

SPYGLASS CONDOMINIUM INC.

COMMUNITY INFORMATION

1. All applications require approval from the Spyglass Condominium Inc. Board of Directors.
 2. Occupancy prior to approval is not allowed. No Orientation is required
 3. Minimum Credit Score is 650
 4. There is a Common Area \$500 Security Deposit (refundable at the end of the lease term)
 5. All residences shall be used for residential purposes only.
 6. The minimum lease period is four (4) months. No home may be subject to more than two (2) leases in any twelve (12) month period.
 7. If a unit has a balance on the account, the Association have to be paid in full before the Sale / Rental can be approved. The account must be brought current before any application can be considered for approval by the Association.
 8. For Sales, the estoppel letter does not have to be completed before the Approval of Sale.
 9. Corporate, LLCs and Trustee are allowed to buy a unit, additional requirements are to be send to [Property Keepers](#) The purchaser listed on the application should be the entity (corporation/ beneficiary/trust/etc.) whose name will appear on the deed as the owner at closing. The applicant is the person responsible to act as the agent/office/director/party who will service/administer/ manage the property being purchased. Please complete the application accordingly and provide all additional documents listed in the application and send it to screenings.
 10. The Association has a Lease Renewal Process, please email a copy of the signed lease renewal to applications@property-keepers.com.
 11. **Pets:** Only OWNERS can have pets. No pets over twenty-five pounds shall be permitted, except those approved by the Board of Directors for medical necessity. No pets shall be left alone on porch or patio. Pets causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property. Pet owners are responsible for pet waste clean-up and disposal within Spyglass Community.
 12. **Parking:** No commercial vehicles, boats, trailers or campers are allowed to be parked on the condominium premises. No parking on lawns. No parking in driveways of other units without the resident's permission. No parking anywhere on condominium property in a manner that will block or impede passage of emergency vehicle access.
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Active U.S. Service Members Only

Pursuant to (Fla.Stat. §83.683) of the Florida Residential Landlord and Tenant Act.

If you are a member of the U.S. Armed Forces "On active duty or state active duty", member of the Florida National Guard, or member of the U.S. Reserve Forces.

Please provide the following information as well as a copy of your Military ID upon submitting your application for Lease.

1. State what branch you are currently serving in

2. Sign and date _____ 20_____

By signing this form; you acknowledge that you are on Active duty in the U.S Armed Services and are submitting an application to Lease in the Association.

CORPORATE, LLC, AND TRUSTEE ADDITIONAL REQUIREMENTS:

***** The "purchaser" listed on this application should be the entity (corporation/beneficiary/trust/etc.) whose name will appear on the deed as the owner at closing. The "applicant" is the person responsible to act as the agent/officer/director/party who will service/administer/manage the property being purchased. Please complete the application accordingly and provide all additional documents listed on the first page along with the requirements listed below (where applicable)*****

- Sunbiz printout for corporate entities.
- Trust agreements listing parties in the Trust (including beneficiaries).
- If this was a foreclosure, all closing documents need to be provided in supplement of the sales contract
- Entity's most recent financial information (tax return or bank statements for 12 months)
- If this is for investment please provide a letter of explanation stating the investment purpose.

SPYGLASS CONDOMINIUM INC.

RULES AND REGULATIONS

GENERAL PROVISIONS.

1. Storage of Personal Property– Except for automobiles, bicycles and tricycles, visible personal property shall not be stored in carports.
2. Rubbish and Refuse – The limited common elements shall be kept free and clear of rubbish, debris, weeds and other unsightly material. Refuse for trash collection, or recyclables, shall be placed outdoors on prescribed pick up days. Paper bundles will be tied or otherwise secured against scattering. Plastic bags will be tied. Other refuse will be securely lidded.
3. Canals and Drainage Channels – Disposal of any waste matter into the canals or drainage channels is prohibited, and is a violation of the law. This regulation applies to emptying insecticides, fungicides, fertilizers, detergents, or other substances that are or may harmful to wildlife.
4. Pets– See the last page of Rules for Amended Rule regarding pets. This Amended Rule was adopted by the Board of Directors in 2006.
5. Association or Contractor's Employees– No unit owner or resident, except those designated by the Board of Directors, shall direct, supervise, or in any matter attempt to assert any control over employees of the Association or any of its contractors.
6. Disturbances– A) No unit owner or resident shall make or permit any disturbing noises by himself, servants, his family, employees, agents, visitors, or licensees, nor do or permit anything by such persons as well interfere with the rights, comforts, or convenience of residents of other units. No resident shall play or suffer to be played any musical instruments, phonograph, television, radio, or sound amplifier in such manner as to disturb or annoy any other occupants of the condominium. All parties shall lower the volume of the forgoing as of 11 p.m. each day.

