

**BAYWOOD COLONY GARDEN APARTMENTS**  
**CONDOMINIUM ASSOCIATION, INC.**

APPLICATION FOR LEASE/RENT

A non-refundable fee of \$50 made payable to Baywood Colony Garden Apartments, Inc. must accompany this application. Please deliver this Application to Allure Property Management, 9040 Town Center Pkwy., Lakewood Ranch, FL 34202.

Application Date: \_\_\_\_\_ Date Fee Received: \_\_\_\_\_

Planned Possession Date: \_\_\_\_\_ Term of Lease/Rental: \_\_\_\_\_

The undersigned owner of unit # \_\_\_\_\_ requests approval of the Association's Board of Directors to Lease/Rent said unit as follows:

Name(s) of Current Owner(s) \_\_\_\_\_

Address of Current Owner(s) \_\_\_\_\_  
(Other than unit being leased/rented)

Telephone Contact of Current Owner(s) \_\_\_\_\_ Emergency \_\_\_\_\_

INFORMATION CONCERNING LESSEE/RENTER  
Information required for all occupants 18 or older

Name of Lessee/Renter(s) \_\_\_\_\_ SSN \_\_\_\_\_

Address \_\_\_\_\_ DOB \_\_\_\_\_

Name of Lessee/Renter(s) \_\_\_\_\_ SSN \_\_\_\_\_

Address \_\_\_\_\_ DOB \_\_\_\_\_

Telephone Contact of Lessee/Renter \_\_\_\_\_ / \_\_\_\_\_

Occupation/Employer \_\_\_\_\_

Current/Previous Residence \_\_\_\_\_ Length of Time \_\_\_\_\_

Current/Previous Landlord \_\_\_\_\_ Length of Time \_\_\_\_\_

Is the prospective tenant a service member defined in s. 250.01 Florida Statutes to include any persons on active duty with the U.S. Armed Forces or state active duty and all members of the Florida National Guard and U.S. Reserve Forces?       Yes       No

Personal References (Other than family or real estate agents):

_____	_____	_____
Name	Name	Name
_____	_____	_____
Address	Address	Address
_____	_____	_____
City, State, Zip	City, State, Zip	City, State, Zip
_____	_____	_____
Phone	Phone	Phone

Name of Real Estate Agent/Company \_\_\_\_\_ Phone \_\_\_\_\_

Make, model, year and license of vehicle(s) applicants(s) intend to keep at condominium.  
(No work trucks, commercial vehicles, motorcycles, mopeds, etc. allowed)

Names of additional persons to occupy premises (give ages if under 18):

I agree to abide by the Association's Declaration of Condominium, its Bylaws, Rules and Regulations. Rules and Regulations have been received and read.

\_\_\_\_\_  
Signature of Applicant      Phone \_\_\_\_\_      Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant      Phone \_\_\_\_\_      Date \_\_\_\_\_

THIS APPLICATION MUST BE IN THE HANDS OF THE BOARD OF DIRECTORS NO LATER THAN FIFTEEN (15) DAYS BEFORE ANTICIPATED LEASE/RENTAL DATE.

The Owner has given to Lessee/Renter and Lessee/Renter acknowledges that (he/she/they) has been furnished copies of and read and understood the Declaration of Condominium applicable to the unit being rented, as well as the Baywood Colony Garden Apartment Condominium Association, Inc. Rules, Regulations and Bylaws, and the Lessee/Renter agrees with and will undertake to comply with their requirements.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Lessee/Renter

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Lessee/Renter

BOARD OF DIRECTORS ONLY

Received By Board of Directors:      Date: \_\_\_\_\_

\_\_\_\_ Recommended      \_\_\_\_\_ Not Recommended      (Explanation on other side)

\_\_\_\_\_  
Authorized Signature      \_\_\_\_\_  
Date

**BAYWOOD COLONY GARDEN APARTMENTS, INC., INC.**

**CONDUCT AGREEMENT**

I/WE THE UNDERSIGNED, AGREE TO AND FULLY UNDERSTAND THE FOLLOWING:

I/WE THE RESIDENT(S) ACKNOWLEDGE AND AGREE TO LIMIT THE NUMBER OF OCCUPANTS IN OUR LEASED UNIT TO FOUR PERSONS - INCLUDING VISITORS WHO MAY, FROM TIME TO TIME, NEED TO STAY FOR PERIODS OF NO MORE THAN THIRTY DAYS.

I/WE THE RESIDENT(S) UNDERSTAND THAT ANYONE OCCUPYING THE UNIT FOR MORE THAN 30 DAYS MUST BE APPROVED BY THE ASSOCIATION AS A LESSEE.

I/WE THE RESIDENT(S) WILL NOT CAUSE OR PERMIT OUR VISITORS TO CAUSE ANY NOISE, DISTURBANCE OR INTERFERENCE , OR PARTICIPATE IN ANY MALICIOUS OR OTHERWISE DESTRUCTIVE ACTS, THAT IN THE OPINION OF MANAGEMENT IS DISTURBING THE COMFORT OR INHIBITING THE SAFETY AND ENJOYMENT OF OTHER RESIDENTS..

