

GUIDELINES FOR APPLICANTS FOR OCCUPANCY

All applicants who wish to reside within the Building Eight of Racquet Club Apartments at Bonaventure 5 Condominium Association community must comply with the following standards in order to be approved for occupancy: **Effective 12-1-21**

- 1) All Applicants must have a credit rating of no less than 650.
- 2) Minimum annual income requirement for purchasers is \$45,000.00.
- 3) Minimum monthly income requirement for lessees/renters is 2.5 times the monthly rent.
- 4) No applicant convicted of a felony within the past seven years shall be approved. Further, no applicant convicted of a misdemeanor involving theft, property damage, fraud or intent to distribute drugs within the past five years shall be approved. Finally, no applicant convicted of three separate felonies and/or misdemeanors within the last ten years shall be approved. Notwithstanding herein to the contrary, no applicant convicted of any sex crimes shall be allowed.
- 5) No applicant for lease with a negative rental history shall be approved. Evidence of a negative rental history shall be in the form of court cases for eviction, court cases indicating a tendency to break association rules or from interviews with prior landlords or other parties with supervisory authority such as a homeowners' or condominium association Board member or property manager.
- 6) All purchasers of a unit within the Building Eight of Racquet Club Apartments at Bonaventure 5 Condominium Association may not lease their units for the first twelve (12) months of ownership. There are no time limits on sales.
- 7) No unit owner may lease their unit more than one time within a twelve-month period.
- 8) All leases must be no more than or less than one year.
- 9) In the event that an applicant does not meet the first three (3) requirements, the application may be approved upon the execution of an agreement not to encumber if the unit is unencumbered by a mortgage or with a qualified guarantor.

**By signing and dating this document, you (as applicant(s) acknowledge the Adopted Resolved Guidelines amended by the Board of Directors and Association. You must abide with the list and provide the required financial information for consideration by the Board with the guidelines for qualifying and for approval for the Association.**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Signature of Co. Applicant

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Printed Name of Applicant

\_\_\_\_\_  
Printed Name of Co. Applicant

## **Racquet Club 5 Building 8**

### **Rules and Regulations**

#### **General.**

1. No pets are allowed in the building or in the pool area.
2. Children may not play in corridors, stairwells, or lobby area of any floor.
3. Emergency exit doors at ends of first floor corridors must be kept closed at all times.
4. Noise must be kept to a minimum, as walls are not soundproof.
5. Noisy repairs must be performed between the hours of 9:00 AM to 5:00 PM. Noisy repairs on Sunday are not permitted.
6. Any owner who is in delinquency in their Maintenance Fees or other money owed the Association will be denied sale or rental approval. The Board will initiate a lien and foreclosure action on any delinquent owner.
7. Any owner who is not a permanent resident should notify the Management Company when they will occupy their unit.
8. Smoking is not permitted in the common areas of the building, including stairwells.
9. The Board urges that all Unit Owners have a Home Owners Policy
10. Satellite dishes may not be placed on the roof or exterior walls of the building. They may be placed on the patios.
11. Generators are not permitted any place on the property or in the building.
12. Hurricane shutters may be installed after obtaining approval from the Management Company. They must be horizontal accordion type and ivory in color.

#### **II Units.**

1. An owner shall occupy and use the unit as a single-family private dwelling for the family and for no other purpose. No business may be conducted in the unit.
2. No more than four persons may reside in a two-bedroom unit. No more than two people may reside in a one-bedroom unit.
3. An owner or renter may have guests for a maximum of two weeks per year. The number of guests may not exceed three for a two-bedroom unit and two for a one-bedroom unit.
4. The owner or renter must be present when there are guests.
5. An owner may permit immediate family members to use the unit for a maximum of one month.
6. Only the person listed on the lease or sale contract may reside in the unit. Prior approval of the Board must be obtained before any other person may reside in the unit.

7. An owner or renter may not sublet any part of the unit
8. Any unit owner contemplating sale or leasing must write the Board of this intention and state the sale price or lease price. The Board has the right of first refusal. Failure to do this can render the sale or lease null and void.
9. The Board reserves the right to limit the number of on-going leases in the building to nine.
10. A unit owner may lease the unit once in a twelve-month period.
11. The Board or Management Company has the legal right to enter any unit in which an emergency exists or for inspection.
12. No owner or renter can alter the physical structure of the unit without prior approval of the Board.
13. All owners are responsible for maintaining the unit in good condition at all times.
14. No signs may be placed in the windows or lobby. Only curtains, drapes or blinds may be used to cover windows.
15. When a unit is sold, the owner must transfer the Declaration of Condominium to new owner. Failure to do this can render the sale null and void.
16. The Board must previously approve any sale or lease of a unit.
17. The minimum lease is three months. Maximum lease is one year.
18. Lease renewal must be approved 30 days prior to expiration of the old lease.
19. All lessees must submit a common area security deposit of \$500.
20. Window frames of units cannot be removed.

### III. Patios.

1. Patios cannot be enclosed. Storm shutters may be installed after obtaining prior approval of the Board.
2. Patios cannot be used for storage.
3. Drying of clothes is not permitted
4. No cooking on patio.
5. Only patio furniture may be used.
6. Patio wall paint must conform to the building exterior wall paint.

### IV. Parking Area.

1. No unit may have more than two vehicles in the lot.
2. The following vehicles are not permitted: trucks, buses, recreation vehicles, boats, commercial vehicles and trailers.
3. Any vehicle not in operating condition or not properly licensed will be towed.

4. Resident vehicles must have the blue and white parking tag displayed. No commercial signage is allowed on resident vehicles.
5. Mechanical repairs are not permitted on the premises.
6. Any unauthorized vehicle will be towed.
7. \_\_\_\_\_ ed spot will result in towing.
8. Parking on the lawn, in the driveway, or in the Fire Lane will result in towing.

V. Swimming Pool:

1. The pool is for use by residents of building 8,9,10 and their guests only.
2. Food and glass containers are not permitted.
3. If a resident has a guest using the pool, the resident must remain with guests.
4. All residents and guests are expected to abide by the pool rules, which are properly displayed.

The proceeding Rules and Regulations do not constitute a complete listing. The Declaration of Condo–minimum with By Laws and further Rules and Regulations constitute the governing document of Bldg. 8. The Board of Directors expects all residents to abide by the documents. Violations will result in appropriate penalties as determined by the Board.

–Board of Directors, Building Eight

\_\_\_\_\_  
**Sign**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Sign**

\_\_\_\_\_  
**Date**