

BAYWOOD MEADOWS CONDO ASSC. INC.
APPROVAL OF REQUEST FOR LEASE

SPECIAL NOTE: This Approval Request for Lease must be in the possession of the Management Company ten (10) days prior to the leasing date. A COPY OF THE LEASE AGREEMENT MUST ALSO ACCOMPANY THIS REQUEST ALONG WITH A NON-REFUNDABLE \$100.00 APPLICATION FEE MADE PAYABLE TO THE ASSOCIATION. Small pets *not to exceed 20 lbs* are per Owner approval and copies of vet papers showing current vaccinations and License are to be shown. Only ONE (1) pet per household is allowed. All dogs MUST be on a leash and you must clean up after your dog. Also, cats are to remain in the home any loose cats will be picked up.

Applicant must read Rules & Regulations and Condominium/Homeowner Documents before leasing. The Landlord should supply them to the Tenant at the time of contract acceptance. If the Landlord does not have a copy, they may be purchased through the Management Company. Please send all information to the office of Management and Associates with the 10-day time period. A Money Order or Cashier's check made out to Baywood Meadows Condo Association for \$100.00 for application fee will be included also. This is NON-REFUNDABLE.

VISITORS who are visiting longer than two (2) weeks must be screened and if they bring a pet they must follow the rules as stated above in the first paragraph.

It is the responsibility of tenants/owners/visitors that any damage done to community or personal property will be their responsibility.

DATE _____

FROM: _____ TO: _____
LANDLORD TENANT

RE: Baywood Meadows Condominium Association, Inc.

ADDRESS: _____ UNIT # _____

LENGTH OF LEASE: (FROM) _____ (TO) _____

Tenant(s) represent that the following information is true and correct, and consent to further inquiry and investigation concerning this information or any information that comes from that inquiry, should it become necessary to process this request. **Credit and Criminal background checks are done on all Tenants. Please sign in the space below to grant permission for this Tenant check.**

SIGNATURE _____ DATE _____

Persons who will occupy the above unit are as follows:

NAME: _____ DOB: _____

DRIVERS LICENSE # _____ SS# _____

NAME: _____ DOB: _____

DRIVERS LICENSE # _____ SS# _____

(IF ADDITIONAL PEOPLE WILL OCCUPY UNIT, ATTACH SEPARATE SHEET AS AN ADDENDUM.)

Have you or family member planning to lease in Baywood Meadows ever had a misdemeanor? _____

NAMES AND AGES OF ADDITIONAL PERSONS TO OCCUPY UNIT (INCLUDE CHILDREN'S NAMES AND AGES). NOTE: **BAYWOOD MEADOWS IS A SINGLE FAMILY COMMUNITY.**

NAMES	AGE	RELATIONSHIP
_____	_____	_____
_____	_____	_____
_____	_____	_____

PRESENT ADDRESS: _____ PHONE _____

EMAIL _____

EMPLOYER(S) NAME _____

ADDRESS _____

AUTOMOBILE (S) _____ TAG # _____

_____ TAG # _____

PETS: TYPE _____ WEIGHT _____

DATE _____

CUSTOMER NUMBER _____

TENANT INFORMATION FORM

I / We _____, prospective tenant(s) / buyer(s) for the property located at _____,

Managed By: _____ Owned By: _____,

Hereby allow TENANT CHECK and or the property owner / manager to inquire into my / our credit file, criminal, and rental history as well as any other personal record, to obtain information for use in processing of this application. I / we understand that on my / our credit file it will appear the TENANT CHECK has made an inquiry. I / we cannot claim any invasion of privacy or any other claim that may arise against TENANT CHECK now or in the future.

PLEASE PRINT CLEARLY

<u>TENANT INFORMATION:</u>		<u>SPOUSE / ROOMMATE:</u>	
SINGLE _____	MARRIED _____	SINGLE _____	MARRIED _____
SOCIAL SECURITY #: _____		SOCIAL SECURITY #: _____	
FULL NAME: _____		FULL NAME: _____	
DATE OF BIRTH: _____		DATE OF BIRTH: _____	
DRIVER LICENSE #: _____		DRIVER LICENSE #: _____	
CURRENT ADDRESS: _____		CURRENT ADDRESS: _____	
_____ HOW LONG? _____		_____ HOW LONG? _____	
LANDLORD & PHONE: _____		LANDLORD & PHONE: _____	
_____		_____	
PREVIOUS ADDRESS: _____		PREVIOUS ADDRESS: _____	
_____ HOW LONG? _____		_____ HOW LONG? _____	
EMPLOYER: _____		EMPLOYER: _____	
OCCUPATION: _____		OCCUPATION: _____	
GROSS MONTHLY INCOME: _____		GROSS MONTHLY INCOME: _____	
LENGTH OF EMPLOYMENT: _____		LENGTH OF EMPLOYMENT: _____	
WORK PHONE NUMBER: _____		WORK PHONE NUMBER: _____	
HAVE YOU EVER BEEN ARRESTED? (CIRCLE ONE) YES NO		HAVE YOU EVER BEEN ARRESTED? (CIRCLE ONE) YES NO	
HAVE YOU EVER BEEN EVICTED? (CIRCLE ONE) YES NO		HAVE YOU EVER BEEN EVICTED? (CIRCLE ONE) YES NO	
SIGNATURE: _____		SIGNATURE: _____	
PHONE NUMBER: _____		PHONE NUMBER: _____	