- B) The playing or practicing of softball, hardball, tennis, golf, etc. on the common or limited common elements is prohibited except where provided in the documents, rules, by-laws, etc.
7. Complaints and Requests for Services– Complaints and requests for services shall be made in writing to the Board of Directors
 8. Dangerous Substances– No inflammable, combustible, or explosive fluid, chemical, or other substance shall be kept in any unit or limited common elements except such as are required for normal household use.
 9. Domestic help, medical support personnel, or servants of the unit owners may not gather or lounge on the grounds or pool facilities unless assisting the resident.
 10. Absences– When units will be unoccupied for overnight or longer, residents, must leave a key to their unit with a neighbor, and furnish this neighbor's name to the Secretary of the Association.
 11. Hurricanes Preparedness – When units will be unoccupied during the hurricanes season, residents prior to departure must prepare their units by removing all furniture and other objects outside the house or garage, designating a responsible firm or individual to care for the unit should the unit suffer hurricane damage. Unit resident must provide the name and address of such firm or individual to the Secretary of the Association.
 12. Clothes Lines– No clothes lines or similar devices shall be permitted on any portion of the Condominium property, including limited common element areas, nor shall clothes, household linens, rugs, etc. be hung anywhere except within units.
 13. Additions and Alterations– Unit owners are not permitted to make any additions, alternations, decorations, repairs, replacements, plantings, or changes to the common elements, limited common elements or to any exterior portion of the buildings except with the written consent of the Board of Directors. Applications to the Board must be made on forms provided by the Secretary. When structures are involved, sketches must be submitted along with the application forms, with statements of dimensions and descriptions of materials. The Board of Directors in each case shall consider all relevant factors, including location of units and substantial objections of a reasonable

nature. Any such alternation, decoration, repair, replacement, or change shall be maintained, repaired, and insured at the personal expense of the unit owner concerned, and the unit owner shall meet any other costs connected therewith. All plantings in the limited and common areas must receive Board approval.

14. Antennas or Aerials– No antennas or aerials may be erected or installed without written approval of the Board of Directors.
15. Right of Access– the Association has the irrevocable right to access to each unit during reasonable hours when necessary for the maintenance, repair, or replacement of any common elements or making emergency repairs necessary to prevent damage to the common elements or to another unit or units. Emergency repairs may be accomplished at any time. F.S. 718.111 Sub d (5).
16. Signs, Advertisements, Etc. – No signs, advertisements, or notices of any type shall be displayed on the common elements, limited common elements, or units, except with the written consent of the Board of Directors. The foregoing shall include signs within a unit, which are visible from outside the unit.

VEHICLES AND PARKING

17. Speed Limit– The speed limit shall not exceed twenty-five (25) miles per hour.
18. Parking– No parking on lawns. No parking in driveways of others units without the resident's permission. No parking anywhere on Condominium property in a manner that will block or impede passage of emergency vehicles access. No parking on streets between 2 A.M. and 6 A.M. Residents with more than one car must utilize their own garages and driveways or Condominium parking spaces for parking.
19. Vehicles and Other Passenger Cars– No unpowered vehicles, motor homes, boats, vans, or campers shall be parked on streets, Condominium property, or driveways for more than twenty-four (24) hours. Unit owners should request Vendors or Service men to park their trucks on their own driveways.

(4) Pets. No pets over 25 pounds shall be permitted except those approved by the Board of Directors for medical necessity. No Pets should be left alone on the porch or patio. Pets causing or creating a nuisance, or unreasonable disturbance, shall be permanently removed from the property. Pet owners are responsible for pet waste clean-up and disposal within Spyglass Community.

(Amended Rules approved by the Board of Directors on December 26, 2006)

NOTICE: YOU ARE HERWITH ADVISED OF THE DANGER TO CHILDREN OF OUR OPEN LAKE/CANAL FRONTS. ANY NEW ARRIVALS ARE CAUTIONED, BEFORE THEIR OCCUPANCY, OF THE DANGER TO UNATTENDED CHILDREN ON OUR PROPERTY. OUR LAKES/CANALS ARE DEEP AND SLOPE ABRUPTLY.

By my signature below, whether electronic or not, I confirm that I understand all of the Spyglass Condominium, Inc. I rules and regulations and that I will abide by them.

Please sign

Date _____

SPYGLASS CONDOMINIUM INC.

Rules and Regulations

Vehicles and Parking

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SPYGLASS CONDOMINIUM, INC. I

☐ I am moving in with a pet

☐ I am **NOT** moving in with a pet

Pet Registration Form

Name: _____

Address: _____

Phone: _____ Email: _____

Pet Name: N/A Color: _____

Breed: N/A Date of Birth/Age: N/A

Sex: (F) or (M): N/A Spayed/Neutered: Yes/No _____

Rabies Certification Date: _____ Chip: _____

License Tag Number: N/A Weight: N/A

❖ **Please include copy of your pet's vaccination records**

❖ **Attach photo of pet**

- **No Animal of any kind shall be raised, bred, or kept within the Association for commercial purposes.**
- **Owners may keep domestic pets as permitted by County Ordinances.**
- **All pets must be on leash at all times when outside home.**
- **All pet owners must clean up after the pet.**
- **No animal shall be permitted to remain on any portion of the Community Association which become an unreasonable nuisance or annoyance to others.**
- **Any animal kept by a resident (Owner/Lessee) shall be kept subject to any rules and regulations which may be promulgated from time to time by the Board.**

Signature _____

Date _____