators will be removed.
 - (f) Children under 12 years of age must be accompanied by an adult of 18 years of age or older. Children under 18 years of age cannot be responsible for minor children under 12 years of age.
 - (g) Large flotation rafts are prohibited. Swimmies, noodles, bubbles, and small child swim rings, and etc. will be permitted.
- 25. Every Unit Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association (all as amended from time to time) to the extent applicable. Failure of a Unit Owner or occupant to comply shall be grounds for legal action which may include, without limitation, an action to recover sums due for damages, an action for injunctive relief, and any combination of such actions, and attorney fees and costs.

- 26. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, 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, or Articles of Incorporation, or By-Laws, provided the following procedures are adhered to:
 - (a) Notice: The Association shall notify the Owner or occupant of the reported or alleged infraction or infractions. Included in the notice shall be a date and time of the next Board of Directors meeting at which time the Owner or occupant shall present reasons why a fine should not be imposed. The Owner or occupant may be represented by counsel and may cross-examine witnesses.
 - (b) Hearing: The non-compliance shall be presented to a committee of Unit Owners formed for that purpose after which the committee shall hear reasons why a fine should not be imposed. If the committee does not agree with the fine, the fine may not be levied. A written decision of the committee shall be submitted to the Owner or occupant by no later than twenty-one (21) days after the Board of Director's meeting. In the event the Board of Director's is unable to recruit a number of Unit Owners willing to preside on a Fines Committee, the Board of Director's will take over the duties of such a committee.
 - (c) Amount: The Board of Directors may impose a fine against the applicable person in such amount as may be permitted by the Association's By-Laws and by law.
 - (d) Payment of Fines: Fines shall be paid not later than thirty (30) days after notice of the imposition thereof.
 - (e) Application of Fines: All monies received from fines shall be allocated as directed by the Board of Directors.
 - (f) Infractions: Each day an infraction or violation occurs after the applicable party has received notice thereof shall be deemed to be a new infraction or violation.
 - (g) Non-exclusive Remedy: These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled: however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

BLUE HERON CONDOMINIUM ASSOCIATION CLUBHOUSE USAGE RULES AND REGULATIONS

Revised April 2013

SECTION 1: GENERAL

A. The Clubhouse is intended for association sponsored functions, social events, and for other activities attended by owner's, lessees, and their guests, and for functions sponsored by occupants. No business meeting allowed outside the Directors sponsored business meeting relative to the association business.

The Board of Directors has first reservation rights, then chairpersons of standing committees and then by any resident or unit owner (see Note P) for condominium meetings or events more than 30 days in advance.

The Board of Directors shall have the authority to restrict the number of times or the purposes for which the Clubhouse may be reserved or used by any person.

The Clubhouse will not be available for rental Monday through Friday during the day from 8:30 AM until closing at 4:30 PM.

B. Subject to the rights of the Association to reserve the Clubhouse on the following days: New Year's, Memorial Day, Fourth of July, Labor Day, Thanksgiving and Christmas if not being used, residents may use the Clubhouse for social or other activities on those days.

SECTION 2: SPECIFIC

- A. The Clubhouse cannot be reserved by a unit-owner or resident and leased to an outside party.
- B. Application for reservation shall be in writing to the Onsite Manager no later than two (2) days prior to the event. The application shall specify the date and time required and number of guests expected, type of function, type of entertainment, (alcoholic beverages, if any, being served). Alcoholic beverages are prohibited in pool area and parking lot. Doors to the Clubhouse are to be kept closed. All guests must be contained in the room, not in the pool / patio areas.
- C. The unit owner or resident reserving the room is responsible for proper handling of his/her guests' conduct, the guests' automobiles, clean-up of the Clubhouse and is liable for any damage.
- D. The unit owner or resident reserving the Clubhouse is responsible for seeing that all functions are held in an orderly manner, so as not to disturb other unit owners or residents. The unit owner or resident who has reserved the Clubhouse must be present through out the duration of the function.
- E. No wet clothing is allowed in the Clubhouse.
- F. No pets are permitted in Clubhouse or pool area.
- G. There is a \$250.00 security deposit for use of the Clubhouse by owners or residents, due when reserved. The security deposit must be paid by the user with a certified check, money order, or personal check made payable to the Association. The security deposit will be forfeited if the Clubhouse is not cleaned up immediately following the function or if the event is terminated for Clubhouse violations. (Revised April 12, 2013)