TENANT CHECK HOURS OF OPERATION: MONDAY - FRIDAY : 9:00 a.m. - 5:30 p.m. SATURDAY : 11:00 a.m. - 4:00p.m. <small>ALL ORDERS RECEIVED AFTER 5:00 p.m. (3:30 p.m. on Sat.) WILL BE PROCESSED THE NEXT BUSINESS DAY</small>	IF THE WRONG SOCIAL SECURITY NUMBER IS SUBMITTED, A SECOND APPLICATION FEE WILL BE CHARGED TO RE-PULL THE REPORT.
TENANT CHECK FAX #: (727) 942-6843	<small>A CREDIT REPORTING SERVICE PROVIDING CREDIT REPORTS FOR REALTORS / PROPERTY MANAGERS / APARTMENT COMPLEXES / MOBILE HOME PARKS / CONDOMINIUM ASSOCIATIONS / EMPLOYERS</small>

ARTICLE XVIII

OBLIGATIONS OF UNIT OWNERS AND USE RESTRICTIONS

The use of the condominium property shall be in accordance With the following provisions so long as the condominium exists:

Section 1. Each unit owner in this Condominium shall, if requested, accept nomination and agree to serve, if elected, as a member of the Board of Directors of the Condominium Association.

Section 2. Each unit owner shall promptly pay the assessment levied by the association.

Section 3. Each unit shall be occupied only by one (1) Family if being used as a permanent residence. A unit shall be occupied by no more than two (2) unrelated persons or a total of four (4) persons. If being used as a leased unit or a vacation rental unit as hereinbefore defined.

Section 4. Parking spaces may be used only for the parking of passenger cars, station-wagons, vans, and/or four-wheeled vehicles or bicycles, with all such vehicles required to fit under the carports in order to be of a permissible size. Any other types of vehicles may be parked in the condominium parking spaces only with express written approval of the Association. Boats or trailers shall be permitted to be parked only with the written approval of the Association. The Association shall designate an area for the parking of recreational vehicles.

Section 5. No nuisances shall be allowed upon the Condominium property nor any use or practice that is the source of annoyance to residence or which interferes with the peaceful Possession and proper use of the property by its residents.

Section 6. No unit owner shall annoy others with unreasonable noises or odors.

Section 7. All parts of the condominium shall be kept in sanitary and clean condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist.

Section 8. No electrical device creating unusual electrical overloading or interference with radio or TV sets of others may be used in the units or common elements without the person of the other unit owners.

Section 9. All garbage must be placed in plastic bags and sealed before depositing said garbage directly into the dumpsters or chutes. Boxes or bulky containers must be broken and compacted before depositing same into dumpsters. The unit owners shall deposit all garbage in the dumpsters or other trash collection facilities provided by the Association and shall be prohibited from placing private garbage cans on the common elements.

Section 10. No immoral, improper, offensive or unlawful use shall be made of the condominium property or any part of it; and all valid laws, zoning ordinances and regulations of all governmental bodies for maintenance, modifications or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.

Section 11. No unit owner shall show any sign, advertisement or notice of any type on the common elements of his unit. There shall be no "for sale" or "for rent" signs in any form or size placed inside or outside of the windows of a unit or attached to the curtains or blinds or any part of the interior or exterior of the condominium unit or on the common elements. The Association can post a sign for the purpose of unit owners selling or renting their units and said sign shall be erected in an area designated by the Association.

Section 12. Children of any age shall be permitted to reside on the premises.

Section 13. Each unit may have cable TV, if available, which shall constitute a limited common element. The cost of the cable TV can be charged to the Association if approved by the Association, and each unit will be responsible for reimbursement of the monthly charge for each activated unit within his apartment, but any additional charges for becoming a member of Home Box Office or other similar broadcasting systems shall be billed directly to the unit owner and not collected by the Association. If cable TV is not available the Association shall have the right to erect and maintain a master antenna system and include cost of same in the annual budget.