I/WE ALSO AGREE TO ABIDE BY THE CONDOMINIUM BYLAWS.

I/WE UNDERSTAND THAT ANY BREACH OF THIS AGREEMENT WILL RESULT IN ONE WARNING FROM THE ASSOCIATION. FAILURE OF A TENANT TO ADHERE TO THIS WARNING COULD RESULT IN A REQUEST THAT THE OWNER TERMINATE THE LEASE IN ACCORDANCE WITH FLORIDA STATUTE OR RESULT IN A FINE FOR OWNER-OCCUPIED UNITS.

I/WE UNDERSTAND THAT ANY BREACH OF THIS AGREEMENT WILL RESULT IN ONE WARNING FROM THE LANDLORD IN THE CASE OF A TENANT-OCCUPIED UNIT. FAILURE TO ADHERE TO THIS WARNING COULD RESULT IN IMMEDIATE TERMINATION OF MY/OUR LEASE AGREEMENT WITH NO NOTICE.

I/WE ACKNOWLEDGE THAT I/WE AGREE TO ABIDE BY THE CONDOMINIUM POLICIES AND RULES AND REGULATIONS.

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
RESIDENT

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
RESIDENT

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
RESIDENT

\_\_\_\_\_  
UNIT NUMBER

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**BAYWOOD COLONY GARDEN APARTMENTS, INC., INC.**

**PARKING ADDENDUM**

RESIDENT AGREES:

- ALL VEHICLES MUST BE PARKED IN THE ASSIGNED SPACE FOR THE UNIT. THE OWNER MUST PROVIDE THE PARKING SPACE NUMBER TO ALL NEW RESIDENTS.
- TO ABIDE BY ALL PARKING POLICIES AND PROCEDURES AS STATED IN THE CONDOMINIUM RULES AND REGULATIONS.
- TO MAINTAIN VEHICLE(S) IN GOOD CONDITION. REPAIRS AND MAINTENANCE WILL BE DONE OFF THE PROPERTY.
- TO KEEP SPEED UNDER 10MPH WITHIN THE COMMUNITY.

RESIDENT UNDERSTANDS:

- EXTRA VEHICLES MUST BE PARKED IN GUEST PARKING
- RESIDENTS AND THEIR GUESTS ARE NOT ALLOWED TO PARK BOATS, TRAILERS, RV'S, MOTORCYCLES, MINI-BIKES, JET SKIS, OTHER RECREATIONAL VEHICLES, OR COMMERCIAL VEHICLES WITH ADVERTISING ON THE PROPERTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

LESSEE SIGNATURE \_\_\_\_\_

LESSEE SIGNATURE \_\_\_\_\_

UNIT ADDRESS \_\_\_\_\_

\_\_\_\_\_  
As Agent for BAYWOOD COLONY GARDEN APARTMENTS

*Allure Property Management, Inc.  
9040 Town Center Parkway  
Lakewood Ranch, Florida 34202*

## DRUG/CRIME-FREE ADDENDUM

**In consideration of the execution or renewal of the lease, Owner, Management and Resident agree as follows:**

1. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in criminal activity, including drug-related criminal activity, on, near or within sight of the rental premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, transportation, storage, use, or possession with intent to manufacture, sell, distribute, store, transport or use a controlled substance (as defined in section 102 of the Controlled Substances Act - 21 U.S.C. 802).
2. Resident, any member of the Resident's household, or a guest or other person under the Resident's control **shall not engage in any act intended to facilitate criminal activity**, including drug-related criminal activity, on, near or within sight of the premises.
3. Resident or member of the household **will not permit the dwelling unit inside or out to be used for, or to facilitate criminal activity**, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Resident or member of the household will not engage in the manufacture, sale, storage, storage, transportation, use, possession or distribution of illegal drugs and/or drug paraphernalia at any location, whether on, near or within sight of the premises or otherwise.
5. Resident, any member of the Resident's household, or a guest or other person under the Resident's control **shall not engage in acts of violence or threats of violence**, including, but not limited to, the unlawful discharge of firearms, on, near or within sight of the premises.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR TERMINATION OF THE TENANCY.** A single violation of any of the provisions of this addendum shall be deemed a serious violation and material noncompliance with the Rental Agreement. It is understood and agreed that a single violation shall be good cause for termination of the Rental Agreement. Unless otherwise provided by law, **PROOF OF VIOLATION SHALL NOT REQUIRE CRIMINAL CONVICTION**, but shall be a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the Rental Agreement, the provisions of the addendum shall govern.

**RESIDENTS' INITIALS:** ( \_\_\_\_\_ ) ( \_\_\_\_\_ ) ( \_\_\_\_\_ )

FORM PROVIDED BY  
LAW OFFICES OF  
HEIST & WEISSE, P.A.  
1-800-253-8428/