BLUE HERON CLUBHOUSE RULES AND REGULATIONS (CONT.) (Revised April 12, 2013)

- H. All furniture must be placed back in the original position after the function. Also, all rental equipment, furniture, etc., must be returned or off the association premises by 10:00 A.M. the following day. The Clubhouse must be cleaned, swept and floors washed immediately following the event.
- I. All trash must be taken to and deposited in dumpster. The entire Clubhouse must be vacuumed.
- J. An inspection of the Clubhouse before and after the function will be done by either the On-Site Manager or a designated Board Member. The security deposit will be refunded if the event is not terminated for Clubhouse rule violations and the On site Management Office has conducted an inspection that does not disclose the need for repair, cleaning, or damages. The Management Office has the authority to forfeit whatever part of the deposit deemed necessary to complete cleaning and/or repair of the Clubhouse.
- K. D.J.'s & Live music. Music played is permitted ONLY in the Clubhouse & MUST NOT be audible in the swimming pool and patio area or any unit after 9:00 P.M.. Any noise including amplified music or other entertainment, MUST NOT be more than 20 watts, disturb unduly or otherwise interfere with any owner's or resident's full enjoyment or use of his/her unit or unreasonably interfere with the rights, comfort, or convenience of any other owner or resident. (Reference: Noise Abatement Ordinance, Collier County.) Failure of any owner or resident to abate the music or other entertainment when requested to do so by Management shall be grounds for the Management to terminate the event and/or entertainment and to request police assistance if necessary.

NOTE: One warning will be issued prior to closing down the event.

- L. Clubhouse activities are prohibited beyond the hour of 10:00 pm on Friday and Saturday, and 9:00 pm Sunday through Thursday. All functions are limited to a maximum of 4 hours. The reservation of the Clubhouse does not constitute the reservation of the pool or the patio area for a particular function. Use of the patio areas and the pool area is available to all owners and residents. (Revised April 12, 2013)
- M. No Barbecue grills on Patio or in Clubhouse. Electric grills may be used on a flat level surface and 10 feet away from all structures, including patio and pool areas. The grill may NOT be left unattended, and must be promptly removed after event. (Revised April 12, 2013)
- N. A non-smoking policy is in full force and effect in the Clubhouse, Pool and Patio areas. There are designated smoking areas on the sides of the clubhouse and outside the entrance gate.
- O. Violations of the Clubhouse rules will automatically result in a one (1) year suspension of Clubhouse privileges. Any owner or resident may petition the Board for review of the suspension at the next regularly scheduled Board Meeting.
- P. There will be no decorations of any type permitted on walls, ceilings, curtains or any other painted areas within the Clubhouse. Hanging of any objects with the use of tape, tacks, staples or nails is also prohibited.
- Q. NOTE: Use of Clubhouse is limited to On-site Owners and Residents. Maximum # of people is 65.

Blue Heron Clubhouse Reservation Form

Name		Address	Unit #	
Phone #	Descri	ption of Party	of Party	
Date	# of Guests (maximum 65 people)	Start Time (maxi	End Time	
receiving a copy of any violation of the the event will resu	f these rules pertaining t e Clubhouse rules or fa	to the Clubhouse nilure to properly urity deposit, an	Rules. I also acknowledge activity. I understand fully clean the Clubhouse after d could result in a fining lance.	
Signature			Today's Date	
Printed Name				
	(Office U	Jse Only)		
Paid: \$250.00	YES	NO Chec	k #	
Manager Signature	/ A ft - u tl	Date		
Inspection of the Clul		<u>e Event)</u>		
Satisfactory, re	efund security deposit	Unsatisfacto	ory, do NOT refund deposit.	
NOTES:				
	- Company of the Comp			