Section 14. Unit owners may keep dogs (weighing 20 lbs. or less), cats or other household pets provided that they are not kept, bred or maintained for any commercial purposes and so long as said pets do not constitute a nuisance to the other unit owners. Dogs must remain on a leash when outside the condominium unit. All pets must use the designated sanitary areas. In the event the unit owner of said pet(s) receives written notice from the Association that his pet constitutes a nuisance, for any reason whatsoever, the owner of said pet (s) shall immediately remove them from the condominium property. Provided, however, lessees or vacation rental tenants under a lease or rental agreement with a term in excess of 120 days shall be permitted to have a pet pursuant to the rules herein. There shall be a maximum of (1) pet per unit. In addition, recreation areas shall be off limits to pets.

Section 15. No unit owner shall place or install any colored, reflecting or solar material on any windows without written approval of the Association. All shades, venetian blinds, inside shutters or other inside window treatments facing the exterior of the building must be of neutral or off-white color. Unit owners shall be allowed to place screens, jalousies, or other enclosures on balconies or other parts of the building where such areas are deemed to be limited common elements, provided that said improvements are uniformly constructed and installed with the prior written approval of the Association and in accordance with the plans and specifications of the Association. Replacement of said screens or jalousies shall be at the expense of the unit owners.

Section 16. No use of the condominium property shall be made which violates any of the terms and conditions contained herein or that violates any laws, ordinances and regulations of any governmental body having jurisdiction thereof.

Section 17. A unit owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his negligence or by that of any member of his family or his or their guests, employees, agents, lessees or vacation rental tenants.

Section 18. No window air-conditioning units, window frames, or exhaust fans shall be installed in a unit.

Section 20. No rugs or mops shall be shaken or hung from or on any of the windows, doors, deck railings or balconies. No clothes, sheets, blankets, towels, bathing suits, laundry or any other kind of articles shall be hung out of a unit or exposed on the common elements.

Section 21. No gas grills or grills of any other kind shall be permitted on the balconies of any unit.

Section 22. Each unit owner shall permit the Board of Directors of the Association, or any of them, or the agents and employees of the Association, to enter the owner's unit for the purpose of maintenance, inspection, repair and replacement of improvements made in accordance with the requirements of the Declaration.

Section 23. Reasonable, uniform rules and regulations concerning the use of the condominium property may be made and amended from time to time by the Board of Directors and/or members of the Association, in the manner provided by the Articles of Incorporation (Exhibit "III") and/or these Bylaws. Copies of such rules and regulations and amendments shall be furnished to all unit owners and residents of the condominium upon request. Each unit owner shall conform to and abide by the Bylaws and uniform rules and regulations of the Association which have been or are adopted concerning the condominium property and each unit owner shall see that all persons using the owner's property, by, through, or under him, does likewise.

Section 24. In any proceeding arising because of the alleged failure of a unit owner to comply with the terms of this Declaration as it may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorney's fees as may be awarded by the Court.

Section 25. The failure of the Association to enforce any covenant, restriction or other provision of this Declaration shall not constitute a waiver of the right to do so thereafter.

CLUBHOUSE RULES

- No one under the age of 15 inside clubhouse without adult supervision
All persons under 18 years of age in billiard room must be accompanied by an adult resident at all times.
- No smoking anytime in the clubhouse
- No alcoholic beverages in the clubhouse (except when special approved party)
- No wet swimsuits in clubhouse
- No bare feet in clubhouse
- Shirt must be worn at all times in clubhouse
- No skating, skateboarding, roller blading, bicycling, etc., in clubhouse
- Clubhouse hours 10:00 A.M. to 11 P.M. (unless prearranged for special party)
- No eating or drinking in billiard room
- No profanity
- There is a limit of 3 unrelated guests per week
GUESTS MUST BE AWARE THIS IS A PRIVATE CLUBHOUSE AND POOL, THEREFORE RESPECT ALL RULES.
- Violation of any clubhouse rules by guests or residents will result in the forfeit of privileges
- Clubhouse rental must be prearranged if group will exceed 10 guests.
- Family members and out-of-town guests (50 Mils+) are allowed to use our recreation center with resident's key.

SWIMMING POOL AREA RULES

- Unattended area – swim at your own risk
- Pool hours 10 A.M. to 10 P.M.
- **No one under the age of 15 inside the pool area without adult resident supervision**
- **MUST be 18 years or older to bring guests in Pool Area**
- **Resident and guests only because of pool size, there is a limit of 3 unrelated guests, maximum capacity of pool is 33 persons
GUESTS MUST BE AWARE THIS IS A PRIVATE CLUBHOUSE AND POOL, THEREFORE, RESPECT ALL RULES.**
- No toys or Styrofoam of any kind in pool
- No food or drinks in swimming pool
- No glass containers in pool area
- No alcoholic beverages
- No pets
- No foul language
- No jumping or diving
- No loud music
- No electrical devices
- No horseplay (running, pushing, etc.)
- No street clothes or cut off (must wear bathing suit)
- No children in diapers