



THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC.

Renter Application

Unit #: _____ Occupancy Date: _____ to _____

Unit Owner's Name: _____

Tenant(s) represents that the following information is true and consent to your further inquiry and investigation concerning this information or any information which comes from the inquiry and is necessary for the approval of this request.

_____ Completed Lease Application

_____ Background and Credit Check

_____ Application Fee \$150.00 per Person Over 18 Years Old _____ Signed Confirmation of Interview

_____ Completed Emergency Information Sheet

The owner agrees to supply the Board of Directors, c/o Ameri-Tech Community Management with an application for lease and a copy of the lease when returned for approval prior to occupancy.

*** AN INTERVIEW IS REQUIRED BEFORE AN APPLICANT CAN MOVE INTO THE UNIT.**

Person(s) who will occupy the above condominium unit are as follows:

Name (Tenant #1): _____ Age: _____

Name (Tenant #2): _____ Age: _____

Tenant's Previous Address: _____

Tenant #1 Employed By: _____ Tenant #2 Employed By: _____

References: _____ Phone #: _____

Bank Reference: _____

Automobile(s) Make: _____ Model: _____ Year: _____ License: _____

Make: _____ Model: _____ Year: _____ License: _____

Pet #1: Type: _____ Weight: _____ Pet #2 Type: _____ Weight: _____

Real Estate Agent (if applicable): _____ Phone #: _____

Tenant(s) state that he/ she has received a copy of the Rules and Regulations, and has read, understand and agree to abide by all the conditions and terms therein and all reasonable Rules and Regulations enacted hereafter officially by the Association. *** CHRONIC VIOLATION OF THE RULES AND REGULATIONS BY A TENANT MAY CAUSE THE BOARD OF DIRECTORS TO TERMINATE THE LEASE.**

The approval is subject to all financial obligations to the Association including, but not limited to, maintenance fees, late charges, special assessments, legal fees, and application fees have been paid in full.

Tenant #1

Tenant #2

Approval: _____
Board of Director

Date: _____



Background Information Form

Date: _____

Customer Number: _____

I / We _____,
prospective purchaser(s) for the Property located at _____

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

PLEASE PRINT CLEARLY

<u>FIRST RENTER'S INFORMATION</u>	<u>SECOND RENTER'S INFORMATION</u>
Single: _____ Married: _____	Single: _____ Married: _____
Social Security #: _____	Social Security #: _____
Date of Birth: _____	Date of Birth: _____
Driver's License #: _____	Driver's License #: _____
Current Address: _____ _____	Current Address: _____ _____
How Long? _____	How Long? _____
Landlord Name: _____	Landlord Name: _____
Phone #: _____	Phone #: _____
Previous Address: _____	Previous Address: _____
Have you ever been arrested? _____ YES _____ NO	Have you ever been arrested? _____ YES _____ NO
Have you ever been evicted? _____ YES _____ NO	Have you ever been evicted? _____ YES _____ NO
Signature: _____	Signature: _____
Phone #: _____	Phone #: _____

If the wrong social security number(s) is / are submitted, a second application fee will be charged to "re-pull" the report. A credit report service providing credit reports for relators / property managers / apartment complexes / mobile home parks / condominium associations / employers.

The Woods at Anderson Park



Emergency Needs Information

The names and telephone number(s), given to Ameri-Tech Community Management in the *Emergency Needs Information* Sheet will not be furnished to anyone other than the Tarpon Springs Fire Department / Emergency Medical Services (EMS) professionals.

Date: _____

Unit #: _____

Name of Occupants:

Occupant #1: _____ Age: _____

Occupant #2: _____ Age: _____

Occupant #3: _____ Age: _____

IN CASE OF EMERGENCY

Does someone in this Unit have ambulatory needs? _____ YES _____ NO

Describe the need: _____

List all the months do you typically reside at The Woods at Anderson Park? _____

EMERGENCY CONTACT

Name: _____

Phone #: _____ Relationship: _____

KEY HOLDER

Does someone locally have a key to your Unit in The Woods at Anderson Park?

Name: _____

Phone #: _____ Relationship: _____



THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC. RULES & REGULATIONS

I. INTRODUCTION

The Woods is a quiet, residential community. The majority of the residents are owners. The following is a summary of the existing Association Rules and Regulations, which are intended to keep The Woods a pleasant place to live. For additional information, your Association strongly recommends that you consult the condominium documents. Documents are transferred by the Seller prior to closing or can be obtained from the property management company.

II. OBLIGATIONS AND RIGHTS OF OWNERS

1. No unit shall be used for any purpose other than as a single-family dwelling. No two-bedroom unit shall be permanently occupied at any time by more than four (4) individuals. No two-bedroom unit with a den shall be permanently occupied at any time by more than five (5) individuals.

No unit may be rented for less than three (3) months. Each unit can be leased or rented twice in a twelve (12) month period. A unit must be owned for two (2) years before it can be rented. If any guest occupies a unit for more than 30 consecutive days where the unit owner or approved tenant is not present, such guest must be approved by the Association. See Article XIII Restriction recorded 12/01/2005.

No owner shall commit or permit any nuisance, immoral or illegal act in his unit or on the common elements.

Time-share and interval ownership estates in the condominium are expressly forbidden.

2. The unit owner is responsible for unit maintenance and all equipment therein, including but not limited to all appliances, the entire air conditioning system, inside and outside platform on the air conditioner unit, the electrical system, water lines, fixtures, windows, all screens (on windows and lanai) and doors. The unit owner is responsible for the repair and/or replacement of the garage door. Any major changes visible from the outside require Board approval.
3. No owner or occupant shall permit anything to be done or kept in the unit, which constitutes a safety hazard to the building or other occupants. The use of propane gas, charcoal or electrical barbecue grills, inside units or porch enclosures, or within five (5) feet of any unit is strictly prohibited.
4. Soliciting on condominium property is forbidden.
5. Only unit owners may be Board of Directors members.



III. RULES – PET OWNERSHIP

- 1. Unit owner or occupant is allowed two pets only.**
- 2. Unit owner or occupant may not have a pit bull. No pet shall be allowed to create a nuisance.**
- 3. All animals should be kept on a leash when not confined within the owner's unit.**
- 4. All persons walking pets MUST IMMEDIATELY clean up and properly dispose of pet droppings.**
- 5. Exotic pets are NOT allowed.**

IV. MAINTENANCE AND APPEARANCE OF UNITS AND COMMON ELEMENTS

- 1. Unit owners, occupants, their families, guests or leasees shall in no way deface or mar, or make any alterations, repairs or replacements, or changes in or to the common elements, and shall be liable for damages. Alterations and repairs to the outside of buildings are the responsibility of the Board of Directors.**
- 2. Common areas are for the use of unit owners in common and may not be used as storage areas, either on a temporary or permanent basis, by owners or occupants.**
- 3. No unit owner may make any change to the exterior of the unit, including but not limited to painting, installation of electric wires, front doors, storm/screen doors (bronze/black/white), shutters, blinds, solar tubes, skylights, driveway expansion, or any other alteration to the exterior of the unit, unless approved by the Board of Directors of the condominium Association.**
- 4. TV antennas and dishes are not allowed.**
- 5. All modifications and any approved changes made by a unit owner, such as solar tubes, skylights, special plantings, and driveway expansion, are the**



responsibility of the owner and will not be maintained by the Association. Such responsibility must be disclosed to the purchaser at the time of sale of the unit.

6. Plants must be confined to areas adjacent to units and/or rear boundary lines of the property. Permission to place trees and shrubs on the common elements must be secured in writing from the Board of Directors. Each condo owner is responsible for the proper care and maintenance of plants and shrubbery that he/she planted on condo property. If this is not properly maintained, the Board may remove without notice.
7. No clothing, bedding or similar items shall be dried or aired in any outdoor area.
8. Trash and garbage shall be bagged in plastic and tied before placing in the dumpster. All boxes must be flattened. Furniture, mattresses, hot water heaters and any other such large items are forbidden in the dumpsters.
9. Flooring, plumbing fixtures, cabinets, etc. from re-modeling must be disposed of at a city facility, not in the dumpster. Violators may be assessed the cost of removing such items to a city facility.
10. No musical instrument, TV, radio or stereo system may be played in any unit between 11:00 pm and 9:00 am in a manner which will disturb occupants in other units. Nor shall such instrument or equipment be played at unreasonable levels of volume during other hours

V. VEHICLES

No motor vehicle other than regular passenger automobiles, pickups, light van style trucks and sports utility vehicles shall be permitted to park on condominium property, other than for time needed for pickup and delivery. Large recreational vehicles, boats and/or boat trailers may not be parked on the condominium property. Vans displaying commercial notations and any other vehicle displaying commercial signs are not allowed.

1. No major repair of vehicles, other than emergency repairs, shall be permitted on condominium property.
2. Vehicles may not be parked on the grass. Violators are liable for towing and may be assessed the cost of sod, irrigation pipes and sprinkler head replacement, as well as all labor cost required to repair any damages.

VI. PARKING

No street parking as per the amendment to the Declaration of Condominium on



Dec. 6, 2012.

There are six (6) allotted parking spaces per Court. Three (3) of those six (6) spaces are designated for visitor only parking and are marked as such. The remaining three (3) spaces are for resident overflow parking. Illegally parked vehicles will be towed at the owner's expense.

- 1. Any vehicle parked on the street will be towed after one (1) written twenty-four (24) hour notice.**
- 2. Residents parked in visitor parking only designated spaces will be towed.**
- 3. Absolutely no storage of vehicles permitted. Stored vehicles will be towed.**

VII. PROVISIONS RE SELLING OR LEASING OF UNITS

- 1. A unit owner intending to sell or lease a unit shall provide written notice to the Board of Directors or the property management company. Written notice must include the intent to sell or lease, together with the listing agent/real estate company's name, address and phone number. No sale, transfer, lease or conveyance of the unit shall be valid without the approval of the Board of Directors.**
- 2. Tenants must comply with all the requirements of the condominium documents and the community, including the requirement of approval by the Board of Directors.**
- 3. No signs, advertisement or notice, such as For Rent or For Sale, may be shown, inside or outside any unit, or affixed to any of the common elements. Index card-sized For Sale or Rent may be posted on the Clubhouse Bulletin Board and Court Bulletin Boards. Open House signs must be removed by sunset of the day shown.**
- 4. New owners and/or leasees of the unit shall be interviewed in person as part of the process of written approval. A background check will be performed. Applicant shall pay a processing fee to be determined by the Board of Directors.**
- 5. Responsibility for transferring Rear Gate card keys (a minimum of two per Unit) is that of the Owner. Lost card keys may be replaced at a cost to be determined by the Board of Directors.**



VIII. CLUBHOUSE RULES

- 1. A complete copy of the Clubhouse Rules can be obtained from the Recreation Board of the Woods.**
- 2. The Clubhouse key is the responsibility of the Owner and should be transferred at the same time. Lost keys may be obtained from the Recreation Board at a cost of \$25.00.**

Revised: 11/06/2018

I have read and understand the Rules and Regulations of the Woods at Anderson Park Condo Association and agree to abide by them.

Accepted:

Date: